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Greater Cambridgeshire Community Infrastructure Levy – Post EIP sensitivity testing

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Contents

1	Introduction	3
2	Additional typologies and policy requirements	4
3	Changes to appraisal inputs and sensitivity inputs	6
4	Re-run of original appraisals with additional typologies	8
5	Sensitivity analyses using objectors' costs	13
6	CIL rates as a percentage of development costs	18

Appendices

Appendix 1 - Bidwells offices and labs data book 20
Appendix 2 - Bidwells industrial data book 21
Appendix 3 - Appraisal outputs (original costs) 22
Appendix 4 - Appraisal outputs (Build to Rent) 23
Appendix 5 - Sensitivity outputs 24
Appendix 6 - Sensitivity outputs (Build to Rent) 25
Appendix 7 - CIL as a percentage of development costs (original construction costs) 26
Appendix 8 - CIL as a percentage of development costs (objectors' claimed costs) 27

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1 Introduction

1.1 Cambridge City Council and South Cambridgeshire Council ("Greater Cambridgeshire") have submitted their Community Infrastructure Levy Draft Charging Schedule ('DCS') for examination to Intelligent Plans and Examinations ('IPE').

1.2 On 12 and 13 October, Mr Kevin Ward (the Examiner) conducted a hearing session to assist him in his examination of the DCS and to report to the councils on whether in his view the proposed CIL rates strike an appropriate balance between (a) the desirability of raising funds to support investment in strategic infrastructure and (b) the impact of the proposed rates on viability across the area taken as a whole.

1.3 Landowners objecting to the rates appeared at the Examination and asserted that construction costs in the Viability Assessment (Examination Document 3.2) were too low.

1.4 It was agreed that the appraisals in ED 3.2 would be re-run (alongside additional typologies suggested during the hearing) with the claimed costs submitted by the Landowners.

1.5 This addendum report outlines the additional appraisals carried out and discusses the outputs.

2 Additional typologies and policy requirements

Typologies

2.1 The Viability Study tested 48 development typologies across a range of uses, including residential, offices, student housing, coliving, industrial, retail, hotels, leisure and community uses.

2.2 During the Examination, the Council agreed to provide testing on additional typologies to provide further comfort that the proposed rates in the DCS will not adversely impact the viability of developments in the area. These additional typologies are summarised in Table 2.2.1.

Table 2.2.1: Additional typologies

Intended use of development	Additional typologies
Residential	■ McCarthy and Stone type model ■ Integrated Retirement Scheme ■ Re-test some relevant existing typologies as Build to Rent
Purpose Built Student Accommodation ('PBSA')	■ Two additional typologies of 100 and 150 units
Co-living	■ Additional typologies of 100, 150, 200 and 250 co-living units
Offices	■ Additional City Centre office developments of 5,000, 10,000 and 15,000 square metres ■ Additional Out of town office developments of 5,000, 10,000 and 15,000 square metres
Laboratories	■ Science park laboratories of 5,000, 10,000 and 15,000 square metres
Industrial, warehouses and logistics	■ Add data centre ■ Test alternative plot ratios ■ Add 'big box' industrial typologies

2.3 Policies

2.4 During the examination, there was a discussion on affordable workspace policy (J/AW) in the draft Local Plan. This policy (when adopted) will apply to office and industrial floorspace.

2.5 The policy seeks 10% of office floorspace on schemes of 2,500 square metres or more as affordable workspace. The discount to market rent required by the emerging policy is 30%. This has been reflected in our appraisals.

2.6 The policy also seeks 10% of industrial floorspace on schemes of 2,500 square metres or more as affordable workspace to be let at a 20% discount to market rent. This requirement has been reflected in our appraisals.

2.7 There is also a requirement in the housing strategy for coliving and PBSA schemes to make a payment in lieu towards affordable housing which we have also reflected in our appraisals.

2.8 Clarification on Section 106 input for non-residential development

2.9 During the hearing, certain objectors suggested that the allowance for residual Section 106 obligations for non-residential development (£25 per square metre) was lower than they expected to pay.

2.10 The Council has re-analysed the Section 106 obligations on commercial developments that it has granted permission for recently and these show that £25 per square metre is, if anything, a significant overstatement of likely costs.

2.11 The Council's paper has been added to the Examination Library ("Analysis of local mitigation costs for commercial developments"). This shows that:

- 22 developments would contribute less than £25 per square metre;
- 10 developments would contribute £0 through S106 after CIL is adopted;
- 6 developments would contribute between £0.01 and £4.99 per square metre;
- 2 developments would contribute between £5 and £9.99 per square metre.
- The average across 24 developments is £11.40 per square metre.

2.12 Whilst this evidence results in an improved viability position, with 16 of the 22 examples showing a contribution of less than £5 per square metre (thereby creating additional headroom equivalent to £20 per square metre), for consistency we have retained the existing assumption of £25 per square metre in the updated appraisals.

3 Changes to appraisal inputs and sensitivity inputs

Office and laboratory capital values

3.1 During the hearing, there was a discussion regarding rents and yields for offices and laboratories. Objectors suggested that the investment yield applied in the Viability Study (6% for both offices and laboratories) was too keen.

3.2 The objectors failed to draw to the Examiners' attention their own in-house research (Bidwells *'Cambridge Offices and Labs Market Databook (August 2026)*', attached as Appendix 1) which indicates that investment yields for laboratories are in fact keener than 6%, at 5.25%. However, the same publication indicates that investment yields for offices are currently 6.5%.

3.3 We are aware that the Examiner suggested that yields be treated as a sensitivity (i.e. retaining the original yields from the Viability Study but testing the yields suggested by the objectors). For simplicity, we have applied yields reflecting the published position of Bidwells (i.e. 5.25% for laboratories and 6.5% for offices) to all the updated appraisals.

3.4 The Viability Study applied a rent of £57 per square foot to offices and laboratories. This is significantly lower than the Bidwells Databook, which indicates that rents in 2026 are at £80 per square foot for laboratories and £68 per square foot for offices. We have reflected these rents in our updated appraisals. For out of town offices, we have applied a slightly lower rent of £61 per square foot.

Industrial capital values

3.5 The Viability Study assumed rents of £18 per square foot for industrial developments with a 5% yield.

3.6 Bidwells' *'Cambridgeshire Industrial Market Databook (March 2026)'* indicates that rents in 2026 are at £21 per square foot. Rents for mid-tech space are higher at £27.50 per square foot. We have revised the rents in our appraisals to £21 per square foot. For the big box typologies, we have applied a lower rent of £16 per square foot.

3.7 We have increased the yield to 5.25% in line with the most recent Knight Frank yield guide.

Professional fees

3.8 In response to discussions at the hearing, we have increased the allowance for professional fees from 7% to 9% of construction costs.

Construction cost sensitivities

3.9 As noted in the Viability Study, the original appraisals rely upon BCIS cost data, in line with the requirements of paragraph 013 of the Planning Practice Guidance on viability. This is an independent source of data based on tenders submitted for various construction projects and is standardised to remove site-specific costs. It is the only source of independently verified data on construction costs.

3.10 As agreed with the Examiner, we have run a series of sensitivity analyses using the objector's claimed construction costs.

3.11 There are significant issues with the cost data submitted by the objectors, the most critical of which being that there is a lack of an evidential base for the figures presented that can be independently tested. The evidence therefore falls short of the usual standards for viability assessments.

3.12 In the absence of supporting evidence, it is impossible for a judgement to be made on how appropriate the claimed costs are for schemes in Greater Cambridge and in particular whether the specification of the schemes are appropriate for price points for developments in the area.

3.13 As discussed during the hearing, many of the schemes that the objectors put forward relate to central London developments and none of the information the objectors submitted identified the heights of buildings and other critical factors, such as the provision of basements which can add significantly to costs. Given that developments in London tend to be taller than those in Cambridge (and particularly in South Cambridgeshire), the cost data that the objectors seek to promote is clearly inappropriate.

3.14 The objectors have also failed to provide elemental breakdowns of the costs they promote, which means there is potential for significant double counting in relation to costs of achieving standards that are separately costed in our appraisals (for example, BREEAM standards).

3.15 Nevertheless, we have run all of the appraisals using the objectors' claimed costs, as summarised in Table 3.15.1.

Table 3.15.1: Objectors' claimed costs used in the sensitivity analyses

Use	Cost per square foot	Cost per square metre
Houses	£239	£2,573
Flats	£308	£3,315
PBSA	£347	£3,735
Offices	£398	£4,284
R&D/Life sciences	£464	£4,994
Coliving	£317	£3,412

4 Re-run of original appraisals with additional typologies

4.1 Appendix 3 details the appraisal outputs of re-runs of all the appraisals with the original inputs (other than the changes noted in Section 3) along with the outputs for the additional typologies added since the hearing.

4.2 Appendix 4 re-runs a sample of the typologies as Build to Rent, with 40% affordable housing provided as Discounted Market Rent at 80% of market rent, in line with Policy H/BR.

4.3 We have calculated the maximum potential CIL rates using the following approach:

- Residual Land Value
- LESS Benchmark Land Value
- Divided by CIL liable floorspace

4.4 For residential developments, the CIL liable floorspace will equate to the private gross floorspace only (i.e. it will not apply to the affordable floorspace).

4.5 For commercial developments, CIL liable floorspace will equate to the whole of the gross floorspace.

4.6 It should also be noted that we have not made any allowance for existing floorspace to be offset against new floorspace. Consequently, the maximum floorspace on schemes tested against the previously developed land benchmark land values (1 and 2) is lower than it would probably be in practice.

4.7 As noted in the Viability Study, the appraisals incorporate £25,000 per unit for infrastructure to be secured through Section 106 obligations on all residential sites, except for typologies 24 to 28 which incorporate £46,000 per unit. The Section 106 obligations for housing schemes for older people are also reduced to £10,000 per unit as there will be no need for education arising from these developments. Table 3.8 of the councils' Written Statement explained the value of Section 106 contributions secured on recent developments and where the average contribution across these 12 examples is £20,000 per unit with only 3 developments exceeding £25,000 per unit. Developments that do not pay Section 106 contributions equivalent to £25,000 per unit benefit from an improved viability position. This applies to 9 of the 12 examples provided by the councils.

4.8 Table 4.7.1 summarises the maximum viable CIL rates for residential developments and Table 4.7.2 summarises the maximum rates for Build to Rent schemes. Table 4.7.3 provides summaries for non-residential developments. In these tables, cells shaded brown show the relevant price points for developments on brownfield developments and cells shaded green show the relevant price points for greenfield development.

4.9 These additional analyses confirm that the proposed CIL rates in the DCS can be readily absorbed with significant headroom below the maximum rates.

Table 4.8.1: Maximum CIL rates for residential developments (original construction costs) – 40% affordable housing

GREATER CAMBRIDGE CIL

BLV 1				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	205	802	1,398	1,995
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	6
3	Low density flats	12	75	-	-	-	-	-	-	-	-	213
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	6	349	691	1,033	1,375
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	146	527	908	1,289	1,670	2,050
10	Integrtated Retirement Scheme	120	120	-	-	-	178	556	935	1,312	1,689	2,066
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	205	598
12	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
13	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	261	558	853	1,147
18	High density flats	500	240	-	176	569	945	1,285	1,624	1,963	2,301	2,639
19	High density flats	500	299	-	-	-	56	358	657	953	1,249	1,542
20	Low density flats and houses	700	75	-	-	-	-	-	-	-	300	632
21	High density flats	700	300	-	296	674	1,038	1,367	1,694	2,021	2,348	2,675
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	-	-	-
24	New Settlement	2,560	45	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	-	17	44	84	146	237	342	466	605

BLV2				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	561	1,157	1,754	2,351	2,948	3,544
2	Low density rural extension	6	30	-	-	-	369	1,071	1,773	2,475	3,177	3,879
3	Low density flats	12	75	-	-	-	-	330	688	1,046	1,404	1,762
4	Low density rural extension	12	30	-	-	-	-	36	457	879	1,300	1,721
5	Medium density flats	50	161	-	-	5	385	727	1,069	1,411	1,753	2,095
6	Low density rural extension	50	27	-	-	-	-	-	129	532	932	1,332
7	Low density rural extension	50	30	-	-	-	-	-	350	753	1,153	1,553
8	Extra care scheme	60	125	-	-	-	-	18	318	618	918	1,218
9	Retirement	60	125	81	519	956	1,379	1,761	2,142	2,523	2,903	3,284
10	Integrtated Retirement Scheme	120	120	178	612	1,045	1,463	1,841	2,220	2,597	2,974	3,352
11	Low density edge of settlement houses/flats	150	60	-	-	125	562	956	1,351	1,746	2,141	2,534
12	Low density rural extension	250	26	-	-	-	-	-	-	203	578	953
13	Low density rural extension	250	35	-	-	-	-	-	187	538	887	1,235
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	260	606	951	1,295	1,639
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	175
16	High density houses	500	70	-	-	-	-	73	372	668	964	1,257
17	High density flats	500	180	-	-	-	307	609	908	1,204	1,499	1,793
18	High density flats	500	240	261	659	1,052	1,429	1,769	2,107	2,446	2,785	3,123
19	High density flats	500	299	-	-	105	444	747	1,045	1,341	1,637	1,930
20	Low density flats and houses	700	75	-	-	142	515	850	1,183	1,517	1,849	2,181
21	High density flats	700	300	298	682	1,061	1,425	1,753	2,081	2,408	2,734	3,061
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	185	432	678	924	1,170
24	New Settlement	2,560	45	-	-	-	-	-	-	-	143	353
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	96
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	14	120	224	328
			Average	29	88	160	316	505	757	1,036	1,326	1,627

BLV3				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	100	697	1,293	1,890	2,487	3,084	3,680	4,277
2	Low density rural extension	6	30	94	796	1,498	2,200	2,902	3,604	4,306	5,008	5,711
3	Low density flats	12	75	-	-	307	704	1,062	1,420	1,778	2,136	2,494
4	Low density rural extension	12	30	14	497	980	1,446	1,868	2,289	2,710	3,131	3,553
5	Medium density flats	50	161	-	-	345	725	1,067	1,410	1,752	2,094	2,436
6	Low density rural extension	50	27	-	450	911	1,357	1,760	2,162	2,565	2,965	3,365
7	Low density rural extension	50	30	10	474	934	1,380	1,783	2,185	2,588	2,988	3,388
8	Extra care scheme	60	125	-	-	-	300	601	901	1,201	1,501	1,801
9	Retirement	60	125	665	1,102	1,540	1,963	2,345	2,725	3,106	3,487	3,868
10	Integrtated Retirement Scheme	120	120	786	1,220	1,652	2,071	2,449	2,828	3,205	3,582	3,959
11	Low density edge of settlement houses/flats	150	60	130	587	1,040	1,477	1,872	2,267	2,662	3,057	3,450
12	Low density rural extension	250	26	-	317	750	1,168	1,545	1,920	2,295	2,670	3,045
13	Low density rural extension	250	35	-	246	658	1,053	1,406	1,757	2,107	2,456	2,804
14	Low density edge of settlement houses/flats	500	42	15	428	834	1,221	1,568	1,914	2,259	2,603	2,947
15	Low density edge of settlement houses/flats	500	40	-	-	-	37	346	650	953	1,252	1,549
16	High density houses	500	70	-	-	217	556	858	1,157	1,453	1,748	2,042
17	High density flats	500	180	-	-	273	612	915	1,213	1,509	1,805	2,099
18	High density flats	500	240	489	888	1,280	1,657	1,997	2,336	2,675	3,013	3,351
19	High density flats	500	299	-	-	289	628	930	1,229	1,525	1,820	2,114
20	Low density flats and houses	700	75	80	483	874	1,247	1,582	1,916	2,249	2,581	2,913
21	High density flats	700	300	481	865	1,244	1,608	1,936	2,264	2,590	2,917	3,244
22	Low density edge of settlement houses	1,935	20	-	74	364	640	887	1,134	1,381	1,626	1,872
23	Medium density edge of settlement houses/flats	1,935	60	-	288	577	853	1,101	1,348	1,594	1,840	2,085
24	New Settlement	2,560	45	-	13	273	515	730	943	1,154	1,364	1,574
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	116	272	422	569	714	858
26	Low density edge of settlement houses	3,870	20	-	-	-	99	250	399	546	692	838
27	New Settlement	5,120	20	-	-	-	-	109	220	329	437	545
28	New settlement - High density flats and houses	7,335	150	-	-	27	160	272	380	486	591	694
			Average	106	340	675	1,036	1,382	1,726	2,070	2,413	2,755

BLV4				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	128	725	1,322	1,919	2,515	3,112	3,709	4,306
2	Low density rural extension	6	30	165	867	1,569	2,271	2,973	3,675	4,377	5,079	5,782
3	Low density flats	12	75	-	-	336	733	1,091	1,449	1,807	2,165	2,523
4	Low density rural extension	12	30	85	568	1,051	1,517	1,939	2,360	2,781	3,202	3,624
5	Medium density flats	50	161	-	-	359	739	1,081	1,423	1,765	2,107	2,449
6	Low density rural extension	50	27	66	529	990	1,436	1,839	2,241	2,644	3,044	3,444
7	Low density rural extension	50	30	81	545	1,006	1,452	1,854	2,257	2,659	3,060	3,459
8	Extra care scheme	60	125	-	-	-	323	624	924	1,224	1,524	1,824
9	Retirement	60	125	687	1,125	1,562	1,986	2,367	2,748	3,129	3,510	3,890
10	Integrtated Retirement Scheme	120	120	809	1,244	1,676	2,094	2,473	2,851	3,229	3,606	3,983
11	Low density edge of settlement houses/flats	150	60	166	622	1,076	1,513	1,908	2,303	2,698	3,093	3,486
12	Low density rural extension	250	26	-	398	831	1,249	1,626	2,001	2,376	2,751	3,126
13	Low density rural extension	250	35	-	307	719	1,114	1,467	1,818	2,168	2,517	2,865
14	Low density edge of settlement houses/flats	500	42	65	479	885	1,272	1,619	1,964	2,310	2,653	2,997
15	Low density edge of settlement houses/flats	500	40	-	-	-	90	399	704	1,006	1,305	1,602
16	High density houses	500	70	-	-	247	586	888	1,187	1,483	1,779	2,072
17	High density flats	500	180	-	-	285	624	926	1,225	1,521	1,817	2,110
18	High density flats	500	240	498	897	1,289	1,666	2,006	2,345	2,683	3,022	3,360
19	High density flats	500	299	-	-	296	635	937	1,236	1,532	1,827	2,121
20	Low density flats and houses	700	75	109	511	903	1,276	1,611	1,944	2,277	2,610	2,942
21	High density flats	700	300	488	872	1,251	1,615	1,943	2,271	2,598	2,924	3,251
22	Low density edge of settlement houses	1,935	20	-	181	470	746	994	1,241	1,487	1,733	1,978
23	Medium density edge of settlement houses/flats	1,935	60	22	323	613	889	1,137	1,383	1,630	1,875	2,121
24	New Settlement	2,560	45	-	60	321	563	778	990	1,201	1,412	1,621
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	146	301	451	598	744	888
26	Low density edge of settlement houses	3,870	20	-	-	33	206	357	506	653	799	944
27	New Settlement	5,120	20	-	-	-	103	216	326	436	544	651
28	New settlement - High density flats and houses	7,335	150	-	-	41	174	286	395	500	605	708
			Average	125	371	711	1,079	1,425	1,770	2,113	2,456	2,799

Table 4.8.2: Maximum CIL rates for Build to Rent – original construction costs (40% affordable housing)

GREATER CAMBRIDGE CIL

BLV 1				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	38	576	1,114
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	-
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	-	235	543	852	1,161
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	103	446	788	1,131	1,474	1,817
10	Integrtated Retirement Scheme	120	120	-	-	-	135	475	814	1,154	1,493	1,833
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	324
12	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
13	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	162	429	695	960
18	High density flats	500	240	-	152	685	902	1,207	1,513	1,818	2,123	2,427
19	High density flats	500	299	-	-	-	22	293	562	829	1,095	1,360
20	Low density flats and houses	700	75	-	-	-	-	-	-	-	102	402
21	High density flats	700	300	-	273	786	996	1,292	1,587	1,881	2,176	2,470
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	-	-	-
24	New Settlement	2,560	45	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	**-**	**15**	**53**	**77**	**133**	**202**	**279**	**378**	**495**

BLV2				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	527	1,066	1,604	2,142	2,681
2	Low density rural extension	6	30	-	-	-	-	315	948	1,582	2,215	2,848
3	Low density flats	12	75	-	-	-	-	251	574	897	1,220	1,543
4	Low density rural extension	12	30	-	-	-	-	-	310	690	1,070	1,450
5	Medium density flats	50	161	-	-	128	346	655	963	1,272	1,580	1,889
6	Low density rural extension	50	27	-	-	-	-	-	-	344	704	1,065
7	Low density rural extension	50	30	-	-	-	-	-	206	567	928	1,288
8	Extra care scheme	60	125	-	-	-	-	-	229	499	769	1,039
9	Retirement	60	125	-	499	1,093	1,337	1,680	2,022	2,365	2,708	3,051
10	Integrtated Retirement Scheme	120	120	2	591	1,178	1,420	1,760	2,100	2,439	2,779	3,118
11	Low density edge of settlement houses/flats	150	60	-	-	251	504	860	1,216	1,573	1,927	2,282
12	Low density rural extension	250	26	-	-	-	-	-	-	20	358	697
13	Low density rural extension	250	35	-	-	-	-	-	61	376	690	1,004
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	170	482	792	1,102	1,412
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	5	274	540	806	1,071
17	High density flats	500	180	-	-	83	275	546	815	1,082	1,348	1,613
18	High density flats	500	240	94	641	1,173	1,390	1,696	2,001	2,307	2,612	2,916
19	High density flats	500	299	-	-	222	414	685	954	1,221	1,487	1,752
20	Low density flats and houses	700	75	-	-	252	467	768	1,069	1,369	1,668	1,968
21	High density flats	700	300	137	664	1,177	1,387	1,683	1,978	2,272	2,567	2,861
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	117	339	561	783	1,005
24	New Settlement	2,560	45	-	-	-	-	-	-	-	16	205
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	68	163	257
			Average	**8**	**86**	**198**	**269**	**419**	**629**	**873**	**1,130**	**1,393**

BLV3				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	192	730	1,268	1,806	2,345	2,883	3,421
2	Low density rural extension	6	30	-	267	901	1,534	2,167	2,800	3,434	4,067	4,700
3	Low density flats	12	75	-	-	442	669	992	1,315	1,638	1,961	2,284
4	Low density rural extension	12	30	-	472	1,134	1,402	1,762	2,162	2,542	2,921	3,301
5	Medium density flats	50	161	-	-	473	690	999	1,308	1,616	1,925	2,234
6	Low density rural extension	50	27	-	425	1,056	1,312	1,675	2,038	2,399	2,760	3,121
7	Low density rural extension	50	30	-	448	1,079	1,335	1,698	2,061	2,423	2,783	3,144
8	Extra care scheme	60	125	-	-	79	272	542	812	1,082	1,352	1,622
9	Retirement	60	125	487	1,083	1,677	1,921	2,263	2,606	2,949	3,291	3,634
10	Integrtated Retirement Scheme	120	120	610	1,199	1,786	2,028	2,368	2,707	3,047	3,386	3,726
11	Low density edge of settlement houses/flats	150	60	-	561	1,177	1,430	1,786	2,142	2,499	2,853	3,208
12	Low density rural extension	250	26	-	290	878	1,120	1,459	1,797	2,135	2,474	2,812
13	Low density rural extension	250	35	-	227	790	1,014	1,331	1,647	1,963	2,277	2,591
14	Low density edge of settlement houses/flats	500	42	-	409	959	1,181	1,493	1,804	2,115	2,425	2,735
15	Low density edge of settlement houses/flats	500	40	-	-	-	3	281	556	829	1,098	1,366
16	High density houses	500	70	-	-	334	527	798	1,067	1,334	1,600	1,865
17	High density flats	500	180	-	-	391	584	855	1,124	1,391	1,657	1,922
18	High density flats	500	240	325	872	1,404	1,622	1,927	2,232	2,538	2,843	3,147
19	High density flats	500	299	-	-	407	600	871	1,140	1,406	1,673	1,937
20	Low density flats and houses	700	75	-	463	993	1,207	1,509	1,809	2,109	2,409	2,708
21	High density flats	700	300	322	849	1,362	1,572	1,868	2,163	2,457	2,752	3,046
22	Low density edge of settlement houses	1,935	20	-	53	444	604	827	1,050	1,271	1,493	1,715
23	Medium density edge of settlement houses/flats	1,935	60	-	269	660	820	1,043	1,265	1,487	1,709	1,931
24	New Settlement	2,560	45	-	-	344	484	678	870	1,061	1,250	1,440
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	92	234	370	503	635	765
26	Low density edge of settlement houses	3,870	20	-	-	-	74	211	345	478	610	741
27	New Settlement	5,120	20	-	-	-	-	78	179	277	375	473
28	New settlement - High density flats and houses	7,335	150	-	-	66	143	245	343	439	534	627
			Average	**67**	**303**	**729**	**955**	**1,266**	**1,577**	**1,887**	**2,196**	**2,504**

BLV4				Maximum CIL rate per square metre at each price point/zalue zone								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	220	759	1,297	1,835	2,373	2,912	3,450
2	Low density rural extension	6	30	-	339	972	1,606	2,239	2,872	3,505	4,139	4,772
3	Low density flats	12	75	-	-	471	698	1,021	1,344	1,667	1,990	2,313
4	Low density rural extension	12	30	-	544	1,206	1,473	1,853	2,233	2,613	2,993	3,373
5	Medium density flats	50	161	-	-	486	704	1,012	1,321	1,630	1,938	2,247
6	Low density rural extension	50	27	-	505	1,136	1,392	1,755	2,118	2,479	2,840	3,200
7	Low density rural extension	50	30	-	520	1,151	1,407	1,770	2,133	2,495	2,855	3,216
8	Extra care scheme	60	125	-	-	102	294	565	835	1,105	1,375	1,645
9	Retirement	60	125	510	1,105	1,699	1,943	2,286	2,629	2,971	3,314	3,657
10	Integrtated Retirement Scheme	120	120	633	1,223	1,809	2,052	2,391	2,731	3,071	3,410	3,750
11	Low density edge of settlement houses/flats	150	60	-	597	1,213	1,466	1,822	2,178	2,535	2,889	3,244
12	Low density rural extension	250	26	-	372	960	1,202	1,541	1,879	2,217	2,556	2,894
13	Low density rural extension	250	35	-	289	851	1,076	1,393	1,709	2,024	2,338	2,652
14	Low density edge of settlement houses/flats	500	42	-	460	1,010	1,232	1,544	1,855	2,166	2,476	2,786
15	Low density edge of settlement houses/flats	500	40	-	-	-	57	335	610	883	1,152	1,420
16	High density houses	500	70	-	-	365	558	829	1,098	1,364	1,631	1,895
17	High density flats	500	180	-	-	403	596	867	1,136	1,403	1,669	1,934
18	High density flats	500	240	334	881	1,413	1,631	1,936	2,241	2,547	2,852	3,156
19	High density flats	500	299	-	-	414	607	878	1,147	1,414	1,680	1,945
20	Low density flats and houses	700	75	-	492	1,022	1,236	1,537	1,838	2,138	2,437	2,737
21	High density flats	700	300	329	856	1,369	1,580	1,875	2,170	2,465	2,759	3,053
22	Low density edge of settlement houses	1,935	20	-	161	552	711	935	1,157	1,379	1,601	1,822
23	Medium density edge of settlement houses/flats	1,935	60	-	305	896	858	1,079	1,301	1,523	1,745	1,966
24	New Settlement	2,560	45	-	40	392	532	726	918	1,108	1,298	1,488
25	Low density edge of settlement houses/flats	6,973	38	-	-	16	122	264	400	533	665	795
26	Low density edge of settlement houses	3,870	20	-	-	82	182	318	453	586	718	849
27	New Settlement	5,120	20	-	-	9	84	186	286	385	483	580
28	New settlement - High density flats and houses	7,335	150	-	-	80	157	259	357	453	548	642
			Average	**69**	**334**	**770**	**999**	**1,310**	**1,621**	**1,931**	**2,240**	**2,548**

Table 4.8.3: Maximum CIL rates for non-residential development (original construction costs)

BLV 1				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	1,856
30	Coliving - 150 units	-	-	1,771
31	Coliving - 200 units	-	-	1,728
32	Coliving - 250 units	-	-	1,702
33	Retail (comparison)	-	-	-
34	Retail (convenience)	-	-	-
35	Office	-	-	381
36	Office	-	-	347
37	Science park lab	-	-	535
38	Science park lab	-	-	484
39	Science park lab	-	-	528
40	City Centre office	-	-	381
41	City Centre office	-	-	381
42	City Centre office	-	-	381
43	Out of town office	-	-	-
44	Out of town office	-	-	-
45	Out of town office	-	-	-
46	Industrial (40% plot ratio)	-	-	-
47	Warehousing/logistics (50% plot ratio)	-	-	-
48	Warehousing/logistics (60% plot ratio)	-	-	-
49	Data Centre	-	-	-
50	Industrial (35% plot ratio)	-	-	-
51	Industrial (30% plot ratio)	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	-	-	-
54	Student development (medium density) 100 beds	-	-	1,600
55	Student development (medium density) 150 beds	-	-	1,600
56	Student development (medium density) 200 beds	-	-	1,856
57	Student development (medium density) 250 beds	-	-	1,848
58	Student development (medium density) 300 beds	-	-	1,814
59	Student development (high density) 100 beds	-	-	2,112
60	Student development (high density) 150 beds	-	-	2,093
61	Student development (high density) 200 beds	-	-	2,169
62	Student development (high density) 250 beds	-	-	2,169
63	Student development (high density) 300 beds	-	-	2,170
64	Hotel (100 rooms)	-	-	1,298
65	Hotel (125 room)	-	-	1,465
66	Hotel (150 rooms)	-	-	1,571
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

BLV2				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	2,359
30	Coliving - 150 units	-	-	2,330
31	Coliving - 200 units	-	-	2,315
32	Coliving - 250 units	-	-	2,306
33	Retail (comparison)	-	-	-
34	Retail (convenience)	-	-	-
35	Office	-	-	650
36	Office	-	-	638
37	Science park lab	-	-	938
38	Science park lab	-	-	920
39	Science park lab	-	-	935
40	City Centre office	-	-	650
41	City Centre office	-	-	650
42	City Centre office	-	-	650
43	Out of town office	-	-	164
44	Out of town office	-	-	165
45	Out of town office	-	-	164
46	Industrial (40% plot ratio)	-	-	150
47	Warehousing/logistics (50% plot ratio)	-	-	327
48	Warehousing/logistics (60% plot ratio)	-	-	445
49	Data Centre	-	-	445
50	Industrial (35% plot ratio)	-	-	23
51	Industrial (30% plot ratio)	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	-	-	26
53	Industrial (big box logiatics) 35% plot ratio	-	-	50
54	Student development (medium density) 100 beds	-	-	2,271
55	Student development (medium density) 150 beds	-	-	2,271
56	Student development (medium density) 200 beds	-	-	2,359
57	Student development (medium density) 250 beds	-	-	2,356
58	Student development (medium density) 300 beds	-	-	2,345
59	Student development (high density) 100 beds	-	-	2,448
60	Student development (high density) 150 beds	-	-	2,441
61	Student development (high density) 200 beds	-	-	2,468
62	Student development (high density) 250 beds	-	-	2,468
63	Student development (high density) 300 beds	-	-	2,468
64	Hotel (100 rooms)	-	-	1,700
65	Hotel (125 room)	-	-	1,758
66	Hotel (150 rooms)	-	-	1,795
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

BLV3				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	2,597
30	Coliving - 150 units	-	-	2,594
31	Coliving - 200 units	-	-	2,593
32	Coliving - 250 units	-	-	2,592
33	Retail (comparison)	-	-	46
34	Retail (convenience)	-	-	713
35	Office	-	-	777
36	Office	-	-	775
37	Science park lab	-	-	1,128
38	Science park lab	-	-	1,126
39	Science park lab	-	-	1,128
40	City Centre office	-	-	777
41	City Centre office	-	-	777
42	City Centre office	-	-	777
43	Out of town office	-	-	323
44	Out of town office	-	-	323
45	Out of town office	-	-	323
46	Industrial (40% plot ratio)	-	-	943
47	Warehousing/logistics (50% plot ratio)	-	-	961
48	Warehousing/logistics (60% plot ratio)	-	-	974
49	Data Centre	-	-	974
50	Industrial (35% plot ratio)	-	-	930
51	Industrial (30% plot ratio)	-	-	912
52	Industrial (big box logiatics) 35% plot ratio	-	-	930
53	Industrial (big box logiatics) 35% plot ratio	-	-	949
54	Student development (medium density) 100 beds	-	-	2,588
55	Student development (medium density) 150 beds	-	-	2,588
56	Student development (medium density) 200 beds	-	-	2,597
57	Student development (medium density) 250 beds	-	-	2,597
58	Student development (medium density) 300 beds	-	-	2,596
59	Student development (high density) 100 beds	-	-	2,607
60	Student development (high density) 150 beds	-	-	2,606
61	Student development (high density) 200 beds	-	-	2,609
62	Student development (high density) 250 beds	-	-	2,609
63	Student development (high density) 300 beds	-	-	2,609
64	Hotel (100 rooms)	-	-	1,891
65	Hotel (125 room)	-	-	1,897
66	Hotel (150 rooms)	-	-	1,901
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

BLV4				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	2,606
30	Coliving - 150 units	-	-	2,604
31	Coliving - 200 units	-	-	2,603
32	Coliving - 250 units	-	-	2,603
33	Retail (comparison)	-	-	54
34	Retail (convenience)	-	-	754
35	Office	-	-	782
36	Office	-	-	781
37	Science park lab	-	-	1,135
38	Science park lab	-	-	1,134
39	Science park lab	-	-	1,135
40	City Centre office	-	-	782
41	City Centre office	-	-	782
42	City Centre office	-	-	782
43	Out of town office	-	-	329
44	Out of town office	-	-	329
45	Out of town office	-	-	329
46	Industrial (40% plot ratio)	-	-	974
47	Warehousing/logistics (50% plot ratio)	-	-	986
48	Warehousing/logistics (60% plot ratio)	-	-	994
49	Data Centre	-	-	994
50	Industrial (35% plot ratio)	-	-	965
51	Industrial (30% plot ratio)	-	-	953
52	Industrial (big box logiatics) 35% plot ratio	-	-	965
53	Industrial (big box logiatics) 35% plot ratio	-	-	983
54	Student development (medium density) 100 beds	-	-	2,600
55	Student development (medium density) 150 beds	-	-	2,600
56	Student development (medium density) 200 beds	-	-	2,606
57	Student development (medium density) 250 beds	-	-	2,606
58	Student development (medium density) 300 beds	-	-	2,605
59	Student development (high density) 100 beds	-	-	2,613
60	Student development (high density) 150 beds	-	-	2,612
61	Student development (high density) 200 beds	-	-	2,614
62	Student development (high density) 250 beds	-	-	2,614
63	Student development (high density) 300 beds	-	-	2,614
64	Hotel (100 rooms)	-	-	1,898
65	Hotel (125 room)	-	-	1,902
66	Hotel (150 rooms)	-	-	1,905
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

5 Sensitivity analyses using objectors' costs

5.1 Appendix 4 details the appraisal outputs using the objectors' claimed construction costs as outlined in Section 3, alongside the other amendment inputs discussed in the same section. These outputs are then summarised in Table 5.1.1 (residential schemes), Table 5.12. (residential Build to Rent schemes) and Table 5.1.3 (non-residential developments).

5.2 Unsurprisingly, when the objectors' significantly higher costs are applied, the range of viable schemes narrows somewhat. For residential schemes, the primary impact of this would be reduced affordable housing. The application of CIL of £60 per square metre would be offset by a marginal reduction in affordable housing, Section 106 requests or other planning policy objectives. This same dynamic applies already in relation to Section 106 costs, so this is not novel or unusual. Moreover, with residential appraisals assuming a Section 106 contribution of £25,000 per unit, and as noted in paragraph 4.7 a majority of developments are actually required to pay an average of £5,000 less than this, CIL can be absorbed without any impact on affordable housing.

5.3 For commercial uses (industrial, warehouses, datacentres, co-living, PBSA, retail, hotels and laboratories, maximum rates remain significantly above the proposed CIL rates in the DCS.

5.4 However, with the objectors' claimed construction costs, offices generate negative residual land values before CIL is even considered. This raises serious doubts as to the relevance of these costs to the Cambridgeshire area and the types of schemes built here. In their hearing statement, Bidwells who are representing the landowners objecting to the DCS, have indicated that their landowner clients have been negotiating land sale prices from office developers ranging from £741,000 to £2,261,000 per hectare for office developments. The fact that landowner have been able to extract land sales of this order from developers, yet at the same time the costs claimed by the objectors result in negative residual land values cannot sit logically together.

5.5 Having assessed office developments using (a) Bidwells published rents and yields and (b) costs provided by the objectors and finding that schemes generate negative residual land values *before* CIL is applied raises serious doubts as to the validity of the claimed costs. If developers were incurring the claimed costs in reality, Bidwells would need to explain why developers are paying up to £2.3 million per hectare for land to develop offices on when those developments generate negative values.

5.6 This outcome clearly indicates that very little weight should be placed upon the costs that the objectors have put forward.

Table 5.1.1: Maximum CIL rates for residential developments (objectors' claimed construction costs) – 40% affordable housing

GREATER CAMBRIDGE CIL

BLV 1

				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	-	-	-
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	-
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	-	-	-	-	-	171
10	Integrtated Retirement Scheme	120	120	-	-	-	-	-	-	-	-	350
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	-
12	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
13	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	-	-	276	626	973
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	-	-	-	-	-
21	High density flats	700	300	-	-	-	-	-	59	402	739	1,074
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	-	-	-
24	New Settlement	2,560	45	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	-	-	-	-	-	2	24	49	92

BLV2

				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	-	-	573
2	Low density rural extension	6	30	-	-	-	-	-	-	515	1,217	1,919
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	-	-	252	638	1,022	1,405
10	Integrtated Retirement Scheme	120	120	-	-	-	-	110	492	873	1,254	1,635
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	331	729
12	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
13	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	-	-	42
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	49	406	759	1,110	1,457
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	-	-	-	306	648
21	High density flats	700	300	-	-	-	-	97	445	789	1,126	1,461
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	-	-	20
24	New Settlement	2,560	45	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	-	-	-	-	9	57	128	227	353

BLV3

				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	112	709	1,306
2	Low density rural extension	6	30	-	-	-	240	942	1,644	2,346	3,048	3,750
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	325	746	1,167	1,589
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	294	700	1,103	1,505
7	Low density rural extension	50	30	-	-	-	-	-	317	723	1,126	1,528
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	61	449	835	1,222	1,606	1,988
10	Integrtated Retirement Scheme	120	120	-	-	-	333	718	1,100	1,481	1,862	2,243
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	49	449	848	1,247	1,645
12	Low density rural extension	250	26	-	-	-	-	-	72	455	836	1,215
13	Low density rural extension	250	35	-	-	-	-	-	-	275	637	998
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	274	636	994	1,350
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	277	634	988	1,338	1,685
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	-	338	691	1,038	1,381
21	High density flats	700	300	-	-	-	-	280	628	971	1,309	1,644
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	215	470	722
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	167	428	684	936
24	New Settlement	2,560	45	-	-	-	-	-	-	176	400	619
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	153
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	55
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	112
			Average	-	-	-	24	104	272	501	753	1,010

BLV4

				Maximum CIL rate per square metre								
	Description	Units	Density dph	£4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	141	737	1,334
2	Low density rural extension	6	30	-	-	-	311	1,013	1,715	2,417	3,119	3,821
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	396	817	1,238	1,660
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	373	779	1,181	1,584
7	Low density rural extension	50	30	-	-	-	-	-	388	794	1,197	1,599
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	84	471	858	1,244	1,628	2,011
10	Integrtated Retirement Scheme	120	120	-	-	-	357	741	1,124	1,505	1,886	2,267
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	84	485	884	1,282	1,680
12	Low density rural extension	250	26	-	-	-	-	-	154	536	917	1,297
13	Low density rural extension	250	35	-	-	-	-	-	-	336	698	1,059
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	325	687	1,045	1,401
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	286	643	996	1,347	1,694
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	10	367	719	1,067	1,409
21	High density flats	700	300	-	-	-	-	287	635	979	1,316	1,651
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	60	321	577	829
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	202	464	719	971
24	New Settlement	2,560	45	-	-	-	-	-	-	224	448	667
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	105	260
27	New Settlement	5,120	20	-	-	-	-	-	-	-	47	162
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	4	127
			Average	-	-	-	29	111	297	532	789	1,046

Table 4.7.2: Maximum CIL rates for Build to Rent – objectors' claimed construction costs (40% affordable housing)

GREATER CAMBRIDGE CIL

BLV 1

	Description	Units	Density dph	Maximum CIL rate per square metre at each price point/zalue zone £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	-	-	-
2	Low density rural extension	6	30	-	-	-	-	-	-	-	-	-
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	120	120	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	-
12	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
13	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	-	-	-	68	387
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	-	-	-	-	-
21	High density flats	700	300	-	-	-	-	-	-	-	203	510
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	-	-	-
24	New Settlement	2,560	45	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	-	-	-	-	-	-	-	**10**	**32**

BLV2

	Description	Units	Density dph	Maximum CIL rate per square metre at each price point/zalue zone £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	-	-	-
2	Low density rural extension	6	30	-	-	-	-	-	-	-	251	884
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	-	-	-	-
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	-	-	-	-
7	Low density rural extension	50	30	-	-	-	-	-	-	-	-	-
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	-	-	-	75	423	771
10	Integrtated Retirement Scheme	120	120	-	-	-	-	-	-	319	662	1,005
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	-	-	53
12	Low density rural extension	250	26	-	-	-	-	-	-	-	-	-
13	Low density rural extension	250	35	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	-	-	236	557	876
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	-	-	-	-	64
21	High density flats	700	300	-	-	-	-	-	-	281	594	902
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	-	-	-
24	New Settlement	2,560	45	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	-	-	-	-	-	**33**	**89**	**163**	

BLV3

	Description	Units	Density dph	Maximum CIL rate per square metre at each price point/zalue zone £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	-	-	443
2	Low density rural extension	6	30	-	-	-	-	203	836	1,469	2,102	2,736
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	-	122	502	882
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	-	97	465	830
7	Low density rural extension	50	30	-	-	-	-	-	-	121	489	853
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	-	-	311	659	1,007	1,355
10	Integrtated Retirement Scheme	120	120	-	-	-	-	235	581	927	1,270	1,613
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	259	619	979
12	Low density rural extension	250	26	-	-	-	-	-	-	-	234	578
13	Low density rural extension	250	35	-	-	-	-	-	-	-	60	390
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	98	426	751
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	-	144	468	788	1,107
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	-	-	167	487	804
21	High density flats	700	300	-	-	-	-	-	150	466	779	1,086
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	63	296
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	37	279	512
24	New Settlement	2,560	45	-	-	-	-	-	-	-	40	248
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	-	-	-	-	**17**	**78**	**188**	**370**	**595**

BLV4

	Description	Units	Density dph	Maximum CIL rate per square metre at each price point/zalue zone £4,000	£4,625	£5,250	£5,875	£6,500	£7,125	£7,750	£8,375	£9,000
1	Low density flats	6	75	-	-	-	-	-	-	-	-	472
2	Low density rural extension	6	30	-	-	-	-	274	908	1,541	2,174	2,808
3	Low density flats	12	75	-	-	-	-	-	-	-	-	-
4	Low density rural extension	12	30	-	-	-	-	-	-	194	574	954
5	Medium density flats	50	161	-	-	-	-	-	-	-	-	-
6	Low density rural extension	50	27	-	-	-	-	-	-	177	545	910
7	Low density rural extension	50	30	-	-	-	-	-	-	193	561	925
8	Extra care scheme	60	125	-	-	-	-	-	-	-	-	-
9	Retirement	60	125	-	-	-	-	-	334	682	1,029	1,377
10	Integrtated Retirement Scheme	120	120	-	-	-	-	258	605	951	1,294	1,637
11	Low density edge of settlement houses/flats	150	60	-	-	-	-	-	-	295	655	1,015
12	Low density rural extension	250	26	-	-	-	-	-	-	-	316	660
13	Low density rural extension	250	35	-	-	-	-	-	-	-	122	452
14	Low density edge of settlement houses/flats	500	42	-	-	-	-	-	-	149	477	802
15	Low density edge of settlement houses/flats	500	40	-	-	-	-	-	-	-	-	-
16	High density houses	500	70	-	-	-	-	-	-	-	-	-
17	High density flats	500	180	-	-	-	-	-	-	-	-	-
18	High density flats	500	240	-	-	-	-	-	153	477	797	1,116
19	High density flats	500	299	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	700	75	-	-	-	-	-	-	195	516	833
21	High density flats	700	300	-	-	-	-	-	157	473	786	1,094
22	Low density edge of settlement houses	1,935	20	-	-	-	-	-	-	-	170	404
23	Medium density edge of settlement houses/flats	1,935	60	-	-	-	-	-	-	73	315	548
24	New Settlement	2,560	45	-	-	-	-	-	-	-	88	295
25	Low density edge of settlement houses/flats	6,973	38	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	3,870	20	-	-	-	-	-	-	-	-	-
27	New Settlement	5,120	20	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	7,335	150	-	-	-	-	-	-	-	-	-
			Average	-	-	-	-	**20**	**83**	**208**	**401**	**627**

Table 4.7.3: Maximum CIL rates for non-residential development (objectors' claimed construction costs)

BLV 1				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	504
30	Coliving - 150 units	-	-	418
31	Coliving - 200 units	-	-	376
32	Coliving - 250 units	-	-	350
33	Retail (comparison)	-	-	-
34	Retail (convenience)	-	-	-
35	Office	-	-	-
36	Office	-	-	-
37	Science park lab	-	-	750
38	Science park lab	-	-	698
39	Science park lab	-	-	743
40	City Centre office	-	-	-
41	City Centre office	-	-	-
42	City Centre office	-	-	-
43	Out of town office	-	-	-
44	Out of town office	-	-	-
45	Out of town office	-	-	-
46	Industrial (40% plot ratio)	-	-	-
47	Warehousing/logistics (50% plot ratio)	-	-	-
48	Warehousing/logistics (60% plot ratio)	-	-	-
49	Data Centre	-	-	-
50	Industrial (35% plot ratio)	-	-	-
51	Industrial (30% plot ratio)	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	-	-	-
54	Student development (medium density) 100 beds	-	-	247
55	Student development (medium density) 150 beds	-	-	247
56	Student development (medium density) 200 beds	-	-	504
57	Student development (medium density) 250 beds	-	-	496
58	Student development (medium density) 300 beds	-	-	462
59	Student development (high density) 100 beds	-	-	760
60	Student development (high density) 150 beds	-	-	741
61	Student development (high density) 200 beds	-	-	817
62	Student development (high density) 250 beds	-	-	817
63	Student development (high density) 300 beds	-	-	817
64	Hotel (100 rooms)	-	-	1,298
65	Hotel (125 room)	-	-	1,465
66	Hotel (150 rooms)	-	-	1,571
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

BLV2				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	1,007
30	Coliving - 150 units	-	-	978
31	Coliving - 200 units	-	-	963
32	Coliving - 250 units	-	-	954
33	Retail (comparison)	-	-	-
34	Retail (convenience)	-	-	-
35	Office	-	-	-
36	Office	-	-	-
37	Science park lab	-	-	1,152
38	Science park lab	-	-	1,134
39	Science park lab	-	-	1,150
40	City Centre office	-	-	-
41	City Centre office	-	-	-
42	City Centre office	-	-	-
43	Out of town office	-	-	-
44	Out of town office	-	-	-
45	Out of town office	-	-	-
46	Industrial (40% plot ratio)	-	-	199
47	Warehousing/logistics (50% plot ratio)	-	-	376
48	Warehousing/logistics (60% plot ratio)	-	-	494
49	Data Centre	-	-	494
50	Industrial (35% plot ratio)	-	-	73
51	Industrial (30% plot ratio)	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	-	-	75
53	Industrial (big box logiatics) 35% plot ratio	-	-	99
54	Student development (medium density) 100 beds	-	-	918
55	Student development (medium density) 150 beds	-	-	918
56	Student development (medium density) 200 beds	-	-	1,007
57	Student development (medium density) 250 beds	-	-	1,004
58	Student development (medium density) 300 beds	-	-	992
59	Student development (high density) 100 beds	-	-	1,096
60	Student development (high density) 150 beds	-	-	1,089
61	Student development (high density) 200 beds	-	-	1,115
62	Student development (high density) 250 beds	-	-	1,115
63	Student development (high density) 300 beds	-	-	1,115
64	Hotel (100 rooms)	-	-	1,700
65	Hotel (125 room)	-	-	1,758
66	Hotel (150 rooms)	-	-	1,795
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

BLV3				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	1,245
30	Coliving - 150 units	-	-	1,242
31	Coliving - 200 units	-	-	1,240
32	Coliving - 250 units	-	-	1,239
33	Retail (comparison)	-	-	109
34	Retail (convenience)	-	-	804
35	Office	-	-	-
36	Office	-	-	-
37	Science park lab	-	-	1,342
38	Science park lab	-	-	1,341
39	Science park lab	-	-	1,342
40	City Centre office	-	-	-
41	City Centre office	-	-	-
42	City Centre office	-	-	-
43	Out of town office	-	-	-
44	Out of town office	-	-	-
45	Out of town office	-	-	-
46	Industrial (40% plot ratio)	-	-	992
47	Warehousing/logistics (50% plot ratio)	-	-	1,011
48	Warehousing/logistics (60% plot ratio)	-	-	1,023
49	Data Centre	-	-	1,023
50	Industrial (35% plot ratio)	-	-	979
51	Industrial (30% plot ratio)	-	-	961
52	Industrial (big box logiatics) 35% plot ratio	-	-	979
53	Industrial (big box logiatics) 35% plot ratio	-	-	998
54	Student development (medium density) 100 beds	-	-	1,236
55	Student development (medium density) 150 beds	-	-	1,236
56	Student development (medium density) 200 beds	-	-	1,245
57	Student development (medium density) 250 beds	-	-	1,245
58	Student development (medium density) 300 beds	-	-	1,243
59	Student development (high density) 100 beds	-	-	1,254
60	Student development (high density) 150 beds	-	-	1,254
61	Student development (high density) 200 beds	-	-	1,256
62	Student development (high density) 250 beds	-	-	1,256
63	Student development (high density) 300 beds	-	-	1,256
64	Hotel (100 rooms)	-	-	1,891
65	Hotel (125 room)	-	-	1,897
66	Hotel (150 rooms)	-	-	1,901
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

BLV4				Maximum CIL rate per square metre
	Description	Units	Density dph	
29	Coliving - 100 units	-	-	1,254
30	Coliving - 150 units	-	-	1,252
31	Coliving - 200 units	-	-	1,251
32	Coliving - 250 units	-	-	1,251
33	Retail (comparison)	-	-	117
34	Retail (convenience)	-	-	845
35	Office	-	-	-
36	Office	-	-	-
37	Science park lab	-	-	1,350
38	Science park lab	-	-	1,349
39	Science park lab	-	-	1,350
40	City Centre office	-	-	-
41	City Centre office	-	-	-
42	City Centre office	-	-	-
43	Out of town office	-	-	-
44	Out of town office	-	-	-
45	Out of town office	-	-	-
46	Industrial (40% plot ratio)	-	-	1,023
47	Warehousing/logistics (50% plot ratio)	-	-	1,035
48	Warehousing/logistics (60% plot ratio)	-	-	1,044
49	Data Centre	-	-	1,044
50	Industrial (35% plot ratio)	-	-	1,014
51	Industrial (30% plot ratio)	-	-	1,002
52	Industrial (big box logiatics) 35% plot ratio	-	-	1,014
53	Industrial (big box logiatics) 35% plot ratio	-	-	1,033
54	Student development (medium density) 100 beds	-	-	1,248
55	Student development (medium density) 150 beds	-	-	1,248
56	Student development (medium density) 200 beds	-	-	1,254
57	Student development (medium density) 250 beds	-	-	1,254
58	Student development (medium density) 300 beds	-	-	1,253
59	Student development (high density) 100 beds	-	-	1,260
60	Student development (high density) 150 beds	-	-	1,260
61	Student development (high density) 200 beds	-	-	1,262
62	Student development (high density) 250 beds	-	-	1,262
63	Student development (high density) 300 beds	-	-	1,262
64	Hotel (100 rooms)	-	-	1,898
65	Hotel (125 room)	-	-	1,902
66	Hotel (150 rooms)	-	-	1,905
67	Leisure use	-	-	-
68	Leisure use	-	-	-
69	Leisure use	-	-	-
70	Community use	-	-	-
71	Community use	-	-	-
72	Community use	-	-	-

6 CIL rates as a percentage of development costs

6.1 As discussed during the hearing, other examiners have considered not only the maximum CIL rates, but also the proposed CIL as a percentage of development costs.

6.2 The Council has added recent examples of this approach (from Welwyn Hatfield, Oxford City and Rugby) to the Examination Library. All of these examinations were undertaken by IPE.

6.3 At Oxford, where the Council proposed a CIL rate of £175 per square metre for residential and laboratories, the Examiner noted at paragraph 30 of his report that *"The proposed CIL rate **represents at most 2.6% of development costs** and it is unreasonable to argue that this level of increase is likely to be a decisive consideration in an area such as Oxford where the office/R&D market is strong"* (emphasis added).

6.4 At Welwyn Hatfield, where the Council was proposing CIL rates of £100 to £230 per square metre for residential development (in contrast to the £60 per square metre proposed in Greater Cambridge), the Examiner noted at paragraph 41 of his report that "*In setting the CIL charging rate the Council has had regard to detailed evidence on infrastructure planning and the economic viability evidence of the development market in the Borough of Welwyn Hatfield. In relation to residential schemes, the proposed charge would represent a modest amount of the overall development costs – **typically less than 5% even in the zone with the highest proposed charge.** A further consideration that supports the contention that the proposed CIL would not jeopardise the delivery of development is the intention of the Council that the CIL should largely replace the S106 contributions currently used in the absence of an adopted CIL. My overall conclusion is that the proposed CIL is set at an acceptable level based on reasonable assumptions about development values and likely costs. The Council has tried to be realistic in terms of achieving a reasonable level of income to address an acknowledged gap in infrastructure funding, while ensuring that a range of development remains viable across the authority area*" (emphasis added).

6.5 In Rugby, where the Council proposed CIL rates of £60 - £200 per square metre for residential, the Examiner noted at paragraph 33 of his report, "*There are a few representations that challenge the proposed rates for housing. No substantive evidence has been produced showing that the proposed rates for residential development would be likely to undermine the delivery of housing of all types in Rugby Borough. Sensitivity testing by BNP has shown that even with residual s106 costs as high as £15,000, the proposed CIL rates would still allow for a viability buffer. As BNP points out**, the proposed rates would typically represent less than 5% of overall development costs.** In general terms it is considered that BNP are correct in saying that the impact of the proposed CIL on residential land values **will be sufficiently modest for it to be absorbed by the land owners when sites are acquired for development***" (emphasis added).

6.6 It is therefore evident from these three recent examples that examiners have considered not only the maximum CIL rates generated by the viability evidence, but also the scale of proposed CIL rates in terms of a percentage of development costs.

6.7 The CIL rates proposed in Greater Cambridge are relatively modest for a high value area. Appendix 7 summarises the appraisals using the original costs, while Appendix 8 repeats this using the objectors' claimed costs. Both appendices show the component parts of each appraisal (Net Development Value, construction costs, fees, finance costs, policy costs and residual value), alongside the CIL liability for each use.

6.8 Each appendix shows the CIL liability as a percentage of development costs. The averages for each use are summarised in Table 6.8.1. It should be noted that the only adjustment to the gross floorspace is to account for Social Housing Relief on residential developments; potential reductions in liability relating to offsetting of existing floorspace are disregarded entirely.

Table 6.8.1: Greater Cambridge CIL as a percentage of development costs

Intended use of development	CIL liability as % of development costs
Residential	0.56%
Coliving	0.73%
Student	0.72%
Offices	2.70%
Science park labs	1.68%
Hotels	0.64%
Retail	0.96%
Industrial	0.96%

6.9 The proposed CIL in Greater Cambridge there lies within the lower half of the 5% of development costs that has been applied as a 'yardstick' for CIL rates applied recently elsewhere. The residential rate in particular equates to only 0.56% of development costs which is significantly lower than any of the percentages observed as reasonable in other examinations.

Appendix 1 - Bidwells offices and labs data book

BIDWELLS



Cambridge
Offices and Labs

Market Databook

August 2026

One Granta, Cambridge

Overview

Laboratory Market

The Cambridge lab market appears to have passed a turning point after a quiet couple of years. The first half of 2026 saw BioLabs' the world's largest operator of flexible laboratory space take 21,000 sq ft at The Sequence, Wellcome Genome Campus. This was then followed in July by GSK announcing a new 300,000 sq ft global R&D centre at Cambridge Biomedical Campus, the largest inward investment in over a decade and a huge vote of confidence in the city's science and tech ecosystem.

The commitment by GSK to 2000 Discovery Drive along with healthy demand from predominantly home-grown life science companies means that lab availability (22.9%) is now at its peak and should fall over the next few years.

Office Market

The Cambridge office market made a strong start to 2026, with take-up of 297,000 sq ft in the first half, well ahead of trend. The half saw the return of large lettings, led by Aveva's 68,000 sq ft expansion at Cambridge Science Park, together with multiple 40,000 sq ft-plus deals to Cellular Origins at Melbourn Science Park and 4BaseBio at Q Arc, Bar Hill. Nvidia's letting at 10 Station Road marked the return of life to the city centre market. Tech and science businesses continue to drive requirements, with registered demand rising over the half.

We expect office availability to fall over the next 12 months and prime rents to remain firm and rise as Grade A supply tightens. The only major refurbishment to complete in H1 was 334 Cambridge Science Park, already over 50% let to the Royal Society of Chemistry. The next deliveries are No. 1 Journey Campus and Mill Yard in early 2027, followed by the Dirac Building later in the year and Botanic in 2028, all of which are on site.

Investment

The investment market saw a limited recovery, with £52 million of office and lab transactions in the first half, being an improvement on 2025. The largest deal was British Land's purchase of Cambourne Park and the Merrifield Centre as part of its takeover of Life Science REIT.



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Source: Bidwells

The facts

297k sq ft

Office take up in Cambridge in H1 2026, well ahead of trend as larger transactions return

11.4 %

Office availability rate falls sharply with robust take up

£52m

Office and lab investment transactions in H1, up on 2025 with British Land's further commitment to Cambridge

607k sq ft

Lab requirements increase to highest level in three years

News highlights

GSK timetable for Cambridge Biomedical Campus arrival

Early in H2 GSK announced plans for a 300,000 sq ft global R&D centre at Cambridge Biomedical Campus at 2000, 3000 and 4000 Discovery Drive being delivered by Prologis. It will be the largest pre-let of laboratory space recorded in Cambridge. The centre will house 1,000+ scientists, relocating GSK's R&D operations from Stevenage by 2029. The announcement builds on momentum with Cambridge South station opening in June, while AstraZeneca secured detailed planning consent during H1 for a new conference centre and office building. The GSK announcement will ensure second-half 2026 is now forecast to deliver the highest annual lab take up for a decade.

Return of the large office letting

Office take-up reached 297,000 sq ft in the first half of 2026, ahead of the long-term trend and continuing the recovery seen through 2025. The market saw the return of 50,000 sq ft-plus transactions, with Aveva taking 68,347 sq ft of expansion space at 101 Cambridge Science Park. Other large lettings in Q1 were Cellular Origins' 41,131 sq ft letting at the Da Vinci Building, Melbourn Science Park and 4BaseBio's 36,488 sq ft at Q Arc, Bar Hill. The largest deal of Q2 saw Gilead commit to 27,500 sq ft at One Granta, Granta Park, where Jagex also took space. Both of these office lettings were within a laboratory designed building.

BioLabs selects Wellcome for UK entry

Laboratory take-up remained modest at 42,700 sq ft in the first half, in line with the equivalent periods of 2024 and 2025. However, the 21,000 sq ft pre-let to BioLabs, the first UK site for the world's largest operator of flexible laboratory space, at The Sequence, Wellcome Genome Campus (WGC) is a sign of confidence returning and a strong endorsement of the WGC.

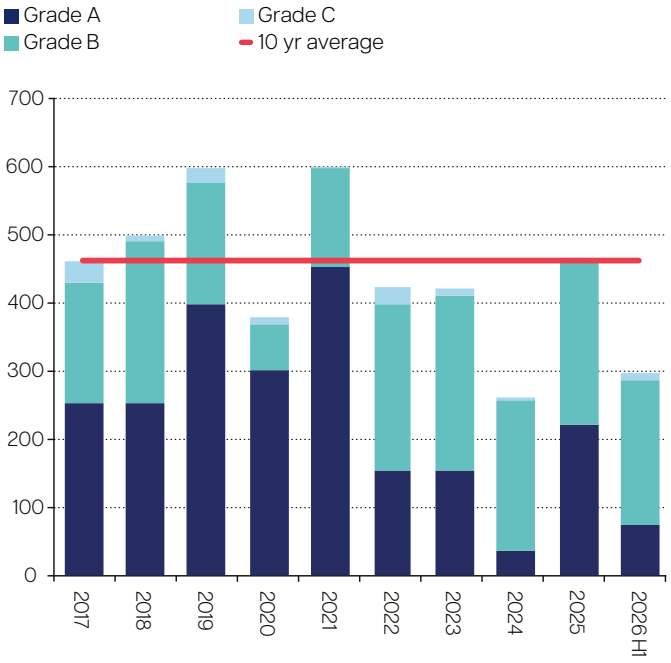
Government supports growth of Cambridge

The first half of 2026 brought a series of announcements that reinforce Cambridge's long-term growth trajectory. In June, the Government confirmed the establishment of the Greater Cambridge Development Corporation, building on the work of the Cambridge Growth Company and backed by £800 million committed across Cambridge and Oxford. The Corporation will take an infrastructure-first approach to unlocking the city's next phase of expansion, assembling land, investing in key sites and supporting delivery of new homes, business and laboratory space.

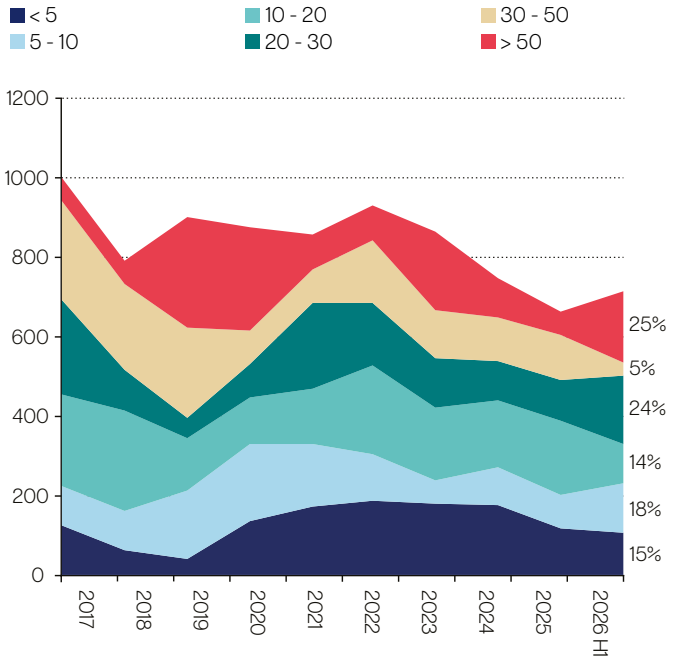
Offices

Office take-up well ahead of trend in H1 2026 as large lettings return to the market.

Office demand 000 sq ft (June 2026)

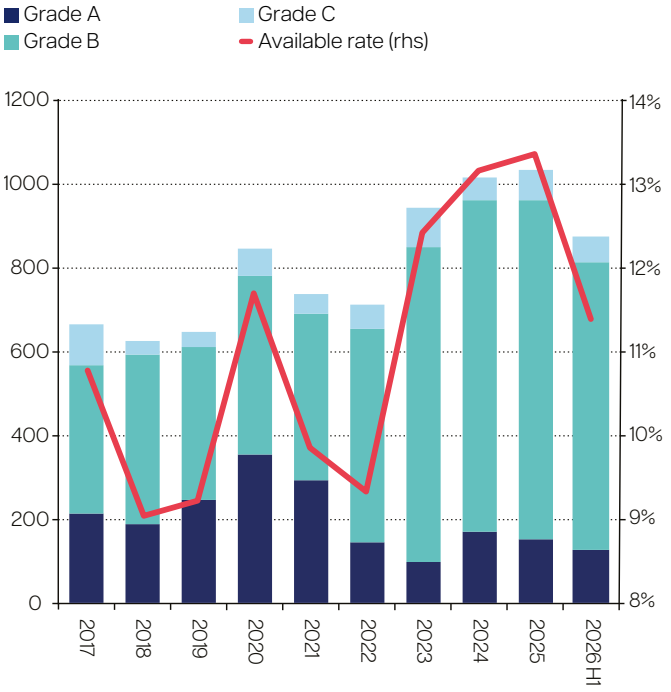


2026 H1
Take up 296.7 ▲



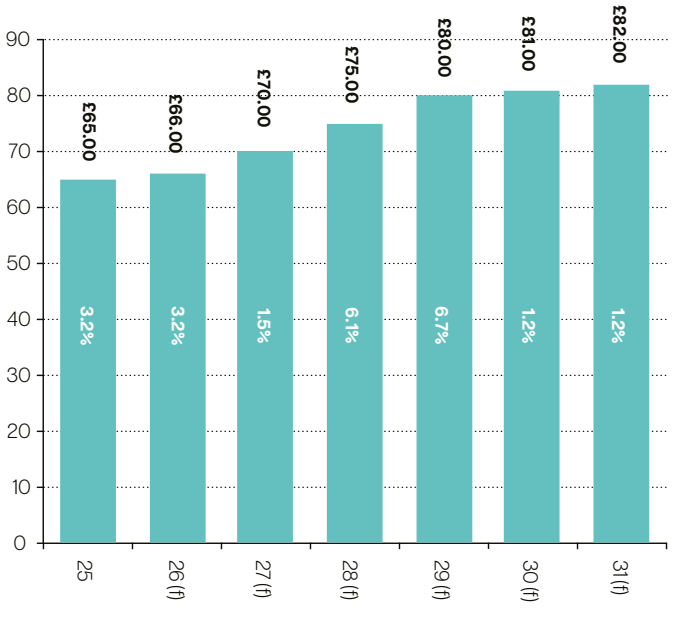
Requirements 717.8 ▲

Office supply 000 sq ft (June 2026)



Availability 869.6 ▼
Availability rate 11.4% ▼

Office rents £psf (June 2026)

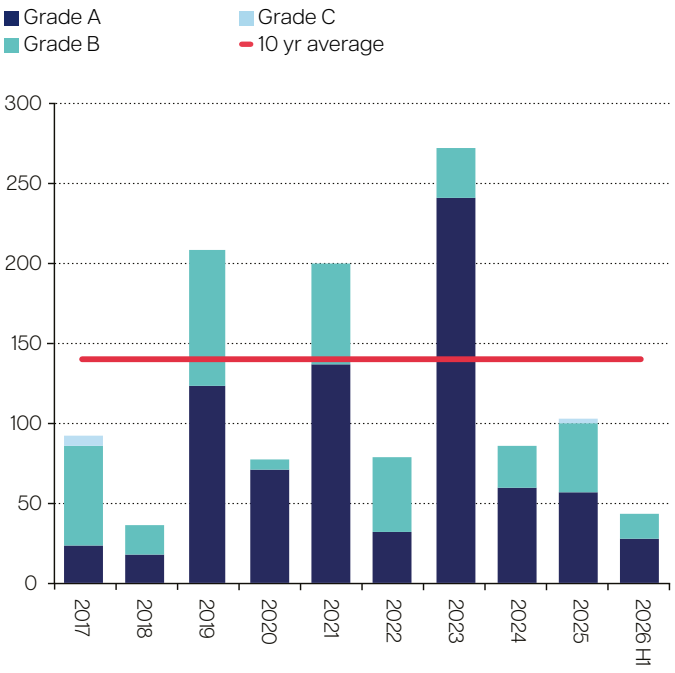


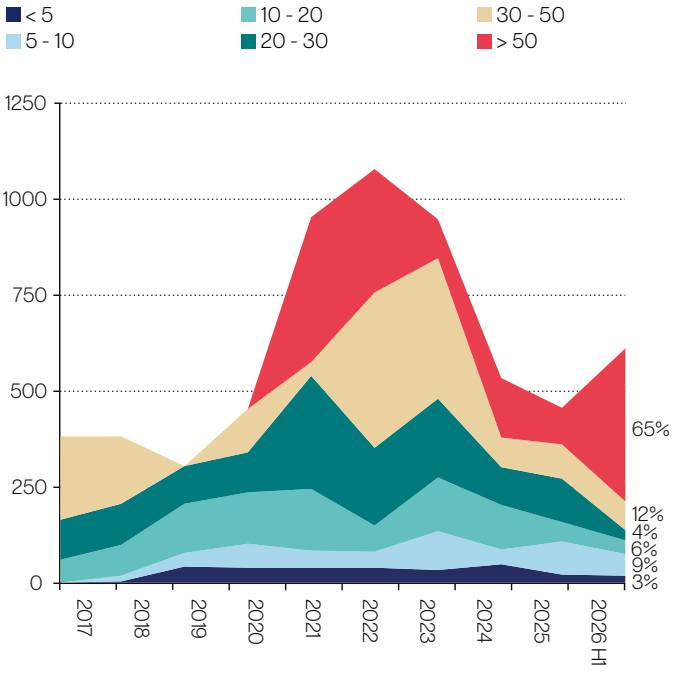
Prime CAT A £65.00 ▸◂
Annualised growth rate 4.3% p.a

Laboratories

Laboratory availability rate reaches its cyclical peak and requirements increase, led by GSK commitment.

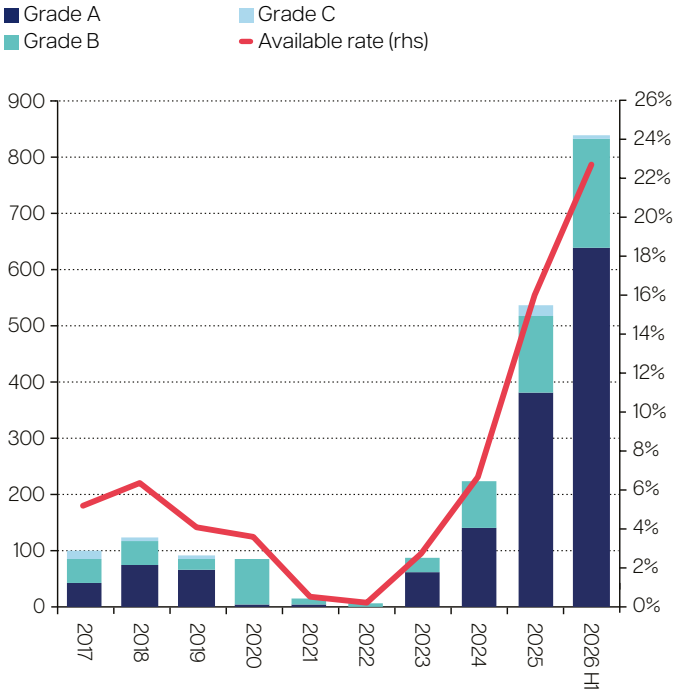
Laboratories demand 000 sq ft (June 2026)





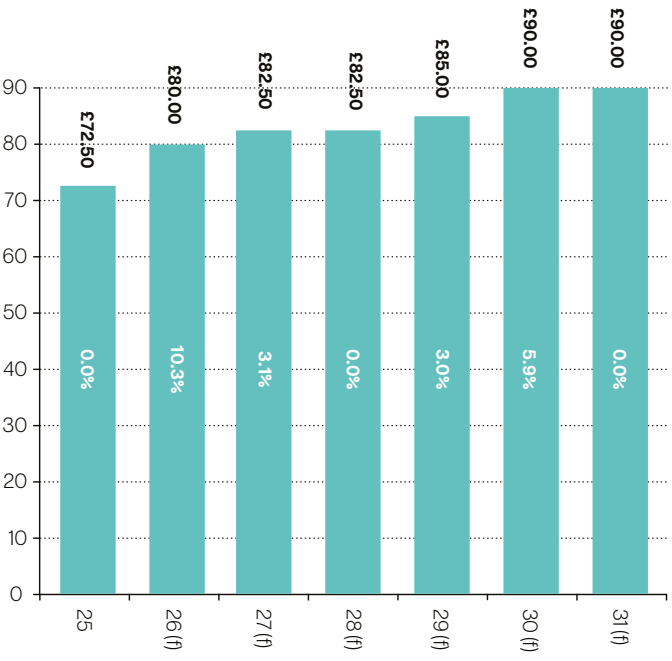
2026 H1	
Take up	42.7 ▼
Requirements	606.5 ▲

Laboratories supply 000 sq ft (June 2026)



Availability	847.2 ▲
Availability rate	22.9% ▲

Laboratories rents £psf (June 2026)



Prime fitted	£72.50 ◗◖
Prime open plan	£65.00 ◗◖
Prime shell and core	£57.50 ◗◖
Annualised growth rate	4.0% p.a

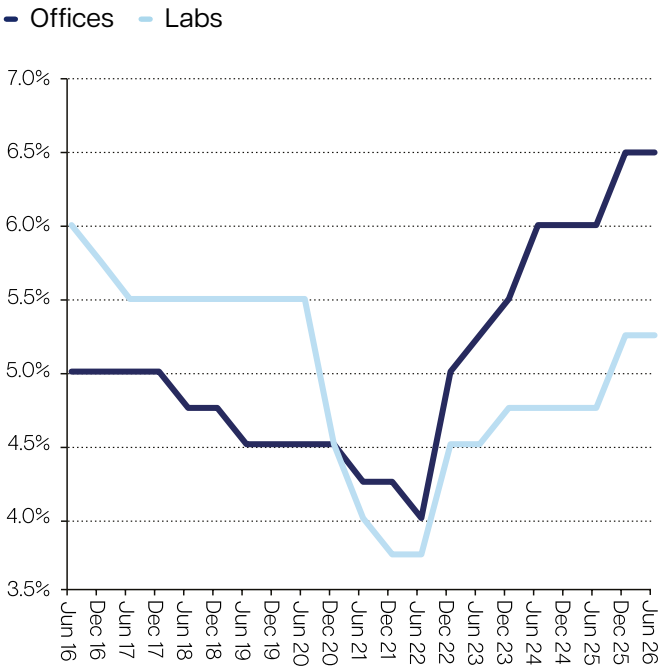
Capital markets

The first half of this year saw a limited recovery in the Cambridge office and lab investment market with £52 million of transactions which was an improvement on 2025.

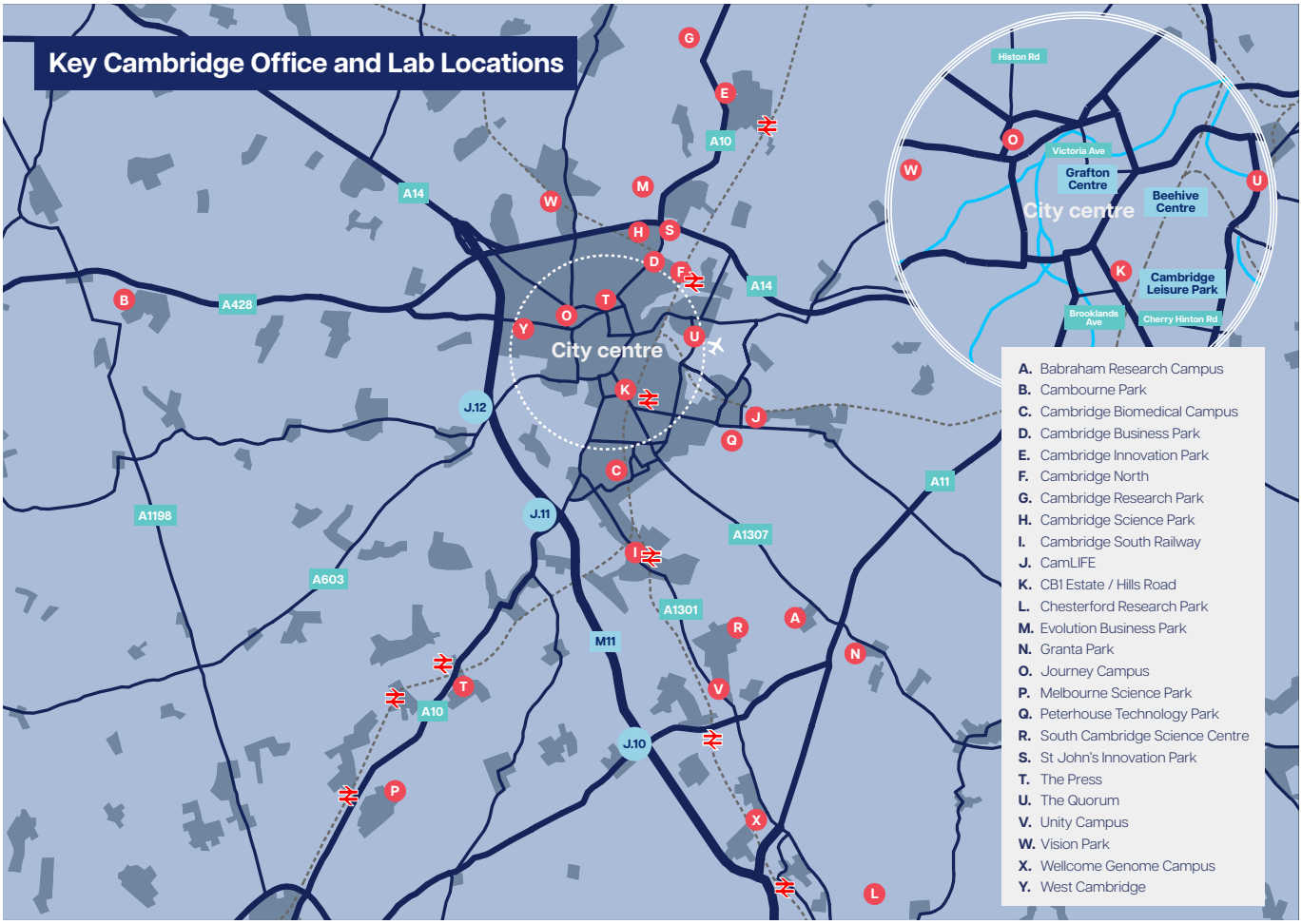
The biggest deal in the first six months was British Land's purchase of Cambourne Park and the Merrifield Centre as part of its takeover of Life Science REIT. The purchases represent a further addition to British Land's holdings in Cambridge, which already owns Peterhouse Technology Park. There were also a number of value-add deals, with investors buying secondary offices with a view to re-positioning them.

Following an increase in 2025, prime office and lab yields in Cambridge were stable in the first half of 2026. Prime office yields at 6.5% are now at their highest since the financial crisis and prime lab yields at 5.25% are their highest since the pandemic. There are indications that investor interest is returning to the office sector. We believe that pricing is attractive given the dynamism of Cambridge's science and tech cluster and the long-term potential for rental growth.

Cambridge prime office and laboratory yields



Source: Bidwells



Key Bidwells transactions



One Granta, Cambridge

Bidwells acted on behalf of Jagex as their occupier representation agent, the agency team helped Jagex acquire 12,200 sq. ft. of Grade A office space at One Granta, Granta Park.

The move reduced occupational costs, secured future flexibility and aligned Jagex's workplace with its long terms business strategy. Jagex will be joining Gilead and T Therapeutics in the building.



Q Arc, Bar Hill

Bidwells, alongside our joint agents, let 36,488 sq. ft. at Q-Arc, Bar Hill to biotechnology company 4basebio, representing one of the largest life sciences transactions in the Cambridge market.

The deal will see 4basebio establish a new laboratory and R&D facility to support its continued growth, further reinforcing demand for high-quality space from scaling biotech businesses in the region.



334 Cambridge Science Park, Cambridge

Acting on behalf of Trinity College, Bidwells completed the letting of the entire 1st floor 17,180 sq ft to the Royal Society of Chemistry.

Bidwells Project Management team led a comprehensive refurbishment of the building that completed in May 2026 and secured a 5.5 NABERS rating for the building.

The ground floor is available and provides shared break out spaces and variety of office/R&D cat A+ and fitted options suites from 1,800 to 14,688 sq ft.



10 Station Road, Cambridge

Acting on behalf of Brookgate & Aviva/PSP, Bidwells completed letting of 10,775 sq ft, to Nvidia expanding their commitment to Cambridge.

Nvidia joins other global tech giants on the CB1 estate including Amazon, Apple, Microsoft & Samsung.

10 Station Road provides brand new Cat A space available with NABERS and WELL accreditations with suites available from 3,500 sq ft.

Appendix 2 - Bidwells industrial data book

BIDWELLS

Cambridgeshire *Industrial*

Market Databook

March 2026

Overview

Occupier

The industrial market in Cambridge operated at two speeds in 2025. In the second hand market it was business as usual with good demand from trade counters and distributors. Take-up was similar to 2024 levels and availability remained low. By contrast, the market for new space was slow as science and tech occupiers who had driven demand through 2022-2024 went quiet. At the same time the completion of several mid-tech units led to a sharp increase in availability. However, on a positive note, the final quarter saw a revival in demand from knowledge intensive industries and over 142,000 sq ft of space was under offer at year end.

Both prime and secondary industrial rents in Cambridge increased in 2025. We expect prime standard industrial rents to rise from £21.00 psf to £25.00 psf by end-2030, equating to growth of 3.5% p.a. over five years.

Development

This year will see the completion of two mid-tech schemes in Cambridge. Royal London Asset Management is developing 90,500 sq ft of mid-tech space at Cambridge Research Park split across eleven units. In addition, Wrenbridge is building two 34,000 sq ft mid-tech units at Mercers Row. While Cambridge also needs more standard industrial units and large distribution warehouses to service its economy, none are currently under construction.

Investment

The industrial investment market in Cambridgeshire was relatively quiet in 2025. In total there were £89 million of transactions, half the 10 year average. Prime yields in Cambridge rose by 0.25% in the second half to 5.25%, reflecting investor caution ahead of the Budget in November. The increase could be short-lived given good occupier demand and the potential for rental growth.



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Source: Bidwells

The facts

246k sq ft

Take up of industrial space in Cambridge during 2025, with 142,000 sq ft under offer at the end of the year

1,688k sq ft

Requirements at end-2025 from a wide range of occupiers

5.6 %

Availability increased in 2025 due to new mid-tech space being delivered

£21.00 psf

Prime standard industrial rents rose by 7.7% in 2025, with rents on Mid Tech space increasing to £27.50 psf

News highlights

Cambridge industrials benefit from diverse demand

Demand for industrial space in Cambridge grew to 1.7 million sq ft at the end of 2025. Most of the increase was for mid-sized units between 10-50,000 sq ft category, whereas demand for smaller and large units was stable.

One of the strengths of the Cambridge industrial market is the diversity of demand. As might be expected, the biggest single set of requirements at the end of 2025 were from retailers, trade counters and wholesalers accounting for a third of the total. Knowledge intensive (K.I.) industries accounted for just under a third. The most important sub-group were advanced manufacturers, particularly aerospace companies, but there were also multiple requirements from life science businesses and firms involved in clean energy. The remaining third of requirements at the end of 2025 came from a mix of third party logistics and parcel operators, gyms and other leisure formats, self-storage and utilities.

Availability increased in 2025, but remains low

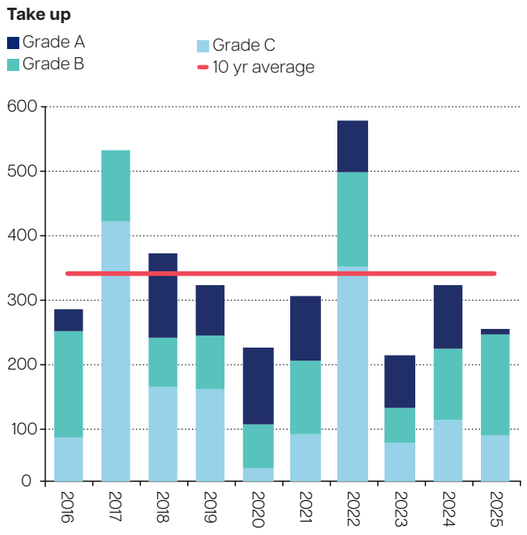
While the availability rate in the Cambridge industrial market increased to 5.6% last year, it remains well below the peak of 9.3% reached in 2013, following the financial crisis. Most of the increase was due to the completion of mid-tech schemes at Accelerator Park and Bourn Quarter which pushed up available Grade A space to 285,500 sq ft. By contrast, the amount of available Grade B and C space fell slightly to 223,800 sq ft.

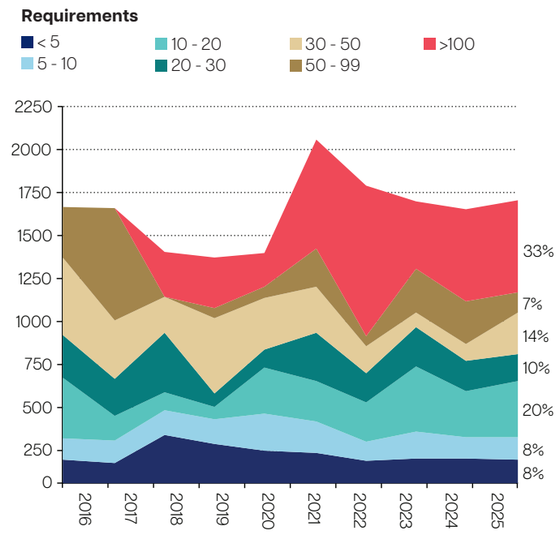
The shortage of industrial space in Cambridge is most acute at the bigger end of the market. We know of five requirements for space over 50,000 sq ft, but none were available at the end of 2025. Similarly, there were nine requirements for space between 30-50,000 sq ft, but only four units were available and one of those was under offer. The danger for Cambridge is that the lack of industrial space will force some existing businesses to relocate and potential new businesses to go elsewhere.

Industrial

Increasing demand for mid-sized units pushed up requirements to 1.7 million sq ft.

Industrial demand (Dec 2025)

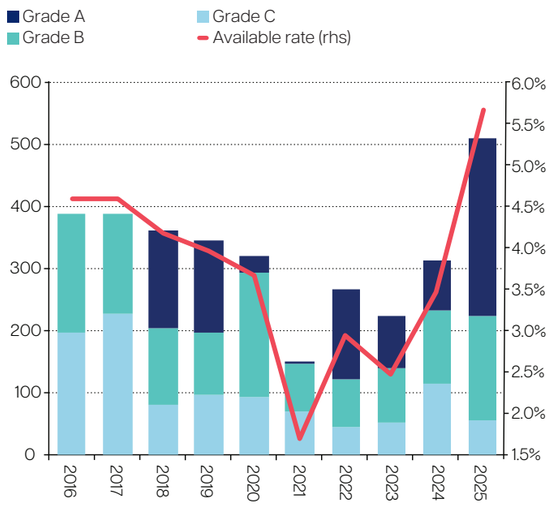




2025	
Take up	245.8 ▼

Requirements	
	1,688.0 ▲

Industrial supply (Dec 2025)



Availability	509.3 ▲
Availability rate	5.6 ▲

Industrial rents (Dec 2025)



Prime - Standard Ind	£21.00 ▲
Prime - Mid-tech	£27.50 ▲
Secondary good	£16.50 ▲
Secondary poor	£12.50 ▲
Annualised growth rate	3.5% p.a

Prime mid-tech rents are based upon a 10,000 sq ft industrial unit with >15% office content, an office façade at the front, increased power supply, additional car parking and good levels of landscaping and amenity provision.

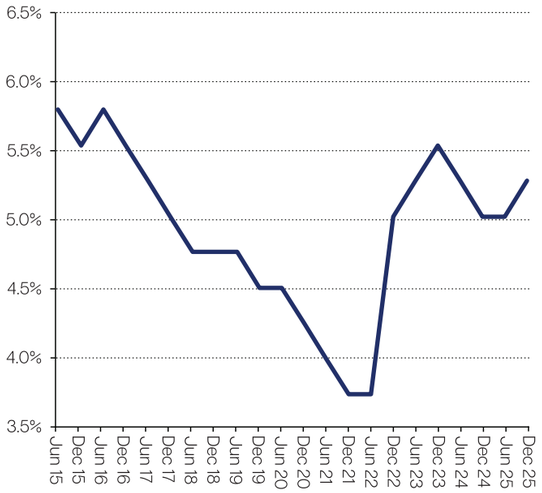
Capital markets

The industrial investment market in Cambridgeshire was relatively quiet in 2025, as uncertainty over the macro economic outlook impacted sentiment. In total there were £89 million of transactions, half the 10 year average.

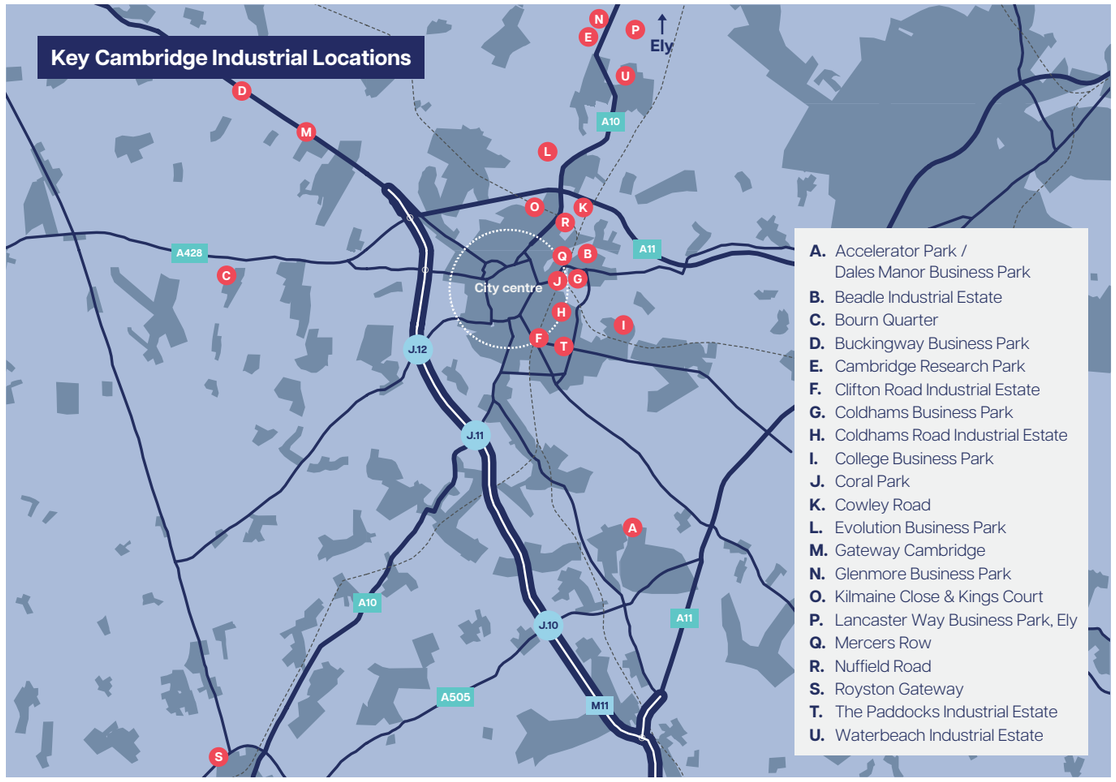
The biggest transaction in the second half of last year was the purchase of the Bond International distribution warehouse in Biggleswade by Cabot Properties for a price of £18.25 million (see Key Transactions). In addition, Northwood Investors bought the Ermine Centre, Hurricane Close, Huntingdon as part of a portfolio sold by Legal & General. The property consists of six units totalling 95,400 sq ft and is fully let to three tenants.

Prime industrial yields in Cambridge rose by 0.25% in the second half of 2025 to 5.25%, reflecting investor caution ahead of the Budget in November. The increase could be short-lived given good occupier demand and the potential for rental growth.

Cambridge prime industrial yields



Source: Bidwells



Key Bidwells transactions



Unit 7, Symmetry Park, Biggleswade

Acting on behalf of Tritax Big Box REIT, Bidwells sold Unit 7, Symmetry Park, Biggleswade in December 2025. The 180,250 sq ft warehouse was sold to national tyre distributer Bond International. The unit was sold prior to practical completion of the facility completing the second deal on the estate following the earlier completion of the 65,000 sq ft pre-let to Warburtons. Bidwells are retained to let the remaining 3 speculative units of 140,000, 150,000 and 285,000 sq ft.



Bond International Distribution Warehouse, Biggleswade

In conjunction with Welbeck Real Estate, Bidwells Logistics & Industrial Team advised Cabot on purchase of the Bond International distribution warehouse in Biggleswade. The unit totalled 112,000 sq ft and was purchased for £18.25m including a simultaneous leaseback to Bond for an 18-month period at £11.50psf. The transaction was concluded off-market and provided Cabot with a best-in-class facility in a prime logistics location with significant reversion potential.



Unit 12 Port One Logistics Park, Great Blakenham, Ipswich

Acting on behalf of developer Curzon DeVere, Bidwells agreed a letting on Unit 12 Port One Logistics Park, Great Blakenham, Ipswich in August 2025. The 105,000 sq ft warehouse was pre-let to regional 3PL, Bacton Logistics. The unit is under construction and due to PC in mid-2026. Bidwells is retained to let the remaining phases on the park, with units from 8,000 sq ft to over 700,000 sq ft.



Unit 2, Mendlesham Industrial Estate, Mendlesham, Suffolk

Acting on behalf of CCLA Investment Management, Bidwells agreed a letting on Unit 2, Mendlesham Industrial Estate, Mendlesham in Suffolk in October 2025. The 130,000 sq ft warehouse was let to a confidential occupier. The unit was comprehensively refurbished by the landlord and offered cost-effective space in the popular A14 corridor in the Eastern Region.

Appendix 3 - Appraisal outputs (original costs)

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	-156,241	-154,792	-153,351	-151,919	-150,495	-149,079	-147,673	-146,274	-144,884	-143,503	-142,130
2	Low density rural extension	6	£2,050,533	117,133	115,813	114,494	113,176	111,856	110,537	109,218	107,900	106,580	105,261	103,942
3	Low density flats	12	£1,640,426	-256,396	-262,146	-267,862	-273,544	-279,191	-284,803	-290,381	-295,925	-301,434	-306,908	-312,348
4	Low density rural extension	12	£4,101,066	234,265	224,544	214,865	205,230	195,638	186,090	176,583	167,121	157,701	148,324	138,990
5	Medium density flats	50	£3,178,326	-1,008,774	-1,033,381	-1,057,841	-1,082,154	-1,106,319	-1,130,337	-1,154,207	-1,177,932	-1,201,507	-1,224,936	-1,248,218
6	Low density rural extension	50	£18,967,431	968,214	927,407	886,783	846,343	806,085	766,010	726,117	686,408	646,881	607,536	568,376
7	Low density rural extension	50	£17,121,951	968,214	927,407	886,783	846,343	806,085	766,010	726,117	686,408	646,881	607,536	568,376
8	Extra care scheme	60	£4,921,279	-1,615,134	-1,633,954	-1,652,776	-1,671,597	-1,690,419	-1,709,240	-1,728,061	-1,746,882	-1,765,704	-1,784,525	-1,803,346
9	Retirement	60	£4,921,279	2,163,359	2,132,192	2,101,025	2,069,858	2,038,691	2,007,524	1,976,357	1,945,191	1,912,130	1,878,665	1,845,200
10	Integrtated Retirement Scheme	120	£10,252,666	5,016,716	4,951,371	4,884,180	4,815,552	4,746,923	4,678,294	4,609,665	4,541,037	4,472,408	4,403,779	4,334,778
11	Low density edge of settlement houses/flats	150	£25,631,664	3,170,663	3,028,863	2,887,599	2,746,999	2,607,067	2,467,799	2,329,198	2,191,262	2,053,991	1,917,387	1,781,449
12	Low density rural extension	250	£97,605,376	3,573,099	3,346,656	3,121,297	2,897,019	2,673,823	2,451,710	2,230,679	2,010,730	1,791,863	1,574,079	1,357,378
13	Low density rural extension	250	£73,204,032	1,186,411	1,058,041	929,427	800,549	672,215	544,427	417,182	290,482	164,327	38,715	-87,765
14	Low density edge of settlement houses/flats	500	£122,006,720	7,104,987	6,819,380	6,534,935	6,251,654	5,969,534	5,682,008	5,394,254	5,107,719	4,822,404	4,538,308	4,255,430
15	Low density edge of settlement houses/flats	500	£128,158,319	-24,944,776	-25,101,149	-25,256,576	-25,411,057	-25,564,594	-25,717,185	-25,868,831	-26,019,530	-26,169,286	-26,318,095	-26,465,959
16	High density houses	500	£73,204,032	-10,972,238	-11,128,337	-11,283,764	-11,438,246	-11,591,783	-11,744,373	-11,896,019	-12,046,720	-12,196,474	-12,345,284	-12,493,148
17	High density flats	500	£28,502,410	-10,951,990	-11,107,758	-11,263,185	-11,417,666	-11,571,203	-11,723,794	-11,875,440	-12,026,139	-12,175,895	-12,324,704	-12,472,568
18	High density flats	500	£21,325,544	17,195,008	16,914,983	16,636,151	16,350,213	16,056,750	15,764,587	15,473,723	15,184,158	14,895,892	14,594,956	14,284,464
19	High density flats	500	£17,121,951	-10,911,493	-11,066,598	-11,222,025	-11,376,506	-11,530,043	-11,682,634	-11,834,280	-11,984,980	-12,134,735	-12,283,545	-12,431,408
20	Low density flats and houses	700	£95,657,370	9,959,648	9,545,947	9,133,974	8,723,731	8,315,216	7,908,432	7,503,377	7,100,051	6,698,455	6,298,587	5,886,767
21	High density flats	700	£23,888,711	23,646,953	23,236,327	22,827,495	22,420,456	22,015,212	21,600,494	21,173,171	20,747,807	20,303,420	19,854,886	19,395,494
22	Low density edge of settlement houses	1,935	£991,945,392	20,037,749	18,815,205	17,598,378	16,387,271	15,181,491	13,977,777	12,779,827	11,587,641	10,401,219	9,220,559	8,045,664
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	20,037,749	18,815,205	17,598,378	16,387,271	15,181,491	13,977,777	12,779,827	11,587,641	10,401,219	9,220,559	8,045,664
24	New Settlement	2,560	£583,274,143	-6,908,953	-8,586,244	-10,255,691	-11,940,144	-13,617,869	-15,311,750	-17,004,871	-18,713,007	-20,433,714	-22,167,834	-23,914,272
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-168,613,585	-173,595,506	-178,551,317	-183,481,020	-188,384,615	-193,262,101	-198,113,479	-202,938,747	-207,737,908	-212,510,960	-217,257,903
26	Low density edge of settlement houses	3,870	£1,983,890,784	-20,969,256	-23,336,447	-25,761,421	-28,242,705	-30,799,913	-33,442,237	-36,191,177	-39,005,780	-41,883,109	-44,841,789	-47,900,633
27	New Settlement	5,120	£2,624,682,381	-22,330,405	-25,204,315	-28,193,163	-31,315,910	-34,609,564	-38,106,171	-41,852,525	-45,746,977	-49,807,167	-53,985,833	-58,142,785
28	New settlement - High density flats and houses	7,335	£501,355,345	-108,558,903	-114,261,116	-119,933,870	-125,577,166	-131,191,004	-136,775,384	-142,330,305	-147,855,770	-153,351,776	-158,818,324	-164,255,413
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

GREATER CAMBRIDGE CIL Sales value £4,000 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	-156,241	-154,792	-153,351	-151,919	-150,495	-149,079	-147,673	-146,274	-144,884	-143,503	-142,130
2	Low density rural extension	6	£708,608	117,133	115,813	114,494	113,176	111,856	110,537	109,218	107,900	106,580	105,261	103,942
3	Low density flats	12	£566,887	-256,396	-262,146	-267,862	-273,544	-279,191	-284,803	-290,381	-295,925	-301,434	-306,908	-312,348
4	Low density rural extension	12	£1,417,217	234,265	224,544	214,865	205,230	195,638	186,090	176,583	167,121	157,701	148,324	138,990
5	Medium density flats	50	£1,098,343	-1,008,774	-1,033,381	-1,057,841	-1,082,154	-1,106,319	-1,130,337	-1,154,207	-1,177,932	-1,201,507	-1,224,936	-1,248,218
6	Low density rural extension	50	£6,554,627	968,214	927,407	886,783	846,343	806,085	766,010	726,117	686,408	646,881	607,536	568,376
7	Low density rural extension	50	£5,916,880	968,214	927,407	886,783	846,343	806,085	766,010	726,117	686,408	646,881	607,536	568,376
8	Extra care scheme	60	£1,700,660	-1,615,134	-1,633,954	-1,652,776	-1,671,597	-1,690,419	-1,709,240	-1,728,061	-1,746,882	-1,765,704	-1,784,525	-1,803,346
9	Retirement	60	£1,700,660	2,163,359	2,132,192	2,101,025	2,069,858	2,038,691	2,007,524	1,976,357	1,945,191	1,912,130	1,878,665	1,845,200
10	Integrtated Retirement Scheme	120	£3,543,042	5,016,716	4,951,371	4,884,180	4,815,552	4,746,923	4,678,294	4,609,665	4,541,037	4,472,408	4,403,779	4,334,778
11	Low density edge of settlement houses/flats	150	£8,857,604	3,170,663	3,028,863	2,887,599	2,746,999	2,607,067	2,467,799	2,329,198	2,191,262	2,053,991	1,917,387	1,781,449
12	Low density rural extension	250	£33,729,758	3,573,099	3,346,656	3,121,297	2,897,019	2,673,823	2,451,710	2,230,679	2,010,730	1,791,863	1,574,079	1,357,378
13	Low density rural extension	250	£25,297,318	1,186,411	1,058,041	929,427	800,549	672,215	544,427	417,182	290,482	164,327	38,715	-87,765
14	Low density edge of settlement houses/flats	500	£42,162,197	7,104,987	6,819,380	6,534,935	6,251,654	5,969,534	5,682,008	5,394,254	5,107,719	4,822,404	4,538,308	4,255,430
15	Low density edge of settlement houses/flats	500	£44,288,022	-24,944,776	-25,101,149	-25,256,576	-25,411,057	-25,564,594	-25,717,185	-25,868,831	-26,019,530	-26,169,286	-26,318,095	-26,465,959
16	High density houses	500	£25,297,318	-10,972,238	-11,128,337	-11,283,764	-11,438,246	-11,591,783	-11,744,373	-11,896,019	-12,046,720	-12,196,474	-12,345,284	-12,493,148
17	High density flats	500	£9,849,656	-10,951,990	-11,107,758	-11,263,185	-11,417,666	-11,571,203	-11,723,794	-11,875,440	-12,026,139	-12,175,895	-12,324,704	-12,472,568
18	High density flats	500	£7,369,527	17,195,008	16,914,983	16,636,151	16,350,213	16,056,750	15,764,587	15,473,723	15,184,158	14,895,892	14,594,956	14,284,464
19	High density flats	500	£5,916,880	-10,911,493	-11,066,598	-11,222,025	-11,376,506	-11,530,043	-11,682,634	-11,834,280	-11,984,980	-12,134,735	-12,283,545	-12,431,408
20	Low density flats and houses	700	£33,056,580	9,959,648	9,545,947	9,133,974	8,723,731	8,315,216	7,908,432	7,503,377	7,100,051	6,698,455	6,298,587	5,886,767
21	High density flats	700	£8,255,287	23,646,953	23,236,327	22,827,495	22,420,456	22,015,212	21,600,494	21,173,171	20,747,807	20,303,420	19,854,886	19,395,494
22	Low density edge of settlement houses	1,935	£342,789,292	20,037,749	18,815,205	17,598,378	16,387,271	15,181,491	13,977,777	12,779,827	11,587,641	10,401,219	9,220,559	8,045,664
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	20,037,749	18,815,205	17,598,378	16,387,271	15,181,491	13,977,777	12,779,827	11,587,641	10,401,219	9,220,559	8,045,664
24	New Settlement	2,560	£201,563,647	-6,908,953	-8,586,244	-10,255,691	-11,940,144	-13,617,869	-15,311,750	-17,004,871	-18,713,007	-20,433,714	-22,167,834	-23,914,272
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-168,613,585	-173,595,506	-178,551,317	-183,481,020	-188,384,615	-193,262,101	-198,113,479	-202,938,747	-207,737,908	-212,510,960	-217,257,903
26	Low density edge of settlement houses	3,870	£685,578,584	-20,969,256	-23,336,447	-25,761,421	-28,242,705	-30,799,913	-33,442,237	-36,191,177	-39,005,780	-41,883,109	-44,841,789	-47,900,633
27	New Settlement	5,120	£907,018,695	-22,330,405	-25,204,315	-28,193,163	-31,315,910	-34,609,564	-38,106,171	-41,852,525	-45,746,977	-49,807,167	-53,985,833	-58,142,785
28	New settlement - High density flats and houses	7,335	£173,254,743	-108,558,903	-114,261,116	-119,933,870	-125,577,166	-131,191,004	-136,775,384	-142,330,305	-147,855,770	-153,351,776	-158,818,324	-164,255,413
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	106	104	102	100	97	94	91	86	81	74
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	169	170	171	172	173	174	175	176	178	180
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	204	209	214	220	226	233	241	250	261	273
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£8,255,287	228	234	240	247	255	264	274	285	298	313
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	-156,241	-154,792	-153,351	-151,919	-150,495	-149,079	-147,673	-146,274	-144,884	-143,503	-142,130
2	Low density rural extension	6	£74,000	117,133	115,813	114,494	113,176	111,856	110,537	109,218	107,900	106,580	105,261	103,942
3	Low density flats	12	£59,200	-256,396	-262,146	-267,862	-273,544	-279,191	-284,803	-290,381	-295,925	-301,434	-306,908	-312,348
4	Low density rural extension	12	£148,000	234,265	224,544	214,865	205,230	195,638	186,090	176,583	167,121	157,701	148,324	138,990
5	Medium density flats	50	£114,700	-1,008,774	-1,033,381	-1,057,841	-1,082,154	-1,106,319	-1,130,337	-1,154,207	-1,177,932	-1,201,507	-1,224,936	-1,248,218
6	Low density rural extension	50	£684,500	968,214	927,407	886,783	846,343	806,085	766,010	726,117	686,408	646,881	607,536	568,376
7	Low density rural extension	50	£617,900	968,214	927,407	886,783	846,343	806,085	766,010	726,117	686,408	646,881	607,536	568,376
8	Extra care scheme	60	£177,600	-1,615,134	-1,633,954	-1,652,776	-1,671,597	-1,690,419	-1,709,240	-1,728,061	-1,746,882	-1,765,704	-1,784,525	-1,803,346
9	Retirement	60	£177,600	2,163,359	2,132,192	2,101,025	2,069,858	2,038,691	2,007,524	1,976,357	1,945,191	1,912,130	1,878,665	1,845,200
10	Integrtated Retirement Scheme	120	£370,000	5,016,716	4,951,371	4,884,180	4,815,552	4,746,923	4,678,294	4,609,665	4,541,037	4,472,408	4,403,779	4,334,778
11	Low density edge of settlement houses/flats	150	£925,000	3,170,663	3,028,863	2,887,599	2,746,999	2,607,067	2,467,799	2,329,198	2,191,262	2,053,991	1,917,387	1,781,449
12	Low density rural extension	250	£3,522,400	3,573,099	3,346,656	3,121,297	2,897,019	2,673,823	2,451,710	2,230,679	2,010,730	1,791,863	1,574,079	1,357,378
13	Low density rural extension	250	£2,641,800	1,186,411	1,058,041	929,427	800,549	672,215	544,427	417,182	290,482	164,327	38,715	-87,765
14	Low density edge of settlement houses/flats	500	£4,403,000	7,104,987	6,819,380	6,534,935	6,251,654	5,969,534	5,682,008	5,394,254	5,107,719	4,822,404	4,538,308	4,255,430
15	Low density edge of settlement houses/flats	500	£4,625,000	-24,944,776	-25,101,149	-25,256,576	-25,411,057	-25,564,594	-25,717,185	-25,868,831	-26,019,530	-26,169,286	-26,318,095	-26,465,959
16	High density houses	500	£2,641,800	-10,972,238	-11,128,337	-11,283,764	-11,438,246	-11,591,783	-11,744,373	-11,896,019	-12,046,720	-12,196,474	-12,345,284	-12,493,148
17	High density flats	500	£1,028,600	-10,951,990	-11,107,758	-11,263,185	-11,417,666	-11,571,203	-11,723,794	-11,875,440	-12,026,139	-12,175,895	-12,324,704	-12,472,568
18	High density flats	500	£769,600	17,195,008	16,914,983	16,636,151	16,350,213	16,056,750	15,764,587	15,473,723	15,184,158	14,895,892	14,594,956	14,284,464
19	High density flats	500	£617,900	-10,911,493	-11,066,598	-11,222,025	-11,376,506	-11,530,043	-11,682,634	-11,834,280	-11,984,980	-12,134,735	-12,283,545	-12,431,408
20	Low density flats and houses	700	£3,452,100	9,959,648	9,545,947	9,133,974	8,723,731	8,315,216	7,908,432	7,503,377	7,100,051	6,698,455	6,298,587	5,886,767
21	High density flats	700	£862,100	23,646,953	23,236,327	22,827,495	22,420,456	22,015,212	21,600,494	21,173,171	20,747,807	20,303,420	19,854,886	19,395,494
22	Low density edge of settlement houses	1,935	£35,797,500	20,037,749	18,815,205	17,598,378	16,387,271	15,181,491	13,977,777	12,779,827	11,587,641	10,401,219	9,220,559	8,045,664
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	20,037,749	18,815,205	17,598,378	16,387,271	15,181,491	13,977,777	12,779,827	11,587,641	10,401,219	9,220,559	8,045,664
24	New Settlement	2,560	£21,049,300	-6,908,953	-8,586,244	-10,255,691	-11,940,144	-13,617,869	-15,311,750	-17,004,871	-18,713,007	-20,433,714	-22,167,834	-23,914,272
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-168,613,585	-173,595,506	-178,551,317	-183,481,020	-188,384,615	-193,262,101	-198,113,479	-202,938,747	-207,737,908	-212,510,960	-217,257,903
26	Low density edge of settlement houses	3,870	£71,595,000	-20,969,256	-23,336,447	-25,761,421	-28,242,705	-30,799,913	-33,442,237	-36,191,177	-39,005,780	-41,883,109	-44,841,789	-47,900,633
27	New Settlement	5,120	£94,720,000	-22,330,405	-25,204,315	-28,193,163	-31,315,910	-34,609,564	-38,106,171	-41,852,525	-45,746,977	-49,807,167	-53,985,833	-58,142,785
28	New settlement - High density flats and houses	7,335	£18,093,000	-108,558,903	-114,261,116	-119,933,870	-125,577,166	-131,191,004	-136,775,384	-142,330,305	-147,855,770	-153,351,776	-158,818,324	-164,255,413
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£74,000	75	76	78	80	82	84	87	90	94	98
3	Low density flats	1,155	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	75	70	64	58	52	44	35	25	14	1
5	Medium density flats	4,812	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	59	53	47	40	32	23	12	1	-	-
7	Low density rural extension	4,812	0	£617,900	73	68	62	56	49	41	32	22	10	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	456	473	491	512	535	561	591	625	665	711
10	Integrtated Retirement Scheme	8,700	0	£370,000	534	554	577	601	629	660	696	738	786	843
11	Low density edge of settlement houses/flats	14,436	0	£925,000	156	153	151	148	146	142	139	135	130	125
12	Low density rural extension	24,061	0	£3,522,400	2	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	56	53	49	45	41	35	29	23	15	5
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	341	353	366	381	397	415	437	461	489	522
19	High density flats	48,121	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	97	95	94	92	90	88	86	83	80	77
21	High density flats	67,370	0	£862,100	338	350	362	376	392	410	431	454	481	513
22	Low density edge of settlement houses	186,229	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	44	39	34	28	22	15	6	-	-	-
24	New Settlement	246,380	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	58,168	58,952	59,727	60,495	61,254	62,004	62,746	63,479	64,206	64,922	65,630
2	Low density rural extension	6	£2,050,533	366,420	364,346	362,272	360,198	358,123	356,048	353,974	351,899	349,824	347,750	345,675
3	Low density flats	12	£1,640,426	171,520	148,082	124,777	101,608	78,571	55,670	32,903	10,270	-12,428	-35,159	-57,752
4	Low density rural extension	12	£4,101,066	732,842	702,202	671,723	641,406	611,250	581,255	551,421	521,748	492,235	462,884	433,694
5	Medium density flats	50	£3,178,326	717,312	621,318	525,873	430,977	336,632	242,836	149,591	56,895	-35,828	-128,923	-221,458
6	Low density rural extension	50	£18,967,431	2,975,779	2,849,610	2,724,106	2,599,268	2,475,096	2,351,589	2,228,748	2,106,572	1,985,061	1,864,216	1,744,037
7	Low density rural extension	50	£17,121,951	2,975,779	2,849,610	2,724,106	2,599,268	2,475,096	2,351,589	2,228,748	2,106,572	1,985,061	1,864,216	1,744,037
8	Extra care scheme	60	£4,921,279	-271,022	-342,357	-413,693	-485,030	-556,366	-627,702	-699,037	-770,373	-841,710	-913,046	-984,382
9	Retirement	60	£4,921,279	3,844,555	3,745,740	3,646,925	3,548,110	3,449,296	3,350,480	3,251,666	3,152,851	3,054,036	2,955,221	2,856,407
10	Integrtated Retirement Scheme	120	£10,252,666	8,336,300	8,137,481	7,938,661	7,739,842	7,541,023	7,342,204	7,143,384	6,942,007	6,738,805	6,535,605	6,332,404
11	Low density edge of settlement houses/flats	150	£25,631,664	9,072,630	8,682,163	8,293,766	7,907,435	7,523,172	7,140,977	6,760,851	6,382,792	6,006,802	5,632,879	5,261,024
12	Low density rural extension	250	£97,605,376	13,021,184	12,394,608	11,771,377	11,151,490	10,534,948	9,921,750	9,311,896	8,705,387	8,102,222	7,502,401	6,905,924
13	Low density rural extension	250	£73,204,032	10,201,981	9,692,229	9,185,168	8,680,797	8,179,117	7,680,129	7,183,831	6,690,224	6,199,308	5,711,083	5,225,548
14	Low density edge of settlement houses/flats	500	£122,006,720	25,030,123	23,978,175	22,931,733	21,890,795	20,855,365	19,825,439	18,801,018	17,782,103	16,768,694	15,760,790	14,751,775
15	Low density edge of settlement houses/flats	500	£128,158,319	-8,746,681	-9,563,457	-10,375,563	-11,183,000	-11,999,575	-12,817,036	-13,629,713	-14,437,611	-15,240,727	-16,039,062	-16,832,616
16	High density houses	500	£73,204,032	4,813,959	4,020,327	3,231,234	2,446,680	1,666,664	891,187	120,248	-656,719	-1,431,040	-2,200,749	-2,965,845
17	High density flats	500	£28,502,410	4,833,561	4,039,929	3,250,837	2,466,282	1,686,267	910,790	139,851	-636,796	-1,411,118	-2,180,827	-2,945,922
18	High density flats	500	£21,325,544	34,654,154	33,622,011	32,581,869	31,547,258	30,518,177	29,494,627	28,461,382	27,427,946	26,400,174	25,372,744	24,332,967
19	High density flats	500	£17,121,951	4,872,765	4,079,134	3,290,040	2,505,486	1,725,470	949,993	179,055	-596,951	-1,371,272	-2,140,981	-2,906,077
20	Low density flats and houses	700	£95,657,370	34,442,608	32,993,152	31,551,281	30,105,900	28,664,790	27,231,362	25,805,619	24,387,558	22,969,243	21,549,155	20,136,869
21	High density flats	700	£23,888,711	47,364,603	45,916,693	44,476,455	43,026,684	41,580,440	40,142,002	38,711,373	37,278,087	35,838,946	34,407,768	32,982,295
22	Low density edge of settlement houses	1,935	£991,945,392	70,539,853	67,171,272	63,820,650	60,487,985	57,173,281	53,876,534	50,597,747	47,336,918	44,094,048	40,869,137	37,662,184
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	70,539,853	67,171,272	63,820,650	60,487,985	57,173,281	53,876,534	50,597,747	47,336,918	44,094,048	40,869,137	37,662,184
24	New Settlement	2,560	£583,274,143	54,334,098	50,371,407	46,406,895	42,463,543	38,541,350	34,614,813	30,709,146	26,807,419	22,915,419	19,023,587	15,140,367
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-9,791,864	-18,693,259	-27,778,730	-37,108,025	-46,742,996	-56,773,073	-67,323,630	-78,368,415	-89,700,658	-101,468,953	-113,325,437
26	Low density edge of settlement houses	3,870	£1,983,890,784	48,353,029	43,914,257	39,463,656	35,005,481	30,535,793	26,047,749	21,534,434	16,988,854	12,390,522	7,738,557	3,002,180
27	New Settlement	5,120	£2,624,682,381	49,078,113	44,511,053	39,922,501	35,304,017	30,642,841	25,939,424	21,166,882	16,317,722	11,367,809	6,287,843	1,038,410
28	New settlement - High density flats and houses	7,335	£501,355,345	18,761,030	11,877,881	4,848,417	-2,401,418	-9,975,407	-17,851,090	-26,121,083	-34,924,345	-44,445,302	-54,982,413	-66,485,056
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	58,168	58,952	59,727	60,495	61,254	62,004	62,746	63,479	64,206	64,922	65,630
2	Low density rural extension	6	£708,608	366,420	364,346	362,272	360,198	358,123	356,048	353,974	351,899	349,824	347,750	345,675
3	Low density flats	12	£566,887	171,520	148,082	124,777	101,608	78,571	55,670	32,903	10,270	-12,428	-35,159	-57,752
4	Low density rural extension	12	£1,417,217	732,842	702,202	671,723	641,406	611,250	581,255	551,421	521,748	492,235	462,884	433,694
5	Medium density flats	50	£1,098,343	717,312	621,318	525,873	430,977	336,632	242,836	149,591	56,895	-35,828	-128,923	-221,458
6	Low density rural extension	50	£6,554,627	2,975,779	2,849,610	2,724,106	2,599,268	2,475,096	2,351,589	2,228,748	2,106,572	1,985,061	1,864,216	1,744,037
7	Low density rural extension	50	£5,916,880	2,975,779	2,849,610	2,724,106	2,599,268	2,475,096	2,351,589	2,228,748	2,106,572	1,985,061	1,864,216	1,744,037
8	Extra care scheme	60	£1,700,660	-271,022	-342,357	-413,693	-485,030	-556,366	-627,702	-699,037	-770,373	-841,710	-913,046	-984,382
9	Retirement	60	£1,700,660	3,844,555	3,745,740	3,646,925	3,548,110	3,449,296	3,350,480	3,251,666	3,152,851	3,054,036	2,955,221	2,856,407
10	Integrtated Retirement Scheme	120	£3,543,042	8,336,300	8,137,481	7,938,661	7,739,842	7,541,023	7,342,204	7,143,384	6,942,007	6,738,805	6,535,605	6,332,404
11	Low density edge of settlement houses/flats	150	£8,857,604	9,072,630	8,682,163	8,293,766	7,907,435	7,523,172	7,140,977	6,760,851	6,382,792	6,006,802	5,632,879	5,261,024
12	Low density rural extension	250	£33,729,758	13,021,184	12,394,608	11,771,377	11,151,490	10,534,948	9,921,750	9,311,896	8,705,387	8,102,222	7,502,401	6,905,924
13	Low density rural extension	250	£25,297,318	10,201,981	9,692,229	9,185,168	8,680,797	8,179,117	7,680,129	7,183,831	6,690,224	6,199,308	5,711,083	5,225,548
14	Low density edge of settlement houses/flats	500	£42,162,197	25,030,123	23,978,175	22,931,733	21,890,795	20,855,365	19,825,439	18,801,018	17,782,103	16,768,694	15,760,790	14,751,775
15	Low density edge of settlement houses/flats	500	£44,288,022	-8,746,681	-9,563,457	-10,375,563	-11,183,000	-11,999,575	-12,817,036	-13,629,713	-14,437,611	-15,240,727	-16,039,062	-16,832,616
16	High density houses	500	£25,297,318	4,813,959	4,020,327	3,231,234	2,446,680	1,666,664	891,187	120,248	-656,719	-1,431,040	-2,200,749	-2,965,845
17	High density flats	500	£9,849,656	4,833,561	4,039,929	3,250,837	2,466,282	1,686,267	910,790	139,851	-636,796	-1,411,118	-2,180,827	-2,945,922
18	High density flats	500	£7,369,527	34,654,154	33,622,011	32,581,869	31,547,258	30,518,177	29,494,627	28,461,382	27,427,946	26,400,174	25,372,744	24,332,967
19	High density flats	500	£5,916,880	4,872,765	4,079,134	3,290,040	2,505,486	1,725,470	949,993	179,055	-596,951	-1,371,272	-2,140,981	-2,906,077
20	Low density flats and houses	700	£33,056,580	34,442,608	32,993,152	31,551,281	30,105,900	28,664,790	27,231,362	25,805,619	24,387,558	22,969,243	21,549,155	20,136,869
21	High density flats	700	£8,255,287	47,364,603	45,916,693	44,476,455	43,026,684	41,580,440	40,142,002	38,711,373	37,278,087	35,838,946	34,407,768	32,982,295
22	Low density edge of settlement houses	1,935	£342,789,292	70,539,853	67,171,272	63,820,650	60,487,985	57,173,281	53,876,534	50,597,747	47,336,918	44,094,048	40,869,137	37,662,184
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	70,539,853	67,171,272	63,820,650	60,487,985	57,173,281	53,876,534	50,597,747	47,336,918	44,094,048	40,869,137	37,662,184
24	New Settlement	2,560	£201,563,647	54,334,098	50,371,407	46,406,895	42,463,543	38,541,350	34,614,813	30,709,146	26,807,419	22,915,419	19,023,587	15,140,367
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-9,791,864	-18,693,259	-27,778,730	-37,108,025	-46,742,996	-56,773,073	-67,323,630	-78,368,415	-89,700,658	-101,468,953	-113,325,437
26	Low density edge of settlement houses	3,870	£685,578,584	48,353,029	43,914,257	39,463,656	35,005,481	30,535,793	26,047,749	21,534,434	16,988,854	12,390,522	7,738,557	3,002,180
27	New Settlement	5,120	£907,018,695	49,078,113	44,511,053	39,922,501	35,304,017	30,642,841	25,939,424	21,166,882	16,317,722	11,367,809	6,287,843	1,038,410
28	New settlement - High density flats and houses	7,335	£173,254,743	18,761,030	11,877,881	4,848,417	-2,401,418	-9,975,407	-17,851,090	-26,121,083	-34,924,345	-44,445,302	-54,982,413	-66,485,056
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	58,168	58,952	59,727	60,495	61,254	62,004	62,746	63,479	64,206	64,922	65,630
2	Low density rural extension	6	£74,000	366,420	364,346	362,272	360,198	358,123	356,048	353,974	351,899	349,824	347,750	345,675
3	Low density flats	12	£59,200	171,520	148,082	124,777	101,608	78,571	55,670	32,903	10,270	-12,428	-35,159	-57,752
4	Low density rural extension	12	£148,000	732,842	702,202	671,723	641,406	611,250	581,255	551,421	521,748	492,235	462,884	433,694
5	Medium density flats	50	£114,700	717,312	621,318	525,873	430,977	336,632	242,836	149,591	56,895	-35,828	-128,923	-221,458
6	Low density rural extension	50	£684,500	2,975,779	2,849,610	2,724,106	2,599,268	2,475,096	2,351,589	2,228,748	2,106,572	1,985,061	1,864,216	1,744,037
7	Low density rural extension	50	£617,900	2,975,779	2,849,610	2,724,106	2,599,268	2,475,096	2,351,589	2,228,748	2,106,572	1,985,061	1,864,216	1,744,037
8	Extra care scheme	60	£177,600	-271,022	-342,357	-413,693	-485,030	-556,366	-627,702	-699,037	-770,373	-841,710	-913,046	-984,382
9	Retirement	60	£177,600	3,844,555	3,745,740	3,646,925	3,548,110	3,449,296	3,350,480	3,251,666	3,152,851	3,054,036	2,955,221	2,856,407
10	Integrtated Retirement Scheme	120	£370,000	8,336,300	8,137,481	7,938,661	7,739,842	7,541,023	7,342,204	7,143,384	6,942,007	6,738,805	6,535,605	6,332,404
11	Low density edge of settlement houses/flats	150	£925,000	9,072,630	8,682,163	8,293,766	7,907,435	7,523,172	7,140,977	6,760,851	6,382,792	6,006,802	5,632,879	5,261,024
12	Low density rural extension	250	£3,522,400	13,021,184	12,394,608	11,771,377	11,151,490	10,534,948	9,921,750	9,311,896	8,705,387	8,102,222	7,502,401	6,905,924
13	Low density rural extension	250	£2,641,800	10,201,981	9,692,229	9,185,168	8,680,797	8,179,117	7,680,129	7,183,831	6,690,224	6,199,308	5,711,083	5,225,548
14	Low density edge of settlement houses/flats	500	£4,403,000	25,030,123	23,978,175	22,931,733	21,890,795	20,855,365	19,825,439	18,801,018	17,782,103	16,768,694	15,760,790	14,751,775
15	Low density edge of settlement houses/flats	500	£4,625,000	-8,746,681	-9,563,457	-10,375,563	-11,183,000	-11,999,575	-12,817,036	-13,629,713	-14,437,611	-15,240,727	-16,039,062	-16,832,616
16	High density houses	500	£2,641,800	4,813,959	4,020,327	3,231,234	2,446,680	1,666,664	891,187	120,248	-656,719	-1,431,040	-2,200,749	-2,965,845
17	High density flats	500	£1,028,600	4,833,561	4,039,929	3,250,837	2,466,282	1,686,267	910,790	139,851	-636,796	-1,411,118	-2,180,827	-2,945,922
18	High density flats	500	£769,600	34,654,154	33,622,011	32,581,869	31,547,258	30,518,177	29,494,627	28,461,382	27,427,946	26,400,174	25,372,744	24,332,967
19	High density flats	500	£617,900	4,872,765	4,079,134	3,290,040	2,505,486	1,725,470	949,993	179,055	-596,951	-1,371,272	-2,140,981	-2,906,077
20	Low density flats and houses	700	£3,452,100	34,442,608	32,993,152	31,551,281	30,105,900	28,664,790	27,231,362	25,805,619	24,387,558	22,969,243	21,549,155	20,136,869
21	High density flats	700	£862,100	47,364,603	45,916,693	44,476,455	43,026,684	41,580,440	40,142,002	38,711,373	37,278,087	35,838,946	34,407,768	32,982,295
22	Low density edge of settlement houses	1,935	£35,797,500	70,539,853	67,171,272	63,820,650	60,487,985	57,173,281	53,876,534	50,597,747	47,336,918	44,094,048	40,869,137	37,662,184
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	70,539,853	67,171,272	63,820,650	60,487,985	57,173,281	53,876,534	50,597,747	47,336,918	44,094,048	40,869,137	37,662,184
24	New Settlement	2,560	£21,049,300	54,334,098	50,371,407	46,406,895	42,463,543	38,541,350	34,614,813	30,709,146	26,807,419	22,915,419	19,023,587	15,140,367
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-9,791,864	-18,693,259	-27,778,730	-37,108,025	-46,742,996	-56,773,073	-67,323,630	-78,368,415	-89,700,658	-101,468,953	-113,325,437
26	Low density edge of settlement houses	3,870	£71,595,000	48,353,029	43,914,257	39,463,656	35,005,481	30,535,793	26,047,749	21,534,434	16,988,854	12,390,522	7,738,557	3,002,180
27	New Settlement	5,120	£94,720,000	49,078,113	44,511,053	39,922,501	35,304,017	30,642,841	25,939,424	21,166,882	16,317,722	11,367,809	6,287,843	1,038,410
28	New settlement - High density flats and houses	7,335	£18,093,000	18,761,030	11,877,881	4,848,417	-2,401,418	-9,975,407	-17,851,090	-26,121,083	-34,924,345	-44,445,302	-54,982,413	-66,485,056
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £4,625 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	277	269	260	250	239	226	212	195	176	153
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	348	344	340	334	328	322	314	306	296	284
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	493	495	497	500	502	506	509	514	519	524
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	551	556	561	568	574	582	591	601	612	625
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	15	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	567	574	582	591	601	613	626	641	659	680
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	21	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£8,255,287	581	588	597	607	618	631	646	663	682	706
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£29,600	49	54	58	63	69	75	82	90	100	111
2	Low density rural extension	577	0	£74,000	506	529	555	583	615	651	693	740	796	862
3	Low density flats	1,155	0	£59,200	97	81	63	43	21	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	506	505	504	503	501	500	499	498	497	496
5	Medium density flats	4,812	0	£114,700	125	111	95	77	58	36	10	-	-	-
6	Low density rural extension	4,812	0	£684,500	476	474	471	468	465	462	458	455	450	446
7	Low density rural extension	4,812	0	£617,900	490	488	486	484	482	480	478	476	474	471
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	843	863	886	912	940	973	1,010	1,052	1,102	1,161
10	Integrtated Retirement Scheme	8,700	0	£370,000	916	940	967	997	1,030	1,069	1,112	1,162	1,220	1,289
11	Low density edge of settlement houses/flats	14,436	0	£925,000	564	566	567	569	571	574	577	582	587	593
12	Low density rural extension	24,061	0	£3,522,400	395	388	381	373	364	355	344	331	317	301
13	Low density rural extension	24,061	0	£2,641,800	314	308	302	295	288	279	270	259	246	232
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	429	428	428	428	427	427	427	428	428	429
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	45	30	14	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	79	66	51	35	17	-	-	-	-	-
18	High density flats	48,121	0	£769,600	704	719	735	752	773	796	822	852	888	930
19	High density flats	48,121	0	£617,900	88	76	62	46	29	9	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	460	462	463	465	468	471	474	478	483	488
21	High density flats	67,370	0	£862,100	690	704	719	736	756	777	803	832	865	905
22	Low density edge of settlement houses	186,229	0	£35,797,500	187	177	167	156	143	129	114	95	74	50
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	315	312	310	307	304	300	297	292	288	283
24	New Settlement	246,380	0	£21,049,300	135	125	114	102	89	73	56	36	13	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	1	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################ AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	270,063	270,204	270,339	270,464	270,580	270,688	270,788	270,879	270,963	271,038	271,104
2	Low density rural extension	6	£2,050,533	615,709	612,879	610,049	607,219	604,389	601,559	598,729	595,899	593,069	590,239	587,409
3	Low density flats	12	£1,640,426	595,310	554,091	513,107	472,357	431,841	391,561	351,515	311,703	272,126	232,784	193,676
4	Low density rural extension	12	£4,101,066	1,231,418	1,179,861	1,128,582	1,077,582	1,026,862	976,420	926,258	876,375	826,770	777,445	728,398
5	Medium density flats	50	£3,178,326	2,427,166	2,259,388	2,092,564	1,926,695	1,761,780	1,597,821	1,434,816	1,272,765	1,111,670	951,529	792,344
6	Low density rural extension	50	£18,967,431	4,960,936	4,751,341	4,542,880	4,335,557	4,129,369	3,924,317	3,720,401	3,517,622	3,315,980	3,115,472	2,916,101
7	Low density rural extension	50	£17,121,951	4,960,936	4,751,341	4,542,880	4,335,557	4,129,369	3,924,317	3,720,401	3,517,622	3,315,980	3,115,472	2,916,101
8	Extra care scheme	60	£4,921,279	1,055,823	933,965	812,107	690,249	568,391	446,533	324,675	202,818	80,960	- 41,566	- 165,417
9	Retirement	60	£4,921,279	5,509,256	5,345,092	5,180,927	5,016,763	4,852,599	4,688,434	4,524,270	4,360,106	4,195,941	4,031,777	3,867,613
10	Integrtated Retirement Scheme	120	£10,252,666	11,651,163	11,322,153	10,991,828	10,659,103	10,326,379	9,993,654	9,660,929	9,328,205	8,995,480	8,662,756	8,330,031
11	Low density edge of settlement houses/flats	150	£25,631,664	14,974,467	14,335,465	13,698,629	13,062,820	12,430,504	11,801,685	11,176,361	10,554,532	9,936,198	9,321,361	8,710,018
12	Low density rural extension	250	£97,605,376	22,396,975	21,371,946	20,352,513	19,338,678	18,330,439	17,327,798	16,330,755	15,339,308	14,353,459	13,373,206	12,398,552
13	Low density rural extension	250	£73,204,032	19,105,576	18,220,576	17,338,222	16,460,693	15,587,989	14,720,111	13,857,056	12,998,827	12,145,422	11,296,843	10,453,088
14	Low density edge of settlement houses/flats	500	£122,006,720	42,682,032	40,878,125	39,083,976	37,299,587	35,524,955	33,760,083	32,000,449	30,240,019	28,489,448	26,748,736	25,017,882
15	Low density edge of settlement houses/flats	500	£128,158,319	6,964,727	5,524,508	4,092,474	2,668,624	1,252,959	- 157,049	- 1,579,229	- 2,993,092	- 4,414,829	- 5,832,075	- 7,240,886
16	High density houses	500	£73,204,032	20,113,114	18,682,770	17,260,557	15,846,474	14,440,524	13,042,702	11,653,013	10,271,455	8,898,026	7,532,729	6,175,562
17	High density flats	500	£28,502,410	20,132,400	18,702,057	17,279,844	15,865,761	14,459,810	13,061,989	11,672,300	10,290,741	8,917,313	7,552,016	6,194,849
18	High density flats	500	£21,325,544	51,821,002	50,037,693	48,264,088	46,500,184	44,736,225	42,972,416	41,218,432	39,474,272	37,739,935	35,999,808	34,262,475
19	High density flats	500	£17,121,951	20,170,974	18,740,630	17,318,417	15,904,335	14,498,384	13,100,563	11,710,874	10,329,314	8,955,886	7,590,589	6,233,423
20	Low density flats and houses	700	£95,657,370	58,360,865	55,867,971	53,388,592	50,922,728	48,470,379	46,031,544	43,606,225	41,194,421	38,786,879	36,384,863	33,996,478
21	High density flats	700	£23,888,711	70,535,746	68,074,367	65,626,403	63,191,853	60,770,718	58,360,263	55,943,718	53,540,730	51,151,296	48,775,419	46,399,210
22	Low density edge of settlement houses	1,935	£991,945,392	##########	##########	##########	102,803,372	97,473,885	92,173,970	86,903,628	81,662,856	76,451,655	71,270,026	66,117,969
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	##########	##########	##########	102,803,372	97,473,885	92,173,970	86,903,628	81,662,856	76,451,655	71,270,026	66,117,969
24	New Settlement	2,560	£583,274,143	##########	##########	98,083,125	91,912,169	85,764,497	79,650,853	73,569,579	67,496,431	61,457,453	55,437,944	49,435,754
25	Low density edge of settlement houses/flats	6,973	£991,945,392	##########	94,541,386	82,456,165	70,328,700	58,137,749	45,838,094	33,428,407	20,829,440	7,997,432	- 5,261,254	- 19,108,708
26	Low density edge of settlement houses	3,870	£1,983,890,784	##########	##########	95,122,170	88,461,966	81,808,742	75,172,499	68,542,212	61,906,216	55,266,518	48,614,148	41,935,114
27	New Settlement	5,120	£2,624,682,381	##########	##########	95,413,949	88,734,895	82,057,162	75,374,472	68,679,743	61,959,409	55,203,336	48,401,690	41,531,135
28	New settlement - High density flats and houses	7,335	£501,355,345	##########	96,731,368	87,356,191	77,932,705	68,445,710	58,878,206	49,198,432	39,362,820	29,326,283	19,013,259	8,325,317
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	270,063	270,204	270,339	270,464	270,580	270,688	270,788	270,879	270,963	271,038	271,104
2	Low density rural extension	6	£708,608	615,709	612,879	610,049	607,219	604,389	601,559	598,729	595,899	593,069	590,239	587,409
3	Low density flats	12	£566,887	595,310	554,091	513,107	472,357	431,841	391,561	351,515	311,703	272,126	232,784	193,676
4	Low density rural extension	12	£1,417,217	1,231,418	1,179,861	1,128,582	1,077,582	1,026,862	976,420	926,258	876,375	826,770	777,445	728,398
5	Medium density flats	50	£1,098,343	2,427,166	2,259,388	2,092,564	1,926,695	1,761,780	1,597,821	1,434,816	1,272,765	1,111,670	951,529	792,344
6	Low density rural extension	50	£6,554,627	4,960,936	4,751,341	4,542,880	4,335,557	4,129,369	3,924,317	3,720,401	3,517,622	3,315,980	3,115,472	2,916,101
7	Low density rural extension	50	£5,916,880	4,960,936	4,751,341	4,542,880	4,335,557	4,129,369	3,924,317	3,720,401	3,517,622	3,315,980	3,115,472	2,916,101
8	Extra care scheme	60	£1,700,660	1,055,823	933,965	812,107	690,249	568,391	446,533	324,675	202,818	80,960	- 41,566	- 165,417
9	Retirement	60	£1,700,660	5,509,256	5,345,092	5,180,927	5,016,763	4,852,599	4,688,434	4,524,270	4,360,106	4,195,941	4,031,777	3,867,613
10	Integrtated Retirement Scheme	120	£3,543,042	11,651,163	11,322,153	10,991,828	10,659,103	10,326,379	9,993,654	9,660,929	9,328,205	8,995,480	8,662,756	8,330,031
11	Low density edge of settlement houses/flats	150	£8,857,604	14,974,467	14,335,465	13,698,629	13,062,820	12,430,504	11,801,685	11,176,361	10,554,532	9,936,198	9,321,361	8,710,018
12	Low density rural extension	250	£33,729,758	22,396,975	21,371,946	20,352,513	19,338,678	18,330,439	17,327,798	16,330,755	15,339,308	14,353,459	13,373,206	12,398,552
13	Low density rural extension	250	£25,297,318	19,105,576	18,220,576	17,338,222	16,460,693	15,587,989	14,720,111	13,857,056	12,998,827	12,145,422	11,296,843	10,453,088
14	Low density edge of settlement houses/flats	500	£42,162,197	42,682,032	40,878,125	39,083,976	37,299,587	35,524,955	33,760,083	32,000,449	30,240,019	28,489,448	26,748,736	25,017,882
15	Low density edge of settlement houses/flats	500	£44,288,022	6,964,727	5,524,508	4,092,474	2,668,624	1,252,959	- 157,049	- 1,579,229	- 2,993,092	- 4,414,829	- 5,832,075	- 7,240,886
16	High density houses	500	£25,297,318	20,113,114	18,682,770	17,260,557	15,846,474	14,440,524	13,042,702	11,653,013	10,271,455	8,898,026	7,532,729	6,175,562
17	High density flats	500	£9,849,656	20,132,400	18,702,057	17,279,844	15,865,761	14,459,810	13,061,989	11,672,300	10,290,741	8,917,313	7,552,016	6,194,849
18	High density flats	500	£7,369,527	51,821,002	50,037,693	48,264,088	46,500,184	44,736,225	42,972,416	41,218,432	39,474,272	37,739,935	35,999,808	34,262,475
19	High density flats	500	£5,916,880	20,170,974	18,740,630	17,318,417	15,904,335	14,498,384	13,100,563	11,710,874	10,329,314	8,955,886	7,590,589	6,233,423
20	Low density flats and houses	700	£33,056,580	58,360,865	55,867,971	53,388,592	50,922,728	48,470,379	46,031,544	43,606,225	41,194,421	38,786,879	36,384,863	33,996,478
21	High density flats	700	£8,255,287	70,535,746	68,074,367	65,626,403	63,191,853	60,770,718	58,360,263	55,943,718	53,540,730	51,151,296	48,775,419	46,399,210
22	Low density edge of settlement houses	1,935	£342,789,292	##########	##########	##########	102,803,372	97,473,885	92,173,970	86,903,628	81,662,856	76,451,655	71,270,026	66,117,969
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	##########	##########	##########	102,803,372	97,473,885	92,173,970	86,903,628	81,662,856	76,451,655	71,270,026	66,117,969
24	New Settlement	2,560	£201,563,647	##########	##########	98,083,125	91,912,169	85,764,497	79,650,853	73,569,579	67,496,431	61,457,453	55,437,944	49,435,754
25	Low density edge of settlement houses/flats	6,973	£342,789,292	##########	94,541,386	82,456,165	70,328,700	58,137,749	45,838,094	33,428,407	20,829,440	7,997,432	- 5,261,254	- 19,108,708
26	Low density edge of settlement houses	3,870	£685,578,584	##########	##########	95,122,170	88,461,966	81,808,742	75,172,499	68,542,212	61,906,216	55,266,518	48,614,148	41,935,114
27	New Settlement	5,120	£907,018,695	##########	##########	95,413,949	88,734,895	82,057,162	75,374,472	68,679,743	61,959,409	55,203,336	48,401,690	41,531,135
28	New settlement - High density flats and houses	7,335	£173,254,743	##########	96,731,368	87,356,191	77,932,705	68,445,710	58,878,206	49,198,432	39,362,820	29,326,283	19,013,259	8,325,317
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	270,063	270,204	270,339	270,464	270,580	270,688	270,788	270,879	270,963	271,038	271,104
2	Low density rural extension	6	£74,000	615,709	612,879	610,049	607,219	604,389	601,559	598,729	595,899	593,069	590,239	587,409
3	Low density flats	12	£59,200	595,310	554,091	513,107	472,357	431,841	391,561	351,515	311,703	272,126	232,784	193,676
4	Low density rural extension	12	£148,000	1,231,418	1,179,861	1,128,582	1,077,582	1,026,862	976,420	926,258	876,375	826,770	777,445	728,398
5	Medium density flats	50	£114,700	2,427,166	2,259,388	2,092,564	1,926,695	1,761,780	1,597,821	1,434,816	1,272,765	1,111,670	951,529	792,344
6	Low density rural extension	50	£684,500	4,960,936	4,751,341	4,542,880	4,335,557	4,129,369	3,924,317	3,720,401	3,517,622	3,315,980	3,115,472	2,916,101
7	Low density rural extension	50	£617,900	4,960,936	4,751,341	4,542,880	4,335,557	4,129,369	3,924,317	3,720,401	3,517,622	3,315,980	3,115,472	2,916,101
8	Extra care scheme	60	£177,600	1,055,823	933,965	812,107	690,249	568,391	446,533	324,675	202,818	80,960	- 41,566	- 165,417
9	Retirement	60	£177,600	5,509,256	5,345,092	5,180,927	5,016,763	4,852,599	4,688,434	4,524,270	4,360,106	4,195,941	4,031,777	3,867,613
10	Integrtated Retirement Scheme	120	£370,000	11,651,163	11,322,153	10,991,828	10,659,103	10,326,379	9,993,654	9,660,929	9,328,205	8,995,480	8,662,756	8,330,031
11	Low density edge of settlement houses/flats	150	£925,000	14,974,467	14,335,465	13,698,629	13,062,820	12,430,504	11,801,685	11,176,361	10,554,532	9,936,198	9,321,361	8,710,018
12	Low density rural extension	250	£3,522,400	22,396,975	21,371,946	20,352,513	19,338,678	18,330,439	17,327,798	16,330,755	15,339,308	14,353,459	13,373,206	12,398,552
13	Low density rural extension	250	£2,641,800	19,105,576	18,220,576	17,338,222	16,460,693	15,587,989	14,720,111	13,857,056	12,998,827	12,145,422	11,296,843	10,453,088
14	Low density edge of settlement houses/flats	500	£4,403,000	42,682,032	40,878,125	39,083,976	37,299,587	35,524,955	33,760,083	32,000,449	30,240,019	28,489,448	26,748,736	25,017,882
15	Low density edge of settlement houses/flats	500	£4,625,000	6,964,727	5,524,508	4,092,474	2,668,624	1,252,959	- 157,049	- 1,579,229	- 2,993,092	- 4,414,829	- 5,832,075	- 7,240,886
16	High density houses	500	£2,641,800	20,113,114	18,682,770	17,260,557	15,846,474	14,440,524	13,042,702	11,653,013	10,271,455	8,898,026	7,532,729	6,175,562
17	High density flats	500	£1,028,600	20,132,400	18,702,057	17,279,844	15,865,761	14,459,810	13,061,989	11,672,300	10,290,741	8,917,313	7,552,016	6,194,849
18	High density flats	500	£769,600	51,821,002	50,037,693	48,264,088	46,500,184	44,736,225	42,972,416	41,218,432	39,474,272	37,739,935	35,999,808	34,262,475
19	High density flats	500	£617,900	20,170,974	18,740,630	17,318,417	15,904,335	14,498,384	13,100,563	11,710,874	10,329,314	8,955,886	7,590,589	6,233,423
20	Low density flats and houses	700	£3,452,100	58,360,865	55,867,971	53,388,592	50,922,728	48,470,379	46,031,544	43,606,225	41,194,421	38,786,879	36,384,863	33,996,478
21	High density flats	700	£862,100	70,535,746	68,074,367	65,626,403	63,191,853	60,770,718	58,360,263	55,943,718	53,540,730	51,151,296	48,775,419	46,399,210
22	Low density edge of settlement houses	1,935	£35,797,500	##########	##########	##########	102,803,372	97,473,885	92,173,970	86,903,628	81,662,856	76,451,655	71,270,026	66,117,969
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	##########	##########	##########	102,803,372	97,473,885	92,173,970	86,903,628	81,662,856	76,451,655	71,270,026	66,117,969
24	New Settlement	2,560	£21,049,300	##########	##########	98,083,125	91,912,169	85,764,497	79,650,853	73,569,579	67,496,431	61,457,453	55,437,944	49,435,754
25	Low density edge of settlement houses/flats	6,973	£35,797,500	##########	94,541,386	82,456,165	70,328,700	58,137,749	45,838,094	33,428,407	20,829,440	7,997,432	- 5,261,254	- 19,108,708
26	Low density edge of settlement houses	3,870	£71,595,000	##########	##########	95,122,170	88,461,966	81,808,742	75,172,499	68,542,212	61,906,216	55,266,518	48,614,148	41,935,114
27	New Settlement	5,120	£94,720,000	##########	##########	95,413,949	88,734,895	82,057,162	75,374,472	68,679,743	61,959,409	55,203,336	48,401,690	41,531,135
28	New settlement - High density flats and houses	7,335	£18,093,000	##########	96,731,368	87,356,191	77,932,705	68,445,710	58,878,206	49,198,432	39,362,820	29,326,283	19,013,259	8,325,317
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL ################ AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	135	103	66	26	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	161	129	94	55	11	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	634	628	622	615	608	600	591	580	569
19	High density flats	48,121	0	£17,121,951	63	35	5	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	692	690	688	686	684	682	680	677	674
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	############	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	############	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-

BLV2									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	25	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	276	254	230	203	172	138	100	56	5
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	876	882	889	897	906	916	927	941	956
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	932	941	951	962	975	989	1,005	1,023	1,045
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	424	399	373	343	309	272	229	181	125
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	11	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	214	194	172	147	120	89	54	14	-
18	High density flats	48,121	0	£7,369,527	924	933	944	957	971	986	1,005	1,026	1,052
19	High density flats	48,121	0	£5,916,880	296	281	263	244	223	199	172	141	105
20	Low density flats and houses	67,370	0	£33,056,580	376	356	335	312	286	257	224	186	142
21	High density flats	67,370	0	£8,255,287	924	935	946	959	974	992	1,011	1,034	1,061
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	25	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-

BLV3									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1	Low density flats	577	0	£29,600	416	439	463	491	522	557	597	643	697
2	Low density rural extension	577	0	£74,000	938	982	1,031	1,086	1,148	1,218	1,298	1,390	1,498
3	Low density flats	1,155	0	£59,200	464	451	437	421	403	384	362	336	307
4	Low density rural extension	1,155	0	£148,000	938	940	943	947	951	956	963	970	980
5	Medium density flats	4,812	0	£114,700	481	469	457	443	428	411	392	370	345
6	Low density rural extension	4,812	0	£684,500	889	890	891	893	895	898	901	906	911
7	Low density rural extension	4,812	0	£617,900	903	904	906	909	912	916	921	927	934
8	Extra care scheme	4,350	0	£177,600	202	183	162	139	112	82	48	9	-
9	Retirement	4,350	0	£177,600	1,226	1,250	1,278	1,309	1,343	1,383	1,427	1,479	1,540
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,297	1,325	1,357	1,391	1,431	1,475	1,526	1,584	1,652
11	Low density edge of settlement houses/flats	14,436	0	£925,000	973	978	983	989	996	1,005	1,014	1,026	1,040
12	Low density rural extension	24,061	0	£3,522,400	784	781	777	773	769	765	760	756	750
13	Low density rural extension	24,061	0	£2,641,800	684	682	679	676	673	669	666	662	658
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	795	798	801	804	808	813	819	826	834
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	49	20	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	363	351	338	323	306	288	268	244	217
17	High density flats	48,121	0	£1,028,600	397	387	375	363	349	333	316	296	273
18	High density flats	48,121	0	£769,600	1,061	1,078	1,097	1,118	1,142	1,169	1,201	1,237	1,280
19	High density flats	48,121	0	£617,900	406	396	386	374	361	346	329	310	289
20	Low density flats and houses	67,370	0	£3,452,100	815	819	824	829	835	843	851	862	874
21	High density flats	67,370	0	£862,100	1,034	1,050	1,068	1,088	1,112	1,138	1,168	1,203	1,244
22	Low density edge of settlement houses	186,229	0	£35,797,500	447	439	432	423	414	404	392	379	364
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	575	574	574	574	574	575	575	576	577
24	New Settlement	246,380	0	£21,049,300	363	356	347	338	328	317	305	290	273
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	106	92	77	61	42	20	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	99	85	70	53	34	13	-	-	-
27	New Settlement	492,760	0	£94,720,000	29	16	2	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	125	117	109	100	89	77	63	46	27
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	481,959	481,458	480,949	480,432	479,906	479,372	478,830	478,280	477,721	477,153	476,577
2	Low density rural extension	6	£2,050,533	864,998	861,412	857,827	854,240	850,655	847,070	843,484	839,899	836,313	832,728	829,143
3	Low density flats	12	£1,640,426	1,019,100	958,911	899,062	839,557	780,393	721,572	663,093	604,956	547,160	489,707	432,596
4	Low density rural extension	12	£4,101,066	1,729,994	1,656,118	1,582,648	1,509,583	1,436,923	1,364,669	1,292,820	1,221,378	1,150,340	1,079,708	1,009,481
5	Medium density flats	50	£3,178,326	4,117,872	3,874,400	3,632,310	3,391,605	3,152,284	2,914,346	2,677,794	2,442,625	2,208,840	1,976,439	1,745,423
6	Low density rural extension	50	£18,967,431	6,946,094	6,647,530	6,350,607	6,055,324	5,761,682	5,469,681	5,179,319	4,890,597	4,603,517	4,318,077	4,034,278
7	Low density rural extension	50	£17,121,951	6,946,094	6,647,530	6,350,607	6,055,324	5,761,682	5,469,681	5,179,319	4,890,597	4,603,517	4,318,077	4,034,278
8	Extra care scheme	60	£4,921,279	2,376,715	2,200,066	2,023,418	1,846,573	1,669,328	1,492,084	1,314,840	1,137,595	960,351	783,106	605,862
9	Retirement	60	£4,921,279	7,173,957	6,939,844	6,705,732	6,471,619	6,237,505	6,003,392	5,769,279	5,535,167	5,301,054	5,065,972	4,828,620
10	Integrtated Retirement Scheme	120	£10,252,666	14,950,143	14,478,864	14,007,584	13,536,306	13,065,027	12,593,747	12,122,468	11,651,189	11,179,910	10,708,631	10,237,352
11	Low density edge of settlement houses/flats	150	£25,631,664	20,824,117	19,918,821	19,018,507	18,123,177	17,232,831	16,347,468	15,467,089	14,591,693	13,721,281	12,855,852	11,995,408
12	Low density rural extension	250	£97,605,376	31,709,192	30,265,709	28,830,196	27,402,653	25,983,080	24,571,475	23,167,841	21,772,176	20,384,481	19,004,756	17,633,000
13	Low density rural extension	250	£73,204,032	27,904,934	26,624,326	25,350,773	24,084,274	22,824,831	21,572,442	20,327,107	19,083,207	17,843,561	16,611,026	15,385,601
14	Low density edge of settlement houses/flats	500	£122,006,720	60,069,626	57,474,910	54,894,446	52,328,235	49,776,276	47,226,259	44,688,940	42,165,965	39,657,336	37,163,052	34,683,112
15	Low density edge of settlement houses/flats	500	£128,158,319	22,248,984	20,138,060	18,039,125	15,952,177	13,877,218	11,814,245	9,763,262	7,724,265	5,697,256	3,682,236	1,661,407
16	High density houses	500	£73,204,032	35,180,820	33,077,756	30,986,636	28,907,464	26,840,237	24,784,957	22,741,622	20,710,234	18,690,792	16,683,296	14,687,747
17	High density flats	500	£28,502,410	35,199,796	33,096,732	31,005,613	28,926,440	26,859,213	24,803,933	22,760,598	20,729,210	18,709,769	16,702,272	14,706,723
18	High density flats	500	£21,325,544	68,787,087	66,226,040	63,679,113	61,146,307	58,627,622	56,107,113	53,597,545	51,102,219	48,621,134	46,154,292	43,691,577
19	High density flats	500	£17,121,951	35,237,749	33,134,684	31,043,566	28,964,393	26,897,166	24,841,886	22,798,551	20,767,163	18,747,722	16,740,225	14,744,675
20	Low density flats and houses	700	£95,657,370	81,804,131	78,247,195	74,709,818	71,192,001	67,693,744	64,215,047	60,755,910	57,300,401	53,864,525	50,448,317	47,051,774
21	High density flats	700	£23,888,711	93,441,707	89,933,645	86,444,943	82,975,601	79,525,619	76,094,997	72,673,544	69,259,615	65,865,187	62,490,259	59,134,831
22	Low density edge of settlement houses	1,935	£991,945,392	166,625,959	159,060,130	151,536,077	144,053,800	136,613,301	129,214,578	121,857,633	114,542,464	107,269,071	100,037,455	92,847,616
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	166,625,959	159,060,130	151,536,077	144,053,800	136,613,301	129,214,578	121,857,633	114,542,464	107,269,071	100,037,455	92,847,616
24	New Settlement	2,560	£583,274,143	164,955,918	156,343,403	147,778,376	139,260,837	130,769,219	122,322,260	113,922,916	105,571,185	97,237,516	88,951,608	80,704,377
25	Low density edge of settlement houses/flats	6,973	£991,945,392	211,970,513	195,794,708	179,643,322	163,525,808	147,421,098	131,307,900	115,164,694	98,969,733	82,701,041	66,300,872	49,713,065
26	Low density edge of settlement houses	3,870	£1,983,890,784	166,003,199	156,865,539	147,759,707	138,701,721	129,660,019	120,663,492	111,682,534	102,729,221	93,798,170	84,877,323	75,956,364
27	New Settlement	5,120	£2,624,682,381	165,345,656	156,303,023	147,299,696	138,318,818	129,358,297	120,420,176	111,495,811	102,576,470	93,653,329	84,717,465	75,759,864
28	New settlement - High density flats and houses	7,335	£501,355,345	185,573,643	173,151,627	160,734,033	148,328,081	135,922,666	123,505,478	111,048,240	98,541,755	85,952,542	73,244,521	60,364,003
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	481,959	481,458	480,949	480,432	479,906	479,372	478,830	478,280	477,721	477,153	476,577
2	Low density rural extension	6	£708,608	864,998	861,412	857,827	854,240	850,655	847,070	843,484	839,899	836,313	832,728	829,143
3	Low density flats	12	£566,887	1,019,100	958,911	899,062	839,557	780,393	721,572	663,093	604,956	547,160	489,707	432,596
4	Low density rural extension	12	£1,417,217	1,729,994	1,656,118	1,582,648	1,509,583	1,436,923	1,364,669	1,292,820	1,221,378	1,150,340	1,079,708	1,009,481
5	Medium density flats	50	£1,098,343	4,117,872	3,874,400	3,632,310	3,391,605	3,152,284	2,914,346	2,677,794	2,442,625	2,208,840	1,976,439	1,745,423
6	Low density rural extension	50	£6,554,627	6,946,094	6,647,530	6,350,607	6,055,324	5,761,682	5,469,681	5,179,319	4,890,597	4,603,517	4,318,077	4,034,278
7	Low density rural extension	50	£5,916,880	6,946,094	6,647,530	6,350,607	6,055,324	5,761,682	5,469,681	5,179,319	4,890,597	4,603,517	4,318,077	4,034,278
8	Extra care scheme	60	£1,700,660	2,376,715	2,200,066	2,023,418	1,846,573	1,669,328	1,492,084	1,314,840	1,137,595	960,351	783,106	605,862
9	Retirement	60	£1,700,660	7,173,957	6,939,844	6,705,732	6,471,619	6,237,505	6,003,392	5,769,279	5,535,167	5,301,054	5,065,972	4,828,620
10	Integrtated Retirement Scheme	120	£3,543,042	14,950,143	14,478,864	14,007,584	13,536,306	13,065,027	12,593,747	12,122,468	11,651,189	11,179,910	10,708,631	10,237,352
11	Low density edge of settlement houses/flats	150	£8,857,604	20,824,117	19,918,821	19,018,507	18,123,177	17,232,831	16,347,468	15,467,089	14,591,693	13,721,281	12,855,852	11,995,408
12	Low density rural extension	250	£33,729,758	31,709,192	30,265,709	28,830,196	27,402,653	25,983,080	24,571,475	23,167,841	21,772,176	20,384,481	19,004,756	17,633,000
13	Low density rural extension	250	£25,297,318	27,904,934	26,624,326	25,350,773	24,084,274	22,824,831	21,572,442	20,327,107	19,083,207	17,843,561	16,611,026	15,385,601
14	Low density edge of settlement houses/flats	500	£42,162,197	60,069,626	57,474,910	54,894,446	52,328,235	49,776,276	47,226,259	44,688,940	42,165,965	39,657,336	37,163,052	34,683,112
15	Low density edge of settlement houses/flats	500	£44,288,022	22,248,984	20,138,060	18,039,125	15,952,177	13,877,218	11,814,245	9,763,262	7,724,265	5,697,256	3,682,236	1,661,407
16	High density houses	500	£25,297,318	35,180,820	33,077,756	30,986,636	28,907,464	26,840,237	24,784,957	22,741,622	20,710,234	18,690,792	16,683,296	14,687,747
17	High density flats	500	£9,849,656	35,199,796	33,096,732	31,005,613	28,926,440	26,859,213	24,803,933	22,760,598	20,729,210	18,709,769	16,702,272	14,706,723
18	High density flats	500	£7,369,527	68,787,087	66,226,040	63,679,113	61,146,307	58,627,622	56,107,113	53,597,545	51,102,219	48,621,134	46,154,292	43,691,577
19	High density flats	500	£5,916,880	35,237,749	33,134,684	31,043,566	28,964,393	26,897,166	24,841,886	22,798,551	20,767,163	18,747,722	16,740,225	14,744,675
20	Low density flats and houses	700	£33,056,580	81,804,131	78,247,195	74,709,818	71,192,001	67,693,744	64,215,047	60,755,910	57,300,401	53,864,525	50,448,317	47,051,774
21	High density flats	700	£8,255,287	93,441,707	89,933,645	86,444,943	82,975,601	79,525,619	76,094,997	72,673,544	69,259,615	65,865,187	62,490,259	59,134,831
22	Low density edge of settlement houses	1,935	£342,789,292	166,625,959	159,060,130	151,536,077	144,053,800	136,613,301	129,214,578	121,857,633	114,542,464	107,269,071	100,037,455	92,847,616
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	166,625,959	159,060,130	151,536,077	144,053,800	136,613,301	129,214,578	121,857,633	114,542,464	107,269,071	100,037,455	92,847,616
24	New Settlement	2,560	£201,563,647	164,955,918	156,343,403	147,778,376	139,260,837	130,769,219	122,322,260	113,922,916	105,571,185	97,237,516	88,951,608	80,704,377
25	Low density edge of settlement houses/flats	6,973	£342,789,292	211,970,513	195,794,708	179,643,322	163,525,808	147,421,098	131,307,900	115,164,694	98,969,733	82,701,041	66,300,872	49,713,065
26	Low density edge of settlement houses	3,870	£685,578,584	166,003,199	156,865,539	147,759,707	138,701,721	129,660,019	120,663,492	111,682,534	102,729,221	93,798,170	84,877,323	75,956,364
27	New Settlement	5,120	£907,018,695	165,345,656	156,303,023	147,299,696	138,318,818	129,358,297	120,420,176	111,495,811	102,576,470	93,653,329	84,717,465	75,759,864
28	New settlement - High density flats and houses	7,335	£173,254,743	185,573,643	173,151,627	160,734,033	148,328,081	135,922,666	123,505,478	111,048,240	98,541,755	85,952,542	73,244,521	60,364,003
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	481,959	481,458	480,949	480,432	479,906	479,372	478,830	478,280	477,721	477,153	476,577
2	Low density rural extension	6	£74,000	864,998	861,412	857,827	854,240	850,655	847,070	843,484	839,899	836,313	832,728	829,143
3	Low density flats	12	£59,200	1,019,100	958,911	899,062	839,557	780,393	721,572	663,093	604,956	547,160	489,707	432,596
4	Low density rural extension	12	£148,000	1,729,994	1,656,118	1,582,648	1,509,583	1,436,923	1,364,669	1,292,820	1,221,378	1,150,340	1,079,708	1,009,481
5	Medium density flats	50	£114,700	4,117,872	3,874,400	3,632,310	3,391,605	3,152,284	2,914,346	2,677,794	2,442,625	2,208,840	1,976,439	1,745,423
6	Low density rural extension	50	£684,500	6,946,094	6,647,530	6,350,607	6,055,324	5,761,682	5,469,681	5,179,319	4,890,597	4,603,517	4,318,077	4,034,278
7	Low density rural extension	50	£617,900	6,946,094	6,647,530	6,350,607	6,055,324	5,761,682	5,469,681	5,179,319	4,890,597	4,603,517	4,318,077	4,034,278
8	Extra care scheme	60	£177,600	2,376,715	2,200,066	2,023,418	1,846,573	1,669,328	1,492,084	1,314,840	1,137,595	960,351	783,106	605,862
9	Retirement	60	£177,600	7,173,957	6,939,844	6,705,732	6,471,619	6,237,505	6,003,392	5,769,279	5,535,167	5,301,054	5,065,972	4,828,620
10	Integrtated Retirement Scheme	120	£370,000	14,950,143	14,478,864	14,007,584	13,536,306	13,065,027	12,593,747	12,122,468	11,651,189	11,179,910	10,708,631	10,237,352
11	Low density edge of settlement houses/flats	150	£925,000	20,824,117	19,918,821	19,018,507	18,123,177	17,232,831	16,347,468	15,467,089	14,591,693	13,721,281	12,855,852	11,995,408
12	Low density rural extension	250	£3,522,400	31,709,192	30,265,709	28,830,196	27,402,653	25,983,080	24,571,475	23,167,841	21,772,176	20,384,481	19,004,756	17,633,000
13	Low density rural extension	250	£2,641,800	27,904,934	26,624,326	25,350,773	24,084,274	22,824,831	21,572,442	20,327,107	19,083,207	17,843,561	16,611,026	15,385,601
14	Low density edge of settlement houses/flats	500	£4,403,000	60,069,626	57,474,910	54,894,446	52,328,235	49,776,276	47,226,259	44,688,940	42,165,965	39,657,336	37,163,052	34,683,112
15	Low density edge of settlement houses/flats	500	£4,625,000	22,248,984	20,138,060	18,039,125	15,952,177	13,877,218	11,814,245	9,763,262	7,724,265	5,697,256	3,682,236	1,661,407
16	High density houses	500	£2,641,800	35,180,820	33,077,756	30,986,636	28,907,464	26,840,237	24,784,957	22,741,622	20,710,234	18,690,792	16,683,296	14,687,747
17	High density flats	500	£1,028,600	35,199,796	33,096,732	31,005,613	28,926,440	26,859,213	24,803,933	22,760,598	20,729,210	18,709,769	16,702,272	14,706,723
18	High density flats	500	£769,600	68,787,087	66,226,040	63,679,113	61,146,307	58,627,622	56,107,113	53,597,545	51,102,219	48,621,134	46,154,292	43,691,577
19	High density flats	500	£617,900	35,237,749	33,134,684	31,043,566	28,964,393	26,897,166	24,841,886	22,798,551	20,767,163	18,747,722	16,740,225	14,744,675
20	Low density flats and houses	700	£3,452,100	81,804,131	78,247,195	74,709,818	71,192,001	67,693,744	64,215,047	60,755,910	57,300,401	53,864,525	50,448,317	47,051,774
21	High density flats	700	£862,100	93,441,707	89,933,645	86,444,943	82,975,601	79,525,619	76,094,997	72,673,544	69,259,615	65,865,187	62,490,259	59,134,831
22	Low density edge of settlement houses	1,935	£35,797,500	166,625,959	159,060,130	151,536,077	144,053,800	136,613,301	129,214,578	121,857,633	114,542,464	107,269,071	100,037,455	92,847,616
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	166,625,959	159,060,130	151,536,077	144,053,800	136,613,301	129,214,578	121,857,633	114,542,464	107,269,071	100,037,455	92,847,616
24	New Settlement	2,560	£21,049,300	164,955,918	156,343,403	147,778,376	139,260,837	130,769,219	122,322,260	113,922,916	105,571,185	97,237,516	88,951,608	80,704,377
25	Low density edge of settlement houses/flats	6,973	£35,797,500	211,970,513	195,794,708	179,643,322	163,525,808	147,421,098	131,307,900	115,164,694	98,969,733	82,701,041	66,300,872	49,713,065
26	Low density edge of settlement houses	3,870	£71,595,000	166,003,199	156,865,539	147,759,707	138,701,721	129,660,019	120,663,492	111,682,534	102,729,221	93,798,170	84,877,323	75,956,364
27	New Settlement	5,120	£94,720,000	165,345,656	156,303,023	147,299,696	138,318,818	129,358,297	120,420,176	111,495,811	102,576,470	93,653,329	84,717,465	75,759,864
28	New settlement - High density flats and houses	7,335	£18,093,000	185,573,643	173,151,627	160,734,033	148,328,081	135,922,666	123,505,478	111,048,240	98,541,755	85,952,542	73,244,521	60,364,003
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £5,875 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	195	152	105	52	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	518	488	456	419	378	332	278	217	146	60
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	540	511	480	444	404	359	307	247	178	95
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	139	100	58	10	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	986	982	978	974	969	964	958	952	945	938
19	High density flats	48,121	0	£17,121,951	376	350	321	290	254	214	169	117	56	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	1,032	1,032	1,032	1,032	1,032	1,033	1,034	1,036	1,038	1,042
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£283,443	344	361	380	401	425	452	483	519	561	610
2	Low density rural extension	577	0	£708,608	271	279	287	297	307	320	334	350	369	391
3	Low density flats	1,155	0	£566,887	392	357	320	278	231	179	119	51	-	-
4	Low density rural extension	1,155	0	£1,417,217	271	218	159	94	21	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	627	607	585	561	534	503	469	430	385	332
6	Low density rural extension	4,812	0	£6,554,627	81	20	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	214	160	100	34	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	155	121	82	39	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	1,258	1,268	1,278	1,290	1,304	1,319	1,336	1,356	1,379	1,407
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,311	1,323	1,336	1,351	1,368	1,387	1,409	1,434	1,463	1,498
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	829	807	782	755	725	692	654	611	562	504
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	108	58	2	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	372	335	294	249	198	140	75	0	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	205	170	131	88	40	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	527	509	488	466	442	414	383	348	307	259
18	High density flats	48,121	0	£7,369,527	1,276	1,287	1,300	1,315	1,331	1,350	1,372	1,398	1,429	1,465
19	High density flats	48,121	0	£5,916,880	609	595	580	563	545	524	501	475	444	409
20	Low density flats and houses	67,370	0	£33,056,580	724	706	687	666	643	617	587	554	515	469
21	High density flats	67,370	0	£8,255,287	1,264	1,276	1,290	1,305	1,322	1,343	1,366	1,393	1,425	1,464
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	281	253	222	188	150	107	58	2	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	17	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£29,600	783	824	868	918	975	1,039	1,111	1,195	1,293	1,409
2	Low density rural extension	577	0	£74,000	1,370	1,435	1,508	1,590	1,681	1,785	1,904	2,041	2,200	2,389
3	Low density flats	1,155	0	£59,200	831	820	808	795	781	765	747	727	704	678
4	Low density rural extension	1,155	0	£148,000	1,370	1,375	1,380	1,387	1,395	1,405	1,416	1,430	1,446	1,467
5	Medium density flats	4,812	0	£114,700	832	822	812	801	789	776	761	744	725	703
6	Low density rural extension	4,812	0	£684,500	1,301	1,304	1,308	1,313	1,319	1,326	1,334	1,345	1,357	1,373
7	Low density rural extension	4,812	0	£617,900	1,315	1,319	1,324	1,329	1,336	1,344	1,354	1,366	1,380	1,398
8	Extra care scheme	4,350	0	£177,600	506	489	471	451	429	403	373	340	300	253
9	Retirement	4,350	0	£177,600	1,608	1,636	1,667	1,702	1,741	1,786	1,836	1,895	1,963	2,043
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,676	1,707	1,742	1,780	1,824	1,873	1,930	1,995	2,071	2,161
11	Low density edge of settlement houses/flats	14,436	0	£925,000	1,378	1,385	1,393	1,402	1,412	1,424	1,439	1,456	1,477	1,503
12	Low density rural extension	24,061	0	£3,522,400	1,171	1,170	1,169	1,168	1,167	1,166	1,166	1,167	1,168	1,170
13	Low density rural extension	24,061	0	£2,641,800	1,050	1,049	1,049	1,048	1,049	1,049	1,050	1,051	1,053	1,056
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	1,157	1,161	1,166	1,172	1,179	1,187	1,196	1,207	1,221	1,238
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	366	339	310	277	240	199	153	99	37	-
16	High density houses	48,121	0	£2,641,800	676	666	654	642	629	614	597	578	556	531
17	High density flats	48,121	0	£1,028,600	710	701	692	682	671	659	645	630	612	592
18	High density flats	48,121	0	£769,600	1,413	1,432	1,453	1,476	1,503	1,533	1,568	1,609	1,657	1,715
19	High density flats	48,121	0	£617,900	719	711	703	693	683	671	658	644	628	609
20	Low density flats and houses	67,370	0	£3,452,100	1,163	1,169	1,175	1,183	1,192	1,203	1,215	1,230	1,247	1,268
21	High density flats	67,370	0	£862,100	1,374	1,392	1,411	1,434	1,460	1,489	1,523	1,562	1,608	1,663
22	Low density edge of settlement houses	186,229	0	£35,797,500	703	697	691	684	677	669	660	651	640	627
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	831	832	833	835	837	840	843	848	853	860
24	New Settlement	246,380	0	£21,049,300	584	578	572	564	557	548	539	528	515	501
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	263	251	238	224	208	190	169	145	116	83
26	Low density edge of settlement houses	372,457	0	£71,595,000	253	241	227	212	195	176	154	129	99	65
27	New Settlement	492,760	0	£94,720,000	143	132	119	104	88	70	49	25	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	237	231	225	217	209	199	188	175	160	142
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################ AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	693,854	692,711	691,560	690,400	689,233	688,056	686,873	685,680	684,479	683,269	682,052
2	Low density rural extension	6	£2,050,533	1,114,285	1,109,945	1,105,604	1,101,262	1,096,922	1,092,581	1,088,240	1,083,899	1,079,558	1,075,217	1,070,876
3	Low density flats	12	£1,640,426	1,442,891	1,360,291	1,278,162	1,196,503	1,115,316	1,034,598	954,351	874,576	795,270	716,434	638,070
4	Low density rural extension	12	£4,101,066	2,228,571	2,128,331	2,028,647	1,929,520	1,830,949	1,732,935	1,635,477	1,538,577	1,442,233	1,346,445	1,251,215
5	Medium density flats	50	£3,178,326	5,805,256	5,472,556	5,141,751	4,812,841	4,485,827	4,160,708	3,837,485	3,516,157	3,196,725	2,879,188	2,563,546
6	Low density rural extension	50	£18,967,431	8,931,252	8,527,715	8,126,420	7,727,368	7,330,557	6,935,988	6,543,661	6,153,577	5,765,734	5,380,134	4,996,775
7	Low density rural extension	50	£17,121,951	8,931,252	8,527,715	8,126,420	7,727,368	7,330,557	6,935,988	6,543,661	6,153,577	5,765,734	5,380,134	4,996,775
8	Extra care scheme	60	£4,921,279	3,681,818	3,439,915	3,198,011	2,956,107	2,714,203	2,472,300	2,230,396	1,988,492	1,746,589	1,504,684	1,262,781
9	Retirement	60	£4,921,279	8,838,659	8,521,310	8,203,963	7,886,615	7,569,267	7,251,918	6,934,570	6,617,222	6,297,190	5,977,016	5,656,841
10	Integrtated Retirement Scheme	120	£10,252,666	18,243,009	17,607,087	16,971,165	16,335,241	15,699,319	15,063,397	14,427,475	13,791,552	13,155,629	12,519,707	11,878,790
11	Low density edge of settlement houses/flats	150	£25,631,664	26,667,499	25,453,209	24,245,674	23,044,895	21,850,869	20,663,597	19,483,080	18,309,317	17,142,309	15,982,054	14,828,555
12	Low density rural extension	250	£97,605,376	41,021,409	39,085,505	37,160,394	35,246,074	33,342,545	31,449,094	29,562,578	27,686,884	25,822,013	23,967,966	22,124,741
13	Low density rural extension	250	£73,204,032	36,669,054	34,919,099	33,178,892	31,448,437	29,727,731	28,016,775	26,315,569	24,624,113	22,942,407	21,264,523	19,594,293
14	Low density edge of settlement houses/flats	500	£122,006,720	77,282,734	73,766,567	70,269,943	66,792,864	63,335,327	59,897,335	56,478,886	53,071,674	49,679,086	46,306,130	42,952,805
15	Low density edge of settlement houses/flats	500	£128,158,319	37,325,479	34,427,704	31,546,431	28,681,658	25,833,385	23,001,614	20,186,342	17,387,572	14,605,302	11,830,674	9,063,795
16	High density houses	500	£73,204,032	50,094,397	47,201,965	44,326,007	41,466,522	38,623,510	35,796,971	32,986,906	30,193,315	27,416,197	24,655,552	21,911,381
17	High density flats	500	£28,502,410	50,113,068	47,220,636	44,344,677	41,485,192	38,642,180	35,815,643	33,005,578	30,211,986	27,434,867	24,674,223	21,930,052
18	High density flats	500	£21,325,544	85,652,766	82,184,457	78,735,477	75,305,824	71,895,500	68,504,504	65,132,838	61,780,499	58,435,778	55,102,417	51,788,510
19	High density flats	500	£17,121,951	50,150,410	47,257,978	44,382,020	41,522,534	38,679,523	35,852,984	33,042,919	30,249,327	27,472,210	24,711,565	21,967,394
20	Low density flats and houses	700	£95,657,370	105,044,714	100,247,419	95,476,802	90,732,867	86,015,612	81,325,036	76,661,141	72,023,925	67,413,390	62,819,290	58,246,991
21	High density flats	700	£23,888,711	116,230,792	111,501,402	106,798,380	102,121,727	97,471,444	92,847,529	88,249,983	83,678,805	79,133,998	74,609,141	70,094,406
22	Low density edge of settlement houses	1,935	£991,945,392	213,929,358	203,861,959	193,850,685	183,895,538	173,996,516	164,153,621	154,366,852	144,636,210	134,961,693	125,343,302	115,781,038
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	213,929,358	203,861,959	193,850,685	183,895,538	173,996,516	164,153,621	154,366,852	144,636,210	134,961,693	125,343,302	115,781,038
24	New Settlement	2,560	£583,274,143	218,614,741	207,210,306	195,869,389	184,591,991	173,355,653	162,177,777	151,063,565	140,013,018	128,997,997	118,041,007	107,143,676
25	Low density edge of settlement houses/flats	6,973	£991,945,392	313,469,815	292,268,164	271,131,159	250,077,543	229,052,265	208,084,335	187,147,813	166,216,489	145,263,884	124,263,239	103,150,710
26	Low density edge of settlement houses	3,870	£1,983,890,784	222,360,781	210,330,131	198,360,182	186,453,894	174,579,293	162,772,030	150,991,297	139,266,029	127,569,432	115,900,758	104,255,650
27	New Settlement	5,120	£2,624,682,381	220,574,927	208,752,416	196,960,084	185,227,146	173,525,546	161,864,694	150,240,733	138,643,017	127,060,758	115,483,184	103,899,216
28	New settlement - High density flats and houses	7,335	£501,355,345	262,205,628	245,997,283	229,849,569	213,738,547	197,654,997	181,597,575	165,551,311	149,501,073	133,404,356	117,258,945	101,000,435
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	693,854	692,711	691,560	690,400	689,233	688,056	686,873	685,680	684,479	683,269	682,052
2	Low density rural extension	6	£708,608	1,114,285	1,109,945	1,105,604	1,101,262	1,096,922	1,092,581	1,088,240	1,083,899	1,079,558	1,075,217	1,070,876
3	Low density flats	12	£566,887	1,442,891	1,360,291	1,278,162	1,196,503	1,115,316	1,034,598	954,351	874,576	795,270	716,434	638,070
4	Low density rural extension	12	£1,417,217	2,228,571	2,128,331	2,028,647	1,929,520	1,830,949	1,732,935	1,635,477	1,538,577	1,442,233	1,346,445	1,251,215
5	Medium density flats	50	£1,098,343	5,805,256	5,472,556	5,141,751	4,812,841	4,485,827	4,160,708	3,837,485	3,516,157	3,196,725	2,879,188	2,563,546
6	Low density rural extension	50	£6,554,627	8,931,252	8,527,715	8,126,420	7,727,368	7,330,557	6,935,988	6,543,661	6,153,577	5,765,734	5,380,134	4,996,775
7	Low density rural extension	50	£5,916,880	8,931,252	8,527,715	8,126,420	7,727,368	7,330,557	6,935,988	6,543,661	6,153,577	5,765,734	5,380,134	4,996,775
8	Extra care scheme	60	£1,700,660	3,681,818	3,439,915	3,198,011	2,956,107	2,714,203	2,472,300	2,230,396	1,988,492	1,746,589	1,504,684	1,262,781
9	Retirement	60	£1,700,660	8,838,659	8,521,310	8,203,963	7,886,615	7,569,267	7,251,918	6,934,570	6,617,222	6,297,190	5,977,016	5,656,841
10	Integrtated Retirement Scheme	120	£3,543,042	18,243,009	17,607,087	16,971,165	16,335,241	15,699,319	15,063,397	14,427,475	13,791,552	13,155,629	12,519,707	11,878,790
11	Low density edge of settlement houses/flats	150	£8,857,604	26,667,499	25,453,209	24,245,674	23,044,895	21,850,869	20,663,597	19,483,080	18,309,317	17,142,309	15,982,054	14,828,555
12	Low density rural extension	250	£33,729,758	41,021,409	39,085,505	37,160,394	35,246,074	33,342,545	31,449,094	29,562,578	27,686,884	25,822,013	23,967,966	22,124,741
13	Low density rural extension	250	£25,297,318	36,669,054	34,919,099	33,178,892	31,448,437	29,727,731	28,016,775	26,315,569	24,624,113	22,942,407	21,264,523	19,594,293
14	Low density edge of settlement houses/flats	500	£42,162,197	77,282,734	73,766,567	70,269,943	66,792,864	63,335,327	59,897,335	56,478,886	53,071,674	49,679,086	46,306,130	42,952,805
15	Low density edge of settlement houses/flats	500	£44,288,022	37,325,479	34,427,704	31,546,431	28,681,658	25,833,385	23,001,614	20,186,342	17,387,572	14,605,302	11,830,674	9,063,795
16	High density houses	500	£25,297,318	50,094,397	47,201,965	44,326,007	41,466,522	38,623,510	35,796,971	32,986,906	30,193,315	27,416,197	24,655,552	21,911,381
17	High density flats	500	£9,849,656	50,113,068	47,220,636	44,344,677	41,485,192	38,642,180	35,815,643	33,005,578	30,211,986	27,434,867	24,674,223	21,930,052
18	High density flats	500	£7,369,527	85,652,766	82,184,457	78,735,477	75,305,824	71,895,500	68,504,504	65,132,838	61,780,499	58,435,778	55,102,417	51,788,510
19	High density flats	500	£5,916,880	50,150,410	47,257,978	44,382,020	41,522,534	38,679,523	35,852,984	33,042,919	30,249,327	27,472,210	24,711,565	21,967,394
20	Low density flats and houses	700	£33,056,580	105,044,714	100,247,419	95,476,802	90,732,867	86,015,612	81,325,036	76,661,141	72,023,925	67,413,390	62,819,290	58,246,991
21	High density flats	700	£8,255,287	116,230,792	111,501,402	106,798,380	102,121,727	97,471,444	92,847,529	88,249,983	83,678,805	79,133,998	74,609,141	70,094,406
22	Low density edge of settlement houses	1,935	£342,789,292	213,929,358	203,861,959	193,850,685	183,895,538	173,996,516	164,153,621	154,366,852	144,636,210	134,961,693	125,343,302	115,781,038
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	213,929,358	203,861,959	193,850,685	183,895,538	173,996,516	164,153,621	154,366,852	144,636,210	134,961,693	125,343,302	115,781,038
24	New Settlement	2,560	£201,563,647	218,614,741	207,210,306	195,869,389	184,591,991	173,355,653	162,177,777	151,063,565	140,013,018	128,997,997	118,041,007	107,143,676
25	Low density edge of settlement houses/flats	6,973	£342,789,292	313,469,815	292,268,164	271,131,159	250,077,543	229,052,265	208,084,335	187,147,813	166,216,489	145,263,884	124,263,239	103,150,710
26	Low density edge of settlement houses	3,870	£685,578,584	222,360,781	210,330,131	198,360,182	186,453,894	174,579,293	162,772,030	150,991,297	139,266,029	127,569,432	115,900,758	104,255,650
27	New Settlement	5,120	£907,018,695	220,574,927	208,752,416	196,960,084	185,227,146	173,525,546	161,864,694	150,240,733	138,643,017	127,060,758	115,483,184	103,899,216
28	New settlement - High density flats and houses	7,335	£173,254,743	262,205,628	245,997,283	229,849,569	213,738,547	197,654,997	181,597,575	165,551,311	149,501,073	133,404,356	117,258,945	101,000,435
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	693,854	692,711	691,560	690,400	689,233	688,056	686,873	685,680	684,479	683,269	682,052
2	Low density rural extension	6	£74,000	1,114,285	1,109,945	1,105,604	1,101,262	1,096,922	1,092,581	1,088,240	1,083,899	1,079,558	1,075,217	1,070,876
3	Low density flats	12	£59,200	1,442,891	1,360,291	1,278,162	1,196,503	1,115,316	1,034,598	954,351	874,576	795,270	716,434	638,070
4	Low density rural extension	12	£148,000	2,228,571	2,128,331	2,028,647	1,929,520	1,830,949	1,732,935	1,635,477	1,538,577	1,442,233	1,346,445	1,251,215
5	Medium density flats	50	£114,700	5,805,256	5,472,556	5,141,751	4,812,841	4,485,827	4,160,708	3,837,485	3,516,157	3,196,725	2,879,188	2,563,546
6	Low density rural extension	50	£684,500	8,931,252	8,527,715	8,126,420	7,727,368	7,330,557	6,935,988	6,543,661	6,153,577	5,765,734	5,380,134	4,996,775
7	Low density rural extension	50	£617,900	8,931,252	8,527,715	8,126,420	7,727,368	7,330,557	6,935,988	6,543,661	6,153,577	5,765,734	5,380,134	4,996,775
8	Extra care scheme	60	£177,600	3,681,818	3,439,915	3,198,011	2,956,107	2,714,203	2,472,300	2,230,396	1,988,492	1,746,589	1,504,684	1,262,781
9	Retirement	60	£177,600	8,838,659	8,521,310	8,203,963	7,886,615	7,569,267	7,251,918	6,934,570	6,617,222	6,297,190	5,977,016	5,656,841
10	Integrtated Retirement Scheme	120	£370,000	18,243,009	17,607,087	16,971,165	16,335,241	15,699,319	15,063,397	14,427,475	13,791,552	13,155,629	12,519,707	11,878,790
11	Low density edge of settlement houses/flats	150	£925,000	26,667,499	25,453,209	24,245,674	23,044,895	21,850,869	20,663,597	19,483,080	18,309,317	17,142,309	15,982,054	14,828,555
12	Low density rural extension	250	£3,522,400	41,021,409	39,085,505	37,160,394	35,246,074	33,342,545	31,449,094	29,562,578	27,686,884	25,822,013	23,967,966	22,124,741
13	Low density rural extension	250	£2,641,800	36,669,054	34,919,099	33,178,892	31,448,437	29,727,731	28,016,775	26,315,569	24,624,113	22,942,407	21,264,523	19,594,293
14	Low density edge of settlement houses/flats	500	£4,403,000	77,282,734	73,766,567	70,269,943	66,792,864	63,335,327	59,897,335	56,478,886	53,071,674	49,679,086	46,306,130	42,952,805
15	Low density edge of settlement houses/flats	500	£4,625,000	37,325,479	34,427,704	31,546,431	28,681,658	25,833,385	23,001,614	20,186,342	17,387,572	14,605,302	11,830,674	9,063,795
16	High density houses	500	£2,641,800	50,094,397	47,201,965	44,326,007	41,466,522	38,623,510	35,796,971	32,986,906	30,193,315	27,416,197	24,655,552	21,911,381
17	High density flats	500	£1,028,600	50,113,068	47,220,636	44,344,677	41,485,192	38,642,180	35,815,643	33,005,578	30,211,986	27,434,867	24,674,223	21,930,052
18	High density flats	500	£769,600	85,652,766	82,184,457	78,735,477	75,305,824	71,895,500	68,504,504	65,132,838	61,780,499	58,435,778	55,102,417	51,788,510
19	High density flats	500	£617,900	50,150,410	47,257,978	44,382,020	41,522,534	38,679,523	35,852,984	33,042,919	30,249,327	27,472,210	24,711,565	21,967,394
20	Low density flats and houses	700	£3,452,100	105,044,714	100,247,419	95,476,802	90,732,867	86,015,612	81,325,036	76,661,141	72,023,925	67,413,390	62,819,290	58,246,991
21	High density flats	700	£862,100	116,230,792	111,501,402	106,798,380	102,121,727	97,471,444	92,847,529	88,249,983	83,678,805	79,133,998	74,609,141	70,094,406
22	Low density edge of settlement houses	1,935	£35,797,500	213,929,358	203,861,959	193,850,685	183,895,538	173,996,516	164,153,621	154,366,852	144,636,210	134,961,693	125,343,302	115,781,038
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	213,929,358	203,861,959	193,850,685	183,895,538	173,996,516	164,153,621	154,366,852	144,636,210	134,961,693	125,343,302	115,781,038
24	New Settlement	2,560	£21,049,300	218,614,741	207,210,306	195,869,389	184,591,991	173,355,653	162,177,777	151,063,565	140,013,018	128,997,997	118,041,007	107,143,676
25	Low density edge of settlement houses/flats	6,973	£35,797,500	313,469,815	292,268,164	271,131,159	250,077,543	229,052,265	208,084,335	187,147,813	166,216,489	145,263,884	124,263,239	103,150,710
26	Low density edge of settlement houses	3,870	£71,595,000	222,360,781	210,330,131	198,360,182	186,453,894	174,579,293	162,772,030	150,991,297	139,266,029	127,569,432	115,900,758	104,255,650
27	New Settlement	5,120	£94,720,000	220,574,927	208,752,416	196,960,084	185,227,146	173,525,546	161,864,694	150,240,733	138,643,017	127,060,758	115,483,184	103,899,216
28	New settlement - High density flats and houses	7,335	£18,093,000	262,205,628	245,997,283	229,849,569	213,738,547	197,654,997	181,597,575	165,551,311	149,501,073	133,404,356	117,258,945	101,000,435
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £6,500 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	546	502	453	400	340	272	196	108	6	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	901	871	838	802	761	714	661	600	527	441
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	918	890	858	823	783	737	686	626	556	474
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	72	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	449	409	366	317	263	203	134	55	-	-
18	High density flats	48,121	0	£21,325,544	1,337	1,331	1,326	1,320	1,314	1,307	1,301	1,293	1,285	1,276
19	High density flats	48,121	0	£17,121,951	686	659	629	597	560	519	473	420	358	287
20	Low density flats and houses	67,370	0	£95,657,370	139	72	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	1,371	1,369	1,367	1,366	1,365	1,365	1,365	1,365	1,367	1,369
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£283,443	711	746	785	829	878	934	998	1,072	1,157	1,259
2	Low density rural extension	577	0	£708,608	703	732	764	800	841	887	939	1,000	1,071	1,154
3	Low density flats	1,155	0	£566,887	759	723	684	641	594	540	479	410	330	235
4	Low density rural extension	1,155	0	£1,417,217	703	648	588	522	448	364	270	162	36	-
5	Medium density flats	4,812	0	£1,098,343	978	957	934	908	880	849	813	773	727	673
6	Low density rural extension	4,812	0	£6,554,627	494	432	363	287	202	106	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	626	571	510	443	367	282	186	76	-	-
8	Extra care scheme	4,350	0	£1,700,660	455	421	382	340	291	237	174	102	18	-
9	Retirement	4,350	0	£1,700,660	1,641	1,650	1,661	1,673	1,686	1,702	1,719	1,739	1,761	1,787
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,690	1,702	1,715	1,730	1,747	1,766	1,787	1,812	1,841	1,876
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	1,234	1,210	1,184	1,156	1,125	1,090	1,051	1,007	956	897
12	Low density rural extension	24,061	0	£33,729,758	303	234	158	74	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	473	421	364	301	230	151	60	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	730	691	649	602	550	491	425	349	260	157
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	515	479	439	395	346	291	228	157	73	-
17	High density flats	48,121	0	£9,849,656	837	817	796	773	748	719	687	651	609	560
18	High density flats	48,121	0	£7,369,527	1,627	1,637	1,648	1,661	1,676	1,694	1,715	1,740	1,769	1,804
19	High density flats	48,121	0	£5,916,880	919	904	888	870	851	829	805	778	747	710
20	Low density flats and houses	67,370	0	£33,056,580	1,069	1,050	1,029	1,007	983	955	925	890	850	803
21	High density flats	67,370	0	£8,255,287	1,603	1,613	1,625	1,639	1,655	1,674	1,696	1,722	1,753	1,791
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	535	506	475	440	401	357	308	251	185	108
24	New Settlement	246,380	0	£201,563,647	69	24	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	126	108	89	67	43	16	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£29,600	1,150	1,209	1,274	1,346	1,428	1,520	1,626	1,748	1,890	2,058
2	Low density rural extension	577	0	£74,000	1,802	1,888	1,985	2,093	2,214	2,352	2,509	2,691	2,902	3,152
3	Low density flats	1,155	0	£59,200	1,198	1,186	1,173	1,159	1,143	1,126	1,107	1,086	1,062	1,035
4	Low density rural extension	1,155	0	£148,000	1,802	1,805	1,809	1,815	1,822	1,830	1,840	1,852	1,868	1,887
5	Medium density flats	4,812	0	£114,700	1,183	1,172	1,161	1,149	1,135	1,121	1,105	1,087	1,067	1,045
6	Low density rural extension	4,812	0	£684,500	1,714	1,716	1,718	1,722	1,726	1,732	1,739	1,748	1,760	1,774
7	Low density rural extension	4,812	0	£617,900	1,728	1,730	1,734	1,738	1,744	1,751	1,759	1,770	1,783	1,799
8	Extra care scheme	4,350	0	£177,600	806	789	771	751	729	703	674	640	601	555
9	Retirement	4,350	0	£177,600	1,991	2,019	2,050	2,085	2,124	2,168	2,219	2,277	2,345	2,424
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,054	2,086	2,120	2,159	2,202	2,252	2,308	2,373	2,449	2,539
11	Low density edge of settlement houses/flats	14,436	0	£925,000	1,783	1,788	1,795	1,803	1,812	1,823	1,836	1,853	1,872	1,896
12	Low density rural extension	24,061	0	£3,522,400	1,559	1,556	1,553	1,551	1,549	1,548	1,546	1,545	1,545	1,545
13	Low density rural extension	24,061	0	£2,641,800	1,414	1,412	1,410	1,409	1,407	1,406	1,406	1,406	1,406	1,407
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	1,515	1,517	1,521	1,525	1,531	1,538	1,546	1,556	1,568	1,583
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	680	652	622	588	551	509	462	408	346	272
16	High density houses	48,121	0	£2,641,800	986	975	962	949	935	919	901	881	858	832
17	High density flats	48,121	0	£1,028,600	1,020	1,010	1,000	989	977	964	949	933	915	893
18	High density flats	48,121	0	£769,600	1,764	1,781	1,800	1,822	1,848	1,877	1,911	1,951	1,997	2,053
19	High density flats	48,121	0	£617,900	1,029	1,020	1,011	1,000	989	976	963	947	930	910
20	Low density flats and houses	67,370	0	£3,452,100	1,508	1,512	1,518	1,524	1,532	1,541	1,552	1,566	1,582	1,602
21	High density flats	67,370	0	£862,100	1,712	1,729	1,747	1,768	1,793	1,821	1,853	1,891	1,936	1,990
22	Low density edge of settlement houses	186,229	0	£35,797,500	957	950	943	936	928	919	910	899	887	874
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	1,085	1,085	1,085	1,086	1,088	1,090	1,093	1,096	1,101	1,107
24	New Settlement	246,380	0	£21,049,300	802	795	788	781	773	764	754	743	730	716
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	414	402	390	376	360	342	322	299	272	240
26	Low density edge of settlement houses	372,457	0	£71,595,000	405	392	378	363	346	326	305	280	250	216
27	New Settlement	492,760	0	£94,720,000	255	244	231	216	200	182	161	137	109	77
28	New settlement - High density flats and houses	705,936	0	£18,093,000	346	340	333	326	318	309	298	286	272	255
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	905,748	903,964	902,170	900,369	898,559	896,741	894,915	893,080	891,236	889,384	887,525
2	Low density rural extension	6	£2,050,533	1,363,574	1,358,478	1,353,381	1,348,284	1,343,188	1,338,092	1,332,995	1,327,899	1,322,803	1,317,706	1,312,609
3	Low density flats	12	£1,640,426	1,866,680	1,761,671	1,657,261	1,553,450	1,450,238	1,347,624	1,245,611	1,144,195	1,043,379	943,162	843,543
4	Low density rural extension	12	£4,101,066	2,727,148	2,600,543	2,474,646	2,349,456	2,224,976	2,101,201	1,978,136	1,855,777	1,734,127	1,613,184	1,492,948
5	Medium density flats	50	£3,178,326	7,492,641	7,070,713	6,651,192	6,234,078	5,819,371	5,407,070	4,997,176	4,589,689	4,184,609	3,781,936	3,381,670
6	Low density rural extension	50	£18,967,431	10,916,410	10,407,899	9,902,233	9,399,410	8,899,431	8,402,296	7,908,004	7,416,556	6,927,952	6,442,191	5,959,274
7	Low density rural extension	50	£17,121,951	10,916,410	10,407,899	9,902,233	9,399,410	8,899,431	8,402,296	7,908,004	7,416,556	6,927,952	6,442,191	5,959,274
8	Extra care scheme	60	£4,921,279	4,986,922	4,679,763	4,372,605	4,065,446	3,758,286	3,451,127	3,143,969	2,836,809	2,529,650	2,222,491	1,915,333
9	Retirement	60	£4,921,279	10,503,360	10,102,778	9,702,194	9,301,611	8,901,028	8,500,045	8,097,048	7,694,051	7,291,056	6,888,059	6,485,062
10	Integrtated Retirement Scheme	120	£10,252,666	21,535,875	20,735,309	19,934,744	19,134,178	18,333,612	17,533,047	16,732,480	15,931,915	15,131,033	14,325,401	13,519,768
11	Low density edge of settlement houses/flats	150	£25,631,664	32,510,880	30,987,598	29,472,842	27,966,612	26,468,906	24,979,726	23,499,071	22,026,941	20,563,336	19,108,256	17,661,703
12	Low density rural extension	250	£97,605,376	50,294,445	47,864,661	45,448,502	43,045,970	40,657,064	38,281,784	35,920,131	33,572,105	31,237,704	28,916,931	26,609,784
13	Low density rural extension	250	£73,204,032	45,377,200	43,161,892	40,959,005	38,768,540	36,590,497	34,424,877	32,271,678	30,130,901	28,002,546	25,886,613	23,783,102
14	Low density edge of settlement houses/flats	500	£122,006,720	94,409,256	89,978,199	85,571,938	81,190,472	76,833,802	72,501,928	68,194,850	63,912,567	59,655,081	55,422,390	51,214,495
15	Low density edge of settlement houses/flats	500	£128,158,319	52,271,152	48,593,277	44,936,376	41,300,450	37,685,500	34,091,525	30,515,229	26,949,076	23,403,980	19,879,937	16,376,950
16	High density houses	500	£73,204,032	64,814,056	61,143,235	57,493,351	53,864,405	50,256,396	46,669,325	43,103,192	39,557,995	36,033,737	32,530,416	29,048,032
17	High density flats	500	£28,502,410	64,832,448	61,161,628	57,511,744	53,882,798	50,274,790	46,687,719	43,121,585	39,576,389	36,052,130	32,548,809	29,066,426
18	High density flats	500	£21,325,544	102,436,948	98,081,107	93,749,682	89,442,671	85,160,075	80,887,777	76,638,279	72,413,297	68,212,830	64,036,879	59,885,444
19	High density flats	500	£17,121,951	64,869,235	61,198,415	57,548,531	53,919,585	50,311,576	46,724,506	43,158,372	39,613,175	36,088,917	32,585,596	29,103,213
20	Low density flats and houses	700	£95,657,370	128,184,501	122,154,451	116,158,155	110,195,615	104,266,830	98,371,800	92,510,527	86,683,010	80,889,246	75,129,239	69,402,988
21	High density flats	700	£23,888,711	138,894,954	132,967,105	127,072,493	121,211,119	115,382,982	109,588,083	103,821,789	98,075,245	92,362,056	86,682,220	81,035,737
22	Low density edge of settlement houses	1,935	£991,945,392	261,009,538	248,454,215	235,969,289	223,554,758	211,210,624	198,936,886	186,733,544	174,600,599	162,538,049	150,545,896	138,624,138
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	261,009,538	248,454,215	235,969,289	223,554,758	211,210,624	198,936,886	186,733,544	174,600,599	162,538,049	150,545,896	138,624,138
24	New Settlement	2,560	£583,274,143	271,858,267	257,663,016	243,547,291	229,511,092	215,554,420	201,677,271	187,854,708	174,103,739	160,432,477	146,828,726	133,276,378
25	Low density edge of settlement houses/flats	6,973	£991,945,392	413,145,862	386,900,850	360,742,604	334,714,902	308,756,642	282,895,533	257,119,152	231,382,629	205,680,842	179,988,681	154,239,923
26	Low density edge of settlement houses	3,870	£1,983,890,784	278,109,645	263,197,871	248,365,162	233,616,100	218,916,491	204,294,201	189,731,589	175,230,965	160,778,486	146,382,222	132,025,294
27	New Settlement	5,120	£2,624,682,381	275,130,647	260,498,359	245,946,725	231,438,024	217,007,314	202,618,344	188,287,781	174,007,342	159,763,549	145,545,542	131,339,652
28	New settlement - High density flats and houses	7,335	£501,355,345	337,463,091	317,456,741	297,549,845	277,688,143	257,903,164	238,177,508	218,493,591	198,833,650	179,179,733	159,513,699	139,790,082
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	905,748	903,964	902,170	900,369	898,559	896,741	894,915	893,080	891,236	889,384	887,525
2	Low density rural extension	6	£708,608	1,363,574	1,358,478	1,353,381	1,348,284	1,343,188	1,338,092	1,332,995	1,327,899	1,322,803	1,317,706	1,312,609
3	Low density flats	12	£566,887	1,866,680	1,761,671	1,657,261	1,553,450	1,450,238	1,347,624	1,245,611	1,144,195	1,043,379	943,162	843,543
4	Low density rural extension	12	£1,417,217	2,727,148	2,600,543	2,474,646	2,349,456	2,224,976	2,101,201	1,978,136	1,855,777	1,734,127	1,613,184	1,492,948
5	Medium density flats	50	£1,098,343	7,492,641	7,070,713	6,651,192	6,234,078	5,819,371	5,407,070	4,997,176	4,589,689	4,184,609	3,781,936	3,381,670
6	Low density rural extension	50	£6,554,627	10,916,410	10,407,899	9,902,233	9,399,410	8,899,431	8,402,296	7,908,004	7,416,556	6,927,952	6,442,191	5,959,274
7	Low density rural extension	50	£5,916,880	10,916,410	10,407,899	9,902,233	9,399,410	8,899,431	8,402,296	7,908,004	7,416,556	6,927,952	6,442,191	5,959,274
8	Extra care scheme	60	£1,700,660	4,986,922	4,679,763	4,372,605	4,065,446	3,758,286	3,451,127	3,143,969	2,836,809	2,529,650	2,222,491	1,915,333
9	Retirement	60	£1,700,660	10,503,360	10,102,778	9,702,194	9,301,611	8,901,028	8,500,045	8,097,048	7,694,051	7,291,056	6,888,059	6,485,062
10	Integrtated Retirement Scheme	120	£3,543,042	21,535,875	20,735,309	19,934,744	19,134,178	18,333,612	17,533,047	16,732,480	15,931,915	15,131,033	14,325,401	13,519,768
11	Low density edge of settlement houses/flats	150	£8,857,604	32,510,880	30,987,598	29,472,842	27,966,612	26,468,906	24,979,726	23,499,071	22,026,941	20,563,336	19,108,256	17,661,703
12	Low density rural extension	250	£33,729,758	50,294,445	47,864,661	45,448,502	43,045,970	40,657,064	38,281,784	35,920,131	33,572,105	31,237,704	28,916,931	26,609,784
13	Low density rural extension	250	£25,297,318	45,377,200	43,161,892	40,959,005	38,768,540	36,590,497	34,424,877	32,271,678	30,130,901	28,002,546	25,886,613	23,783,102
14	Low density edge of settlement houses/flats	500	£42,162,197	94,409,256	89,978,199	85,571,938	81,190,472	76,833,802	72,501,928	68,194,850	63,912,567	59,655,081	55,422,390	51,214,495
15	Low density edge of settlement houses/flats	500	£44,288,022	52,271,152	48,593,277	44,936,376	41,300,450	37,685,500	34,091,525	30,515,229	26,949,076	23,403,980	19,879,937	16,376,950
16	High density houses	500	£25,297,318	64,814,056	61,143,235	57,493,351	53,864,405	50,256,396	46,669,325	43,103,192	39,557,995	36,033,737	32,530,416	29,048,032
17	High density flats	500	£9,849,656	64,832,448	61,161,628	57,511,744	53,882,798	50,274,790	46,687,719	43,121,585	39,576,389	36,052,130	32,548,809	29,066,426
18	High density flats	500	£7,369,527	102,436,948	98,081,107	93,749,682	89,442,671	85,160,075	80,887,777	76,638,279	72,413,297	68,212,830	64,036,879	59,885,444
19	High density flats	500	£5,916,880	64,869,235	61,198,415	57,548,531	53,919,585	50,311,576	46,724,506	43,158,372	39,613,175	36,088,917	32,585,596	29,103,213
20	Low density flats and houses	700	£33,056,580	128,184,501	122,154,451	116,158,155	110,195,615	104,266,830	98,371,800	92,510,527	86,683,010	80,889,246	75,129,239	69,402,988
21	High density flats	700	£8,255,287	138,894,954	132,967,105	127,072,493	121,211,119	115,382,982	109,588,083	103,821,789	98,075,245	92,362,056	86,682,220	81,035,737
22	Low density edge of settlement houses	1,935	£342,789,292	261,009,538	248,454,215	235,969,289	223,554,758	211,210,624	198,936,886	186,733,544	174,600,599	162,538,049	150,545,896	138,624,138
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	261,009,538	248,454,215	235,969,289	223,554,758	211,210,624	198,936,886	186,733,544	174,600,599	162,538,049	150,545,896	138,624,138
24	New Settlement	2,560	£201,563,647	271,858,267	257,663,016	243,547,291	229,511,092	215,554,420	201,677,271	187,854,708	174,103,739	160,432,477	146,828,726	133,276,378
25	Low density edge of settlement houses/flats	6,973	£342,789,292	413,145,862	386,900,850	360,742,604	334,714,902	308,756,642	282,895,533	257,119,152	231,382,629	205,680,842	179,988,681	154,239,923
26	Low density edge of settlement houses	3,870	£685,578,584	278,109,645	263,197,871	248,365,162	233,616,100	218,916,491	204,294,201	189,731,589	175,230,965	160,778,486	146,382,222	132,025,294
27	New Settlement	5,120	£907,018,695	275,130,647	260,498,359	245,946,725	231,438,024	217,007,314	202,618,344	188,287,781	174,007,342	159,763,549	145,545,542	131,339,652
28	New settlement - High density flats and houses	7,335	£173,254,743	337,463,091	317,456,741	297,549,845	277,688,143	257,903,164	238,177,508	218,493,591	198,833,650	179,179,733	159,513,699	139,790,082
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	905,748	903,964	902,170	900,369	898,559	896,741	894,915	893,080	891,236	889,384	887,525
2	Low density rural extension	6	£74,000	1,363,574	1,358,478	1,353,381	1,348,284	1,343,188	1,338,092	1,332,995	1,327,899	1,322,803	1,317,706	1,312,609
3	Low density flats	12	£59,200	1,866,680	1,761,671	1,657,261	1,553,450	1,450,238	1,347,624	1,245,611	1,144,195	1,043,379	943,162	843,543
4	Low density rural extension	12	£148,000	2,727,148	2,600,543	2,474,646	2,349,456	2,224,976	2,101,201	1,978,136	1,855,777	1,734,127	1,613,184	1,492,948
5	Medium density flats	50	£114,700	7,492,641	7,070,713	6,651,192	6,234,078	5,819,371	5,407,070	4,997,176	4,589,689	4,184,609	3,781,936	3,381,670
6	Low density rural extension	50	£684,500	10,916,410	10,407,899	9,902,233	9,399,410	8,899,431	8,402,296	7,908,004	7,416,556	6,927,952	6,442,191	5,959,274
7	Low density rural extension	50	£617,900	10,916,410	10,407,899	9,902,233	9,399,410	8,899,431	8,402,296	7,908,004	7,416,556	6,927,952	6,442,191	5,959,274
8	Extra care scheme	60	£177,600	4,986,922	4,679,763	4,372,605	4,065,446	3,758,286	3,451,127	3,143,969	2,836,809	2,529,650	2,222,491	1,915,333
9	Retirement	60	£177,600	10,503,360	10,102,778	9,702,194	9,301,611	8,901,028	8,500,045	8,097,048	7,694,051	7,291,056	6,888,059	6,485,062
10	Integrtated Retirement Scheme	120	£370,000	21,535,875	20,735,309	19,934,744	19,134,178	18,333,612	17,533,047	16,732,480	15,931,915	15,131,033	14,325,401	13,519,768
11	Low density edge of settlement houses/flats	150	£925,000	32,510,880	30,987,598	29,472,842	27,966,612	26,468,906	24,979,726	23,499,071	22,026,941	20,563,336	19,108,256	17,661,703
12	Low density rural extension	250	£3,522,400	50,294,445	47,864,661	45,448,502	43,045,970	40,657,064	38,281,784	35,920,131	33,572,105	31,237,704	28,916,931	26,609,784
13	Low density rural extension	250	£2,641,800	45,377,200	43,161,892	40,959,005	38,768,540	36,590,497	34,424,877	32,271,678	30,130,901	28,002,546	25,886,613	23,783,102
14	Low density edge of settlement houses/flats	500	£4,403,000	94,409,256	89,978,199	85,571,938	81,190,472	76,833,802	72,501,928	68,194,850	63,912,567	59,655,081	55,422,390	51,214,495
15	Low density edge of settlement houses/flats	500	£4,625,000	52,271,152	48,593,277	44,936,376	41,300,450	37,685,500	34,091,525	30,515,229	26,949,076	23,403,980	19,879,937	16,376,950
16	High density houses	500	£2,641,800	64,814,056	61,143,235	57,493,351	53,864,405	50,256,396	46,669,325	43,103,192	39,557,995	36,033,737	32,530,416	29,048,032
17	High density flats	500	£1,028,600	64,832,448	61,161,628	57,511,744	53,882,798	50,274,790	46,687,719	43,121,585	39,576,389	36,052,130	32,548,809	29,066,426
18	High density flats	500	£769,600	102,436,948	98,081,107	93,749,682	89,442,671	85,160,075	80,887,777	76,638,279	72,413,297	68,212,830	64,036,879	59,885,444
19	High density flats	500	£617,900	64,869,235	61,198,415	57,548,531	53,919,585	50,311,576	46,724,506	43,158,372	39,613,175	36,088,917	32,585,596	29,103,213
20	Low density flats and houses	700	£3,452,100	128,184,501	122,154,451	116,158,155	110,195,615	104,266,830	98,371,800	92,510,527	86,683,010	80,889,246	75,129,239	69,402,988
21	High density flats	700	£862,100	138,894,954	132,967,105	127,072,493	121,211,119	115,382,982	109,588,083	103,821,789	98,075,245	92,362,056	86,682,220	81,035,737
22	Low density edge of settlement houses	1,935	£35,797,500	261,009,538	248,454,215	235,969,289	223,554,758	211,210,624	198,936,886	186,733,544	174,600,599	162,538,049	150,545,896	138,624,138
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	261,009,538	248,454,215	235,969,289	223,554,758	211,210,624	198,936,886	186,733,544	174,600,599	162,538,049	150,545,896	138,624,138
24	New Settlement	2,560	£21,049,300	271,858,267	257,663,016	243,547,291	229,511,092	215,554,420	201,677,271	187,854,708	174,103,739	160,432,477	146,828,726	133,276,378
25	Low density edge of settlement houses/flats	6,973	£35,797,500	413,145,862	386,900,850	360,742,604	334,714,902	308,756,642	282,895,533	257,119,152	231,382,629	205,680,842	179,988,681	154,239,923
26	Low density edge of settlement houses	3,870	£71,595,000	278,109,645	263,197,871	248,365,162	233,616,100	218,916,491	204,294,201	189,731,589	175,230,965	160,778,486	146,382,222	132,025,294
27	New Settlement	5,120	£94,720,000	275,130,647	260,498,359	245,946,725	231,438,024	217,007,314	202,618,344	188,287,781	174,007,342	159,763,549	145,545,542	131,339,652
28	New settlement - High density flats and houses	7,335	£18,093,000	337,463,091	317,456,741	297,549,845	277,688,143	257,903,164	238,177,508	218,493,591	198,833,650	179,179,733	159,513,699	139,790,082
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £7,125 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1 — Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£820,213	148	153	158	163	170	177	185	194	205	218
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	196	111	16	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	897	851	802	747	686	618	540	451	349	228
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	15	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	1,283	1,254	1,221	1,185	1,144	1,097	1,043	981	908	822
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	1,297	1,268	1,237	1,201	1,161	1,116	1,064	1,004	935	851
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	477	391	296	190	72	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	755	714	670	621	566	504	434	354	261	153
18	High density flats	48,121	0	£21,325,544	1,686	1,679	1,672	1,665	1,658	1,650	1,642	1,633	1,624	1,614
19	High density flats	48,121	0	£17,121,951	992	964	933	900	862	820	773	719	657	584
20	Low density flats and houses	67,370	0	£95,657,370	483	414	338	254	160	54	-	-	-	-
21	High density flats	67,370	0	£23,888,711	1,707	1,704	1,702	1,700	1,698	1,696	1,695	1,694	1,694	1,695
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2 — Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£283,443	1,078	1,131	1,191	1,257	1,332	1,416	1,513	1,624	1,754	1,908
2	Low density rural extension	577	0	£708,608	1,134	1,185	1,241	1,303	1,374	1,453	1,545	1,650	1,773	1,918
3	Low density flats	1,155	0	£566,887	1,125	1,089	1,049	1,005	956	901	840	769	688	592
4	Low density rural extension	1,155	0	£1,417,217	1,134	1,079	1,017	950	874	790	694	584	457	309
5	Medium density flats	4,812	0	£1,098,343	1,329	1,306	1,282	1,256	1,226	1,194	1,157	1,116	1,069	1,014
6	Low density rural extension	4,812	0	£6,554,627	906	843	773	695	609	512	402	276	129	-
7	Low density rural extension	4,812	0	£5,916,880	1,039	982	920	851	775	689	591	479	350	198
8	Extra care scheme	4,350	0	£1,700,660	755	721	682	640	591	537	474	402	318	218
9	Retirement	4,350	0	£1,700,660	2,024	2,033	2,044	2,056	2,069	2,084	2,101	2,120	2,142	2,168
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	2,068	2,080	2,093	2,108	2,125	2,144	2,166	2,191	2,220	2,253
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	1,638	1,614	1,587	1,557	1,525	1,489	1,449	1,403	1,351	1,291
12	Low density rural extension	24,061	0	£33,729,758	688	618	541	456	360	252	130	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	835	782	723	659	587	506	414	309	187	45
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	1,086	1,046	1,002	954	901	841	773	695	606	501
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	166	94	15	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	821	784	743	698	648	592	529	456	372	273
17	High density flats	48,121	0	£9,849,656	1,143	1,122	1,101	1,077	1,050	1,021	988	950	908	858
18	High density flats	48,121	0	£7,369,527	1,976	1,984	1,995	2,007	2,021	2,037	2,056	2,079	2,107	2,141
19	High density flats	48,121	0	£5,916,880	1,225	1,209	1,192	1,174	1,153	1,131	1,106	1,077	1,045	1,008
20	Low density flats and houses	67,370	0	£33,056,580	1,412	1,392	1,371	1,347	1,321	1,293	1,261	1,225	1,183	1,135
21	High density flats	67,370	0	£8,255,287	1,939	1,949	1,960	1,973	1,988	2,006	2,026	2,051	2,081	2,117
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	788	758	726	690	651	606	556	498	432	354
24	New Settlement	246,380	0	£201,563,647	285	240	189	133	71	1	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	105	69	30	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	233	215	196	174	150	123	92	56	14	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3 — Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£29,600	1,517	1,594	1,679	1,774	1,881	2,002	2,141	2,300	2,487	2,707
2	Low density rural extension	577	0	£74,000	2,233	2,341	2,462	2,596	2,747	2,919	3,115	3,341	3,604	3,916
3	Low density flats	1,155	0	£59,200	1,565	1,552	1,537	1,522	1,506	1,487	1,468	1,445	1,420	1,392
4	Low density rural extension	1,155	0	£148,000	2,233	2,235	2,238	2,243	2,248	2,255	2,264	2,275	2,289	2,307
5	Medium density flats	4,812	0	£114,700	1,533	1,522	1,509	1,496	1,482	1,466	1,449	1,431	1,410	1,386
6	Low density rural extension	4,812	0	£684,500	2,126	2,127	2,128	2,131	2,134	2,138	2,144	2,152	2,162	2,175
7	Low density rural extension	4,812	0	£617,900	2,140	2,142	2,144	2,147	2,151	2,157	2,164	2,174	2,185	2,201
8	Extra care scheme	4,350	0	£177,600	1,106	1,089	1,072	1,051	1,029	1,003	974	940	901	855
9	Retirement	4,350	0	£177,600	2,374	2,402	2,433	2,468	2,507	2,551	2,601	2,658	2,725	2,805
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,433	2,464	2,499	2,537	2,581	2,630	2,687	2,752	2,828	2,916
11	Low density edge of settlement houses/flats	14,436	0	£925,000	2,188	2,192	2,197	2,204	2,212	2,222	2,234	2,249	2,267	2,290
12	Low density rural extension	24,061	0	£3,522,400	1,944	1,940	1,936	1,933	1,929	1,926	1,924	1,921	1,920	1,919
13	Low density rural extension	24,061	0	£2,641,800	1,776	1,773	1,769	1,766	1,764	1,761	1,759	1,758	1,757	1,757
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	1,870	1,872	1,874	1,877	1,881	1,887	1,894	1,903	1,914	1,928
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	990	962	931	897	859	816	769	714	650	576
16	High density houses	48,121	0	£2,641,800	1,292	1,280	1,267	1,252	1,237	1,220	1,201	1,180	1,157	1,129
17	High density flats	48,121	0	£1,028,600	1,326	1,315	1,304	1,292	1,279	1,265	1,250	1,232	1,213	1,191
18	High density flats	48,121	0	£769,600	2,113	2,129	2,147	2,168	2,192	2,220	2,252	2,290	2,336	2,390
19	High density flats	48,121	0	£617,900	1,335	1,325	1,315	1,303	1,291	1,278	1,263	1,247	1,229	1,208
20	Low density flats and houses	67,370	0	£3,452,100	1,851	1,855	1,859	1,864	1,871	1,879	1,888	1,901	1,916	1,934
21	High density flats	67,370	0	£862,100	2,049	2,064	2,082	2,102	2,125	2,152	2,183	2,220	2,264	2,316
22	Low density edge of settlement houses	186,229	0	£35,797,500	1,209	1,202	1,194	1,186	1,177	1,168	1,158	1,147	1,134	1,120
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	1,337	1,337	1,337	1,337	1,338	1,339	1,341	1,344	1,348	1,353
24	New Settlement	246,380	0	£21,049,300	1,018	1,011	1,003	995	987	978	967	956	943	928
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	562	551	538	524	508	491	471	448	422	391
26	Low density edge of settlement houses	372,457	0	£71,595,000	554	542	527	512	494	475	453	428	399	365
27	New Settlement	492,760	0	£94,720,000	366	354	341	326	310	292	271	248	220	188
28	New settlement - High density flats and houses	705,936	0	£18,093,000	452	446	440	433	425	416	406	394	380	364
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################ AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£820,213	1,117,643	1,115,216	1,112,781	1,110,337	1,107,885	1,105,426	1,102,957	1,100,480	1,097,994	1,095,500	1,092,998
2	Low density rural extension	6	£2,050,533	1,612,862	1,607,010	1,601,158	1,595,306	1,589,454	1,583,602	1,577,751	1,571,899	1,566,047	1,560,195	1,554,343
3	Low density flats	12	£1,640,426	2,290,470	2,163,052	2,036,360	1,910,397	1,785,160	1,660,652	1,536,870	1,413,815	1,291,488	1,169,889	1,049,016
4	Low density rural extension	12	£4,101,066	3,225,725	3,072,756	2,920,646	2,769,394	2,619,001	2,469,468	2,320,793	2,172,977	2,026,020	1,879,921	1,734,682
5	Medium density flats	50	£3,178,326	9,180,025	8,668,870	8,160,633	7,655,315	7,152,914	6,653,431	6,156,867	5,663,222	5,172,494	4,684,684	4,199,793
6	Low density rural extension	50	£18,967,431	12,901,568	12,288,085	11,678,046	11,071,454	10,468,306	9,868,604	9,272,347	8,679,535	8,090,169	7,502,815	6,917,394
7	Low density rural extension	50	£17,121,951	12,901,568	12,288,085	11,678,046	11,071,454	10,468,306	9,868,604	9,272,347	8,679,535	8,090,169	7,502,815	6,917,394
8	Extra care scheme	60	£4,921,279	6,292,026	5,919,612	5,547,198	5,174,784	4,802,370	4,429,955	4,057,541	3,685,127	3,312,713	2,940,299	2,567,885
9	Retirement	60	£4,921,279	12,168,062	11,684,244	11,199,833	10,714,014	10,228,196	9,742,377	9,256,558	8,770,740	8,284,921	7,799,102	7,313,284
10	Integrtated Retirement Scheme	120	£10,252,666	24,828,741	23,863,532	22,898,323	21,933,114	20,967,905	20,002,696	19,037,487	18,069,938	17,100,207	16,130,477	15,160,747
11	Low density edge of settlement houses/flats	150	£25,631,664	38,354,261	36,521,988	34,700,011	32,888,328	31,086,944	29,295,854	27,515,061	25,744,564	23,984,364	22,234,458	20,494,851
12	Low density rural extension	250	£97,605,376	59,544,868	56,625,929	53,723,421	50,837,343	47,967,693	45,114,474	42,277,685	39,457,325	36,653,396	33,865,896	31,094,826
13	Low density rural extension	250	£73,204,032	54,016,640	51,344,486	48,687,372	46,045,299	43,418,266	40,806,272	38,209,320	35,627,407	33,060,535	30,508,703	27,966,066
14	Low density edge of settlement houses/flats	500	£122,006,720	111,449,033	106,116,929	100,814,785	95,542,601	90,300,377	85,088,112	79,905,807	74,753,462	69,624,459	64,520,777	59,447,132
15	Low density edge of settlement houses/flats	500	£128,158,319	67,030,314	62,581,928	58,158,934	53,761,334	49,389,129	45,042,317	40,720,899	36,416,516	32,131,531	27,872,023	23,637,992
16	High density houses	500	£73,204,032	79,415,658	74,973,404	70,556,509	66,164,977	61,798,806	57,457,997	53,142,548	48,852,461	44,587,736	40,348,371	36,134,368
17	High density flats	500	£28,502,410	79,433,802	74,991,547	70,574,652	66,183,121	61,816,949	57,476,140	53,160,691	48,870,605	44,605,879	40,366,515	36,152,511
18	High density flats	500	£21,325,544	119,202,963	113,947,810	108,722,234	103,526,235	98,359,811	93,222,964	88,115,694	83,038,000	77,989,883	72,971,342	67,982,377
19	High density flats	500	£17,121,951	79,470,088	75,027,832	70,610,939	66,219,406	61,853,235	57,512,425	53,196,977	48,906,890	44,642,165	40,402,800	36,188,798
20	Low density flats and houses	700	£95,657,370	151,193,803	143,947,043	136,741,011	129,575,708	122,451,133	115,367,287	108,324,170	101,321,781	94,360,121	87,439,189	80,554,822
21	High density flats	700	£23,888,711	161,559,117	154,428,068	147,328,298	140,268,721	133,249,336	126,270,143	119,331,143	112,432,335	105,573,721	98,755,299	91,977,070
22	Low density edge of settlement houses	1,935	£991,945,392	307,961,601	292,926,943	277,976,901	263,111,476	248,330,667	233,634,473	219,022,895	204,495,933	190,053,586	175,695,856	161,422,742
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	307,961,601	292,926,943	277,976,901	263,111,476	248,330,667	233,634,473	219,022,895	204,495,933	190,053,586	175,695,856	161,422,742
24	New Settlement	2,560	£583,274,143	324,825,892	307,855,653	290,980,854	274,201,498	257,517,583	240,929,110	224,425,634	207,992,363	191,654,733	175,412,742	159,229,439
25	Low density edge of settlement houses/flats	6,973	£991,945,392	511,824,824	480,499,909	449,321,876	418,305,848	387,386,264	356,620,457	325,948,328	295,373,998	264,886,361	234,449,596	204,027,518
26	Low density edge of settlement houses	3,870	£1,983,890,784	333,484,411	315,710,767	298,028,471	280,416,091	262,903,969	245,476,578	228,119,884	210,855,010	193,647,822	176,514,262	159,444,251
27	New Settlement	5,120	£2,624,682,381	329,274,867	311,853,517	294,513,998	277,248,535	260,073,054	242,958,938	225,923,476	208,956,270	192,036,773	175,170,260	158,342,023
28	New settlement - High density flats and houses	7,335	£501,355,345	411,946,561	388,140,489	364,438,448	340,834,515	317,332,563	293,897,559	270,546,000	247,257,660	224,012,111	200,788,709	177,560,042
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£283,443	1,117,643	1,115,216	1,112,781	1,110,337	1,107,885	1,105,426	1,102,957	1,100,480	1,097,994	1,095,500	1,092,998
2	Low density rural extension	6	£708,608	1,612,862	1,607,010	1,601,158	1,595,306	1,589,454	1,583,602	1,577,751	1,571,899	1,566,047	1,560,195	1,554,343
3	Low density flats	12	£566,887	2,290,470	2,163,052	2,036,360	1,910,397	1,785,160	1,660,652	1,536,870	1,413,815	1,291,488	1,169,889	1,049,016
4	Low density rural extension	12	£1,417,217	3,225,725	3,072,756	2,920,646	2,769,394	2,619,001	2,469,468	2,320,793	2,172,977	2,026,020	1,879,921	1,734,682
5	Medium density flats	50	£1,098,343	9,180,025	8,668,870	8,160,633	7,655,315	7,152,914	6,653,431	6,156,867	5,663,222	5,172,494	4,684,684	4,199,793
6	Low density rural extension	50	£6,554,627	12,901,568	12,288,085	11,678,046	11,071,454	10,468,306	9,868,604	9,272,347	8,679,535	8,090,169	7,502,815	6,917,394
7	Low density rural extension	50	£5,916,880	12,901,568	12,288,085	11,678,046	11,071,454	10,468,306	9,868,604	9,272,347	8,679,535	8,090,169	7,502,815	6,917,394
8	Extra care scheme	60	£1,700,660	6,292,026	5,919,612	5,547,198	5,174,784	4,802,370	4,429,955	4,057,541	3,685,127	3,312,713	2,940,299	2,567,885
9	Retirement	60	£1,700,660	12,168,062	11,684,244	11,199,833	10,714,014	10,228,196	9,742,377	9,256,558	8,770,740	8,284,921	7,799,102	7,313,284
10	Integrtated Retirement Scheme	120	£3,543,042	24,828,741	23,863,532	22,898,323	21,933,114	20,967,905	20,002,696	19,037,487	18,069,938	17,100,207	16,130,477	15,160,747
11	Low density edge of settlement houses/flats	150	£8,857,604	38,354,261	36,521,988	34,700,011	32,888,328	31,086,944	29,295,854	27,515,061	25,744,564	23,984,364	22,234,458	20,494,851
12	Low density rural extension	250	£33,729,758	59,544,868	56,625,929	53,723,421	50,837,343	47,967,693	45,114,474	42,277,685	39,457,325	36,653,396	33,865,896	31,094,826
13	Low density rural extension	250	£25,297,318	54,016,640	51,344,486	48,687,372	46,045,299	43,418,266	40,806,272	38,209,320	35,627,407	33,060,535	30,508,703	27,966,066
14	Low density edge of settlement houses/flats	500	£42,162,197	111,449,033	106,116,929	100,814,785	95,542,601	90,300,377	85,088,112	79,905,807	74,753,462	69,624,459	64,520,777	59,447,132
15	Low density edge of settlement houses/flats	500	£44,288,022	67,030,314	62,581,928	58,158,934	53,761,334	49,389,129	45,042,317	40,720,899	36,416,516	32,131,531	27,872,023	23,637,992
16	High density houses	500	£25,297,318	79,415,658	74,973,404	70,556,509	66,164,977	61,798,806	57,457,997	53,142,548	48,852,461	44,587,736	40,348,371	36,134,368
17	High density flats	500	£9,849,656	79,433,802	74,991,547	70,574,652	66,183,121	61,816,949	57,476,140	53,160,691	48,870,605	44,605,879	40,366,515	36,152,511
18	High density flats	500	£7,369,527	119,202,963	113,947,810	108,722,234	103,526,235	98,359,811	93,222,964	88,115,694	83,038,000	77,989,883	72,971,342	67,982,377
19	High density flats	500	£5,916,880	79,470,088	75,027,832	70,610,939	66,219,406	61,853,235	57,512,425	53,196,977	48,906,890	44,642,165	40,402,800	36,188,798
20	Low density flats and houses	700	£33,056,580	151,193,803	143,947,043	136,741,011	129,575,708	122,451,133	115,367,287	108,324,170	101,321,781	94,360,121	87,439,189	80,554,822
21	High density flats	700	£8,255,287	161,559,117	154,428,068	147,328,298	140,268,721	133,249,336	126,270,143	119,331,143	112,432,335	105,573,721	98,755,299	91,977,070
22	Low density edge of settlement houses	1,935	£342,789,292	307,961,601	292,926,943	277,976,901	263,111,476	248,330,667	233,634,473	219,022,895	204,495,933	190,053,586	175,695,856	161,422,742
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	307,961,601	292,926,943	277,976,901	263,111,476	248,330,667	233,634,473	219,022,895	204,495,933	190,053,586	175,695,856	161,422,742
24	New Settlement	2,560	£201,563,647	324,825,892	307,855,653	290,980,854	274,201,498	257,517,583	240,929,110	224,425,634	207,992,363	191,654,733	175,412,742	159,229,439
25	Low density edge of settlement houses/flats	6,973	£342,789,292	511,824,824	480,499,909	449,321,876	418,305,848	387,386,264	356,620,457	325,948,328	295,373,998	264,886,361	234,449,596	204,027,518
26	Low density edge of settlement houses	3,870	£685,578,584	333,484,411	315,710,767	298,028,471	280,416,091	262,903,969	245,476,578	228,119,884	210,855,010	193,647,822	176,514,262	159,444,251
27	New Settlement	5,120	£907,018,695	329,274,867	311,853,517	294,513,998	277,248,535	260,073,054	242,958,938	225,923,476	208,956,270	192,036,773	175,170,260	158,342,023
28	New settlement - High density flats and houses	7,335	£173,254,743	411,946,561	388,140,489	364,438,448	340,834,515	317,332,563	293,897,559	270,546,000	247,257,660	224,012,111	200,788,709	177,560,042
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£29,600	1,117,643	1,115,216	1,112,781	1,110,337	1,107,885	1,105,426	1,102,957	1,100,480	1,097,994	1,095,500	1,092,998
2	Low density rural extension	6	£74,000	1,612,862	1,607,010	1,601,158	1,595,306	1,589,454	1,583,602	1,577,751	1,571,899	1,566,047	1,560,195	1,554,343
3	Low density flats	12	£59,200	2,290,470	2,163,052	2,036,360	1,910,397	1,785,160	1,660,652	1,536,870	1,413,815	1,291,488	1,169,889	1,049,016
4	Low density rural extension	12	£148,000	3,225,725	3,072,756	2,920,646	2,769,394	2,619,001	2,469,468	2,320,793	2,172,977	2,026,020	1,879,921	1,734,682
5	Medium density flats	50	£114,700	9,180,025	8,668,870	8,160,633	7,655,315	7,152,914	6,653,431	6,156,867	5,663,222	5,172,494	4,684,684	4,199,793
6	Low density rural extension	50	£684,500	12,901,568	12,288,085	11,678,046	11,071,454	10,468,306	9,868,604	9,272,347	8,679,535	8,090,169	7,502,815	6,917,394
7	Low density rural extension	50	£617,900	12,901,568	12,288,085	11,678,046	11,071,454	10,468,306	9,868,604	9,272,347	8,679,535	8,090,169	7,502,815	6,917,394
8	Extra care scheme	60	£177,600	6,292,026	5,919,612	5,547,198	5,174,784	4,802,370	4,429,955	4,057,541	3,685,127	3,312,713	2,940,299	2,567,885
9	Retirement	60	£177,600	12,168,062	11,684,244	11,199,833	10,714,014	10,228,196	9,742,377	9,256,558	8,770,740	8,284,921	7,799,102	7,313,284
10	Integrtated Retirement Scheme	120	£370,000	24,828,741	23,863,532	22,898,323	21,933,114	20,967,905	20,002,696	19,037,487	18,069,938	17,100,207	16,130,477	15,160,747
11	Low density edge of settlement houses/flats	150	£925,000	38,354,261	36,521,988	34,700,011	32,888,328	31,086,944	29,295,854	27,515,061	25,744,564	23,984,364	22,234,458	20,494,851
12	Low density rural extension	250	£3,522,400	59,544,868	56,625,929	53,723,421	50,837,343	47,967,693	45,114,474	42,277,685	39,457,325	36,653,396	33,865,896	31,094,826
13	Low density rural extension	250	£2,641,800	54,016,640	51,344,486	48,687,372	46,045,299	43,418,266	40,806,272	38,209,320	35,627,407	33,060,535	30,508,703	27,966,066
14	Low density edge of settlement houses/flats	500	£4,403,000	111,449,033	106,116,929	100,814,785	95,542,601	90,300,377	85,088,112	79,905,807	74,753,462	69,624,459	64,520,777	59,447,132
15	Low density edge of settlement houses/flats	500	£4,625,000	67,030,314	62,581,928	58,158,934	53,761,334	49,389,129	45,042,317	40,720,899	36,416,516	32,131,531	27,872,023	23,637,992
16	High density houses	500	£2,641,800	79,415,658	74,973,404	70,556,509	66,164,977	61,798,806	57,457,997	53,142,548	48,852,461	44,587,736	40,348,371	36,134,368
17	High density flats	500	£1,028,600	79,433,802	74,991,547	70,574,652	66,183,121	61,816,949	57,476,140	53,160,691	48,870,605	44,605,879	40,366,515	36,152,511
18	High density flats	500	£769,600	119,202,963	113,947,810	108,722,234	103,526,235	98,359,811	93,222,964	88,115,694	83,038,000	77,989,883	72,971,342	67,982,377
19	High density flats	500	£617,900	79,470,088	75,027,832	70,610,939	66,219,406	61,853,235	57,512,425	53,196,977	48,906,890	44,642,165	40,402,800	36,188,798
20	Low density flats and houses	700	£3,452,100	151,193,803	143,947,043	136,741,011	129,575,708	122,451,133	115,367,287	108,324,170	101,321,781	94,360,121	87,439,189	80,554,822
21	High density flats	700	£862,100	161,559,117	154,428,068	147,328,298	140,268,721	133,249,336	126,270,143	119,331,143	112,432,335	105,573,721	98,755,299	91,977,070
22	Low density edge of settlement houses	1,935	£35,797,500	307,961,601	292,926,943	277,976,901	263,111,476	248,330,667	233,634,473	219,022,895	204,495,933	190,053,586	175,695,856	161,422,742
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	307,961,601	292,926,943	277,976,901	263,111,476	248,330,667	233,634,473	219,022,895	204,495,933	190,053,586	175,695,856	161,422,742
24	New Settlement	2,560	£21,049,300	324,825,892	307,855,653	290,980,854	274,201,498	257,517,583	240,929,110	224,425,634	207,992,363	191,654,733	175,412,742	159,229,439
25	Low density edge of settlement houses/flats	6,973	£35,797,500	511,824,824	480,499,909	449,321,876	418,305,848	387,386,264	356,620,457	325,948,328	295,373,998	264,886,361	234,449,596	204,027,518
26	Low density edge of settlement houses	3,870	£71,595,000	333,484,411	315,710,767	298,028,471	280,416,091	262,903,969	245,476,578	228,119,884	210,855,010	193,647,822	176,514,262	159,444,251
27	New Settlement	5,120	£94,720,000	329,274,867	311,853,517	294,513,998	277,248,535	260,073,054	242,958,938	225,923,476	208,956,270	192,036,773	175,170,260	158,342,023
28	New settlement - High density flats and houses	7,335	£18,093,000	411,946,561	388,140,489	364,438,448	340,834,515	317,332,563	293,897,559	270,546,000	247,257,660	224,012,111	200,788,709	177,560,042
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £7,750 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
									Residual land values					
1	Low density flats	577	0	£820,213	515	538	563	591	623	659	699	747	802	867
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	563	476	381	275	157	23	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	1,247	1,201	1,150	1,095	1,032	963	884	794	691	569
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	315	242	160	69	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	1,666	1,637	1,604	1,567	1,525	1,478	1,424	1,361	1,289	1,203
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	1,675	1,647	1,615	1,580	1,540	1,494	1,442	1,382	1,312	1,228
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	881	794	698	591	472	338	186	12	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	129	39	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	1,058	1,017	971	921	865	803	732	651	558	448
18	High density flats	48,121	0	£21,325,544	2,034	2,026	2,018	2,010	2,001	1,992	1,983	1,973	1,963	1,951
19	High density flats	48,121	0	£17,121,951	1,296	1,267	1,235	1,200	1,162	1,119	1,071	1,016	953	880
20	Low density flats and houses	67,370	0	£95,657,370	824	755	678	592	497	390	269	129	-	-
21	High density flats	67,370	0	£23,888,711	2,044	2,040	2,036	2,032	2,029	2,026	2,024	2,022	2,021	2,021
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
									Residual land values					
1	Low density flats	577	0	£283,443	1,445	1,516	1,596	1,685	1,785	1,898	2,027	2,177	2,351	2,557
2	Low density rural extension	577	0	£708,608	1,566	1,638	1,717	1,807	1,907	2,020	2,150	2,300	2,475	2,681
3	Low density flats	1,155	0	£566,887	1,492	1,455	1,414	1,369	1,319	1,263	1,200	1,128	1,046	949
4	Low density rural extension	1,155	0	£1,417,217	1,566	1,509	1,446	1,377	1,301	1,215	1,118	1,007	879	728
5	Medium density flats	4,812	0	£1,098,343	1,679	1,656	1,631	1,603	1,573	1,539	1,502	1,459	1,411	1,355
6	Low density rural extension	4,812	0	£6,554,627	1,319	1,254	1,183	1,104	1,017	918	807	679	532	358
7	Low density rural extension	4,812	0	£5,916,880	1,451	1,394	1,330	1,260	1,182	1,095	996	883	753	599
8	Extra care scheme	4,350	0	£1,700,660	1,055	1,021	983	940	891	837	774	702	618	518
9	Retirement	4,350	0	£1,700,660	2,406	2,416	2,426	2,438	2,450	2,465	2,481	2,500	2,523	2,549
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	2,447	2,459	2,472	2,487	2,504	2,523	2,544	2,569	2,597	2,631
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	2,043	2,017	1,989	1,958	1,925	1,888	1,846	1,800	1,746	1,685
12	Low density rural extension	24,061	0	£33,729,758	1,073	1,002	923	836	740	631	508	366	203	10
13	Low density rural extension	24,061	0	£25,297,318	1,194	1,140	1,080	1,014	941	859	767	661	538	394
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	1,440	1,399	1,354	1,305	1,250	1,189	1,120	1,042	951	845
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	473	400	320	232	133	21	-	-	-	-
16	High density houses	48,121	0	£25,297,318	1,125	1,087	1,045	999	948	891	827	753	668	569
17	High density flats	48,121	0	£9,849,656	1,446	1,425	1,402	1,377	1,350	1,320	1,286	1,248	1,204	1,153
18	High density flats	48,121	0	£7,369,527	2,324	2,331	2,340	2,351	2,364	2,379	2,397	2,419	2,446	2,479
19	High density flats	48,121	0	£5,916,880	1,529	1,512	1,494	1,474	1,453	1,430	1,404	1,374	1,341	1,303
20	Low density flats and houses	67,370	0	£33,056,580	1,754	1,733	1,710	1,686	1,659	1,629	1,596	1,559	1,517	1,468
21	High density flats	67,370	0	£8,255,287	2,276	2,284	2,294	2,305	2,319	2,336	2,355	2,379	2,408	2,442
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	1,040	1,010	977	940	900	855	804	745	678	600
24	New Settlement	246,380	0	£201,563,647	500	454	403	347	284	213	133	40	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	252	216	176	132	83	27	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	338	320	301	279	255	228	197	161	120	71
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
									Residual land values					
1	Low density flats	577	0	£29,600	1,884	1,979	2,084	2,202	2,334	2,484	2,655	2,853	3,084	3,356
2	Low density rural extension	577	0	£74,000	2,665	2,795	2,938	3,099	3,280	3,486	3,720	3,991	4,306	4,679
3	Low density flats	1,155	0	£59,200	1,932	1,918	1,902	1,886	1,868	1,849	1,828	1,804	1,778	1,749
4	Low density rural extension	1,155	0	£148,000	2,665	2,666	2,668	2,670	2,674	2,680	2,688	2,697	2,710	2,727
5	Medium density flats	4,812	0	£114,700	1,884	1,871	1,858	1,844	1,828	1,812	1,794	1,774	1,752	1,727
6	Low density rural extension	4,812	0	£684,500	2,539	2,538	2,538	2,539	2,541	2,545	2,549	2,556	2,565	2,576
7	Low density rural extension	4,812	0	£617,900	2,553	2,553	2,554	2,556	2,559	2,563	2,569	2,577	2,588	2,601
8	Extra care scheme	4,350	0	£177,600	1,406	1,389	1,372	1,352	1,329	1,303	1,274	1,241	1,201	1,155
9	Retirement	4,350	0	£177,600	2,756	2,784	2,815	2,850	2,888	2,932	2,982	3,039	3,106	3,186
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,811	2,843	2,877	2,916	2,959	3,009	3,065	3,130	3,205	3,294
11	Low density edge of settlement houses/flats	14,436	0	£925,000	2,593	2,596	2,600	2,605	2,612	2,620	2,631	2,645	2,662	2,684
12	Low density rural extension	24,061	0	£3,522,400	2,328	2,323	2,318	2,314	2,309	2,305	2,301	2,298	2,295	2,293
13	Low density rural extension	24,061	0	£2,641,800	2,135	2,131	2,126	2,122	2,118	2,115	2,112	2,109	2,107	2,106
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	2,225	2,225	2,226	2,228	2,231	2,236	2,241	2,249	2,259	2,271
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	1,297	1,268	1,236	1,201	1,163	1,120	1,072	1,016	953	878
16	High density houses	48,121	0	£2,641,800	1,595	1,582	1,568	1,553	1,537	1,519	1,499	1,477	1,453	1,425
17	High density flats	48,121	0	£1,028,600	1,629	1,618	1,606	1,593	1,579	1,564	1,548	1,530	1,509	1,486
18	High density flats	48,121	0	£769,600	2,461	2,476	2,493	2,512	2,535	2,562	2,593	2,630	2,675	2,728
19	High density flats	48,121	0	£617,900	1,639	1,628	1,616	1,604	1,591	1,576	1,561	1,544	1,525	1,503
20	Low density flats and houses	67,370	0	£3,452,100	2,193	2,195	2,198	2,202	2,208	2,215	2,224	2,235	2,249	2,267
21	High density flats	67,370	0	£862,100	2,385	2,399	2,416	2,434	2,456	2,482	2,512	2,548	2,590	2,642
22	Low density edge of settlement houses	186,229	0	£35,797,500	1,461	1,453	1,445	1,436	1,427	1,416	1,406	1,394	1,381	1,366
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	1,590	1,588	1,587	1,587	1,587	1,587	1,589	1,591	1,594	1,599
24	New Settlement	246,380	0	£21,049,300	1,233	1,225	1,217	1,209	1,200	1,190	1,179	1,167	1,154	1,139
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	709	698	685	671	655	637	618	595	569	538
26	Low density edge of settlement houses	372,457	0	£71,595,000	703	690	675	660	642	622	600	575	546	512
27	New Settlement	492,760	0	£94,720,000	476	464	451	436	419	401	380	357	329	297
28	New settlement - High density flats and houses	705,936	0	£18,093,000	558	552	545	538	530	521	511	499	486	471
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################ AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	1,329,538	1,326,469	1,323,392	1,320,307	1,317,212	1,314,110	1,310,999	1,307,879	1,304,752	1,301,616	1,298,472
2	Low density rural extension	6	£2,050,533	1,862,151	1,855,543	1,848,936	1,842,328	1,835,721	1,829,113	1,822,506	1,815,899	1,809,292	1,802,684	1,796,077
3	Low density flats	12	£1,640,426	2,714,261	2,564,432	2,415,460	2,267,344	2,120,083	1,973,678	1,828,128	1,683,435	1,539,598	1,396,616	1,254,491
4	Low density rural extension	12	£4,101,066	3,724,301	3,544,967	3,366,644	3,189,331	3,013,027	2,837,734	2,663,451	2,490,177	2,317,913	2,146,659	1,976,415
5	Medium density flats	50	£3,178,326	10,867,409	10,267,027	9,670,074	9,076,551	8,486,457	7,899,793	7,316,559	6,736,754	6,160,378	5,587,433	5,017,917
6	Low density rural extension	50	£18,967,431	14,886,725	14,168,269	13,453,859	12,743,497	12,037,181	11,334,912	10,635,198	9,938,690	9,246,242	8,557,858	7,873,536
7	Low density rural extension	50	£17,121,951	14,886,725	14,168,269	13,453,859	12,743,497	12,037,181	11,334,912	10,635,198	9,938,690	9,246,242	8,557,858	7,873,536
8	Extra care scheme	60	£4,921,279	7,597,130	7,159,461	6,721,791	6,284,122	5,846,453	5,408,783	4,971,114	4,533,444	4,095,775	3,658,106	3,220,436
9	Retirement	60	£4,921,279	13,827,913	13,259,271	12,690,631	12,121,990	11,553,349	10,984,709	10,416,067	9,847,427	9,278,786	8,710,145	8,141,505
10	Integrtated Retirement Scheme	120	£10,252,666	28,121,607	26,991,755	25,861,902	24,732,050	23,602,198	22,470,866	21,337,037	20,203,209	19,069,382	17,935,553	16,801,725
11	Low density edge of settlement houses/flats	150	£25,631,664	44,197,642	42,056,377	39,927,178	37,810,046	35,704,982	33,611,984	31,531,052	29,462,188	27,404,746	25,354,923	23,317,200
12	Low density rural extension	250	£97,605,376	68,795,290	65,387,199	61,998,341	58,628,715	55,278,324	51,947,165	48,635,239	45,342,547	42,069,088	38,814,861	35,579,868
13	Low density rural extension	250	£73,204,032	62,656,078	59,527,079	56,415,739	53,321,599	50,241,119	47,178,328	44,133,226	41,105,812	38,096,088	35,104,052	32,129,706
14	Low density edge of settlement houses/flats	500	£122,006,720	128,488,810	122,248,982	116,043,664	109,873,519	103,738,548	97,638,751	91,574,127	85,544,677	79,550,401	73,591,298	67,667,369
15	Low density edge of settlement houses/flats	500	£128,158,319	81,678,709	76,465,399	71,281,869	66,128,119	61,004,149	55,903,673	50,826,971	45,780,119	40,763,116	35,775,964	30,818,661
16	High density houses	500	£73,204,032	93,973,432	88,762,761	83,581,858	78,430,722	73,309,354	68,217,754	63,155,921	58,123,856	53,121,559	48,149,029	43,204,170
17	High density flats	500	£28,502,410	93,991,352	88,780,681	83,599,777	78,448,641	73,327,273	68,235,674	63,173,841	58,141,776	53,139,479	48,166,948	43,222,314
18	High density flats	500	£21,325,544	135,902,931	129,764,699	123,661,107	117,592,151	111,557,833	105,558,152	99,593,109	93,662,704	87,766,936	81,903,980	76,059,823
19	High density flats	500	£17,121,951	94,027,191	88,816,521	83,635,618	78,484,481	73,363,113	68,271,513	63,209,680	58,177,615	53,175,318	48,202,788	43,258,599
20	Low density flats and houses	700	£95,657,370	174,203,105	165,739,636	157,323,869	148,955,802	140,632,027	132,351,086	124,117,904	115,932,482	107,794,820	99,704,916	91,662,773
21	High density flats	700	£23,888,711	184,134,584	175,801,324	167,515,096	159,275,899	151,083,733	142,938,600	134,840,496	126,789,425	118,785,386	110,828,378	102,918,402
22	Low density edge of settlement houses	1,935	£991,945,392	354,867,346	337,352,360	319,936,203	302,618,878	285,400,384	268,280,720	251,259,888	234,337,886	217,514,715	200,790,374	184,164,865
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	354,867,346	337,352,360	319,936,203	302,618,878	285,400,384	268,280,720	251,259,888	234,337,886	217,514,715	200,790,374	184,164,865
24	New Settlement	2,560	£583,274,143	377,600,506	357,866,702	338,244,188	318,732,966	299,333,034	280,044,392	260,834,123	241,732,349	222,742,066	203,861,547	185,048,367
25	Low density edge of settlement houses/flats	6,973	£991,945,392	609,857,835	573,486,457	537,279,143	501,231,082	465,389,886	429,653,095	394,112,854	358,673,306	323,366,521	288,162,327	253,019,994
26	Low density edge of settlement houses	3,870	£1,983,890,784	388,644,141	367,989,775	347,451,970	327,004,021	306,658,867	286,430,502	266,285,838	246,243,462	226,290,577	206,427,449	186,630,889
27	New Settlement	5,120	£2,624,682,381	383,179,957	362,945,560	342,825,294	322,804,138	302,869,400	283,041,652	263,287,279	243,625,656	224,046,597	204,523,780	185,062,552
28	New settlement - High density flats and houses	7,335	£501,355,345	485,963,440	458,336,334	430,858,844	403,477,581	376,240,681	349,098,234	322,064,208	295,128,225	268,267,299	241,458,210	214,677,503
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	1,329,538	1,326,469	1,323,392	1,320,307	1,317,212	1,314,110	1,310,999	1,307,879	1,304,752	1,301,616	1,298,472
2	Low density rural extension	6	£708,608	1,862,151	1,855,543	1,848,936	1,842,328	1,835,721	1,829,113	1,822,506	1,815,899	1,809,292	1,802,684	1,796,077
3	Low density flats	12	£566,887	2,714,261	2,564,432	2,415,460	2,267,344	2,120,083	1,973,678	1,828,128	1,683,435	1,539,598	1,396,616	1,254,491
4	Low density rural extension	12	£1,417,217	3,724,301	3,544,967	3,366,644	3,189,331	3,013,027	2,837,734	2,663,451	2,490,177	2,317,913	2,146,659	1,976,415
5	Medium density flats	50	£1,098,343	10,867,409	10,267,027	9,670,074	9,076,551	8,486,457	7,899,793	7,316,559	6,736,754	6,160,378	5,587,433	5,017,917
6	Low density rural extension	50	£6,554,627	14,886,725	14,168,269	13,453,859	12,743,497	12,037,181	11,334,912	10,635,198	9,938,690	9,246,242	8,557,858	7,873,536
7	Low density rural extension	50	£5,916,880	14,886,725	14,168,269	13,453,859	12,743,497	12,037,181	11,334,912	10,635,198	9,938,690	9,246,242	8,557,858	7,873,536
8	Extra care scheme	60	£1,700,660	7,597,130	7,159,461	6,721,791	6,284,122	5,846,453	5,408,783	4,971,114	4,533,444	4,095,775	3,658,106	3,220,436
9	Retirement	60	£1,700,660	13,827,913	13,259,271	12,690,631	12,121,990	11,553,349	10,984,709	10,416,067	9,847,427	9,278,786	8,710,145	8,141,505
10	Integrtated Retirement Scheme	120	£3,543,042	28,121,607	26,991,755	25,861,902	24,732,050	23,602,198	22,470,866	21,337,037	20,203,209	19,069,382	17,935,553	16,801,725
11	Low density edge of settlement houses/flats	150	£8,857,604	44,197,642	42,056,377	39,927,178	37,810,046	35,704,982	33,611,984	31,531,052	29,462,188	27,404,746	25,354,923	23,317,200
12	Low density rural extension	250	£33,729,758	68,795,290	65,387,199	61,998,341	58,628,715	55,278,324	51,947,165	48,635,239	45,342,547	42,069,088	38,814,861	35,579,868
13	Low density rural extension	250	£25,297,318	62,656,078	59,527,079	56,415,739	53,321,599	50,241,119	47,178,328	44,133,226	41,105,812	38,096,088	35,104,052	32,129,706
14	Low density edge of settlement houses/flats	500	£42,162,197	128,488,810	122,248,982	116,043,664	109,873,519	103,738,548	97,638,751	91,574,127	85,544,677	79,550,401	73,591,298	67,667,369
15	Low density edge of settlement houses/flats	500	£44,288,022	81,678,709	76,465,399	71,281,869	66,128,119	61,004,149	55,903,673	50,826,971	45,780,119	40,763,116	35,775,964	30,818,661
16	High density houses	500	£25,297,318	93,973,432	88,762,761	83,581,858	78,430,722	73,309,354	68,217,754	63,155,921	58,123,856	53,121,559	48,149,029	43,204,170
17	High density flats	500	£9,849,656	93,991,352	88,780,681	83,599,777	78,448,641	73,327,273	68,235,674	63,173,841	58,141,776	53,139,479	48,166,948	43,222,314
18	High density flats	500	£7,369,527	135,902,931	129,764,699	123,661,107	117,592,151	111,557,833	105,558,152	99,593,109	93,662,704	87,766,936	81,903,980	76,059,823
19	High density flats	500	£5,916,880	94,027,191	88,816,521	83,635,618	78,484,481	73,363,113	68,271,513	63,209,680	58,177,615	53,175,318	48,202,788	43,258,599
20	Low density flats and houses	700	£33,056,580	174,203,105	165,739,636	157,323,869	148,955,802	140,632,027	132,351,086	124,117,904	115,932,482	107,794,820	99,704,916	91,662,773
21	High density flats	700	£8,255,287	184,134,584	175,801,324	167,515,096	159,275,899	151,083,733	142,938,600	134,840,496	126,789,425	118,785,386	110,828,378	102,918,402
22	Low density edge of settlement houses	1,935	£342,789,292	354,867,346	337,352,360	319,936,203	302,618,878	285,400,384	268,280,720	251,259,888	234,337,886	217,514,715	200,790,374	184,164,865
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	354,867,346	337,352,360	319,936,203	302,618,878	285,400,384	268,280,720	251,259,888	234,337,886	217,514,715	200,790,374	184,164,865
24	New Settlement	2,560	£201,563,647	377,600,506	357,866,702	338,244,188	318,732,966	299,333,034	280,044,392	260,834,123	241,732,349	222,742,066	203,861,547	185,048,367
25	Low density edge of settlement houses/flats	6,973	£342,789,292	609,857,835	573,486,457	537,279,143	501,231,082	465,389,886	429,653,095	394,112,854	358,673,306	323,366,521	288,162,327	253,019,994
26	Low density edge of settlement houses	3,870	£685,578,584	388,644,141	367,989,775	347,451,970	327,004,021	306,658,867	286,430,502	266,285,838	246,243,462	226,290,577	206,427,449	186,630,889
27	New Settlement	5,120	£907,018,695	383,179,957	362,945,560	342,825,294	322,804,138	302,869,400	283,041,652	263,287,279	243,625,656	224,046,597	204,523,780	185,062,552
28	New settlement - High density flats and houses	7,335	£173,254,743	485,963,440	458,336,334	430,858,844	403,477,581	376,240,681	349,098,234	322,064,208	295,128,225	268,267,299	241,458,210	214,677,503
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	1,329,538	1,326,469	1,323,392	1,320,307	1,317,212	1,314,110	1,310,999	1,307,879	1,304,752	1,301,616	1,298,472
2	Low density rural extension	6	£74,000	1,862,151	1,855,543	1,848,936	1,842,328	1,835,721	1,829,113	1,822,506	1,815,899	1,809,292	1,802,684	1,796,077
3	Low density flats	12	£59,200	2,714,261	2,564,432	2,415,460	2,267,344	2,120,083	1,973,678	1,828,128	1,683,435	1,539,598	1,396,616	1,254,491
4	Low density rural extension	12	£148,000	3,724,301	3,544,967	3,366,644	3,189,331	3,013,027	2,837,734	2,663,451	2,490,177	2,317,913	2,146,659	1,976,415
5	Medium density flats	50	£114,700	10,867,409	10,267,027	9,670,074	9,076,551	8,486,457	7,899,793	7,316,559	6,736,754	6,160,378	5,587,433	5,017,917
6	Low density rural extension	50	£684,500	14,886,725	14,168,269	13,453,859	12,743,497	12,037,181	11,334,912	10,635,198	9,938,690	9,246,242	8,557,858	7,873,536
7	Low density rural extension	50	£617,900	14,886,725	14,168,269	13,453,859	12,743,497	12,037,181	11,334,912	10,635,198	9,938,690	9,246,242	8,557,858	7,873,536
8	Extra care scheme	60	£177,600	7,597,130	7,159,461	6,721,791	6,284,122	5,846,453	5,408,783	4,971,114	4,533,444	4,095,775	3,658,106	3,220,436
9	Retirement	60	£177,600	13,827,913	13,259,271	12,690,631	12,121,990	11,553,349	10,984,709	10,416,067	9,847,427	9,278,786	8,710,145	8,141,505
10	Integrtated Retirement Scheme	120	£370,000	28,121,607	26,991,755	25,861,902	24,732,050	23,602,198	22,470,866	21,337,037	20,203,209	19,069,382	17,935,553	16,801,725
11	Low density edge of settlement houses/flats	150	£925,000	44,197,642	42,056,377	39,927,178	37,810,046	35,704,982	33,611,984	31,531,052	29,462,188	27,404,746	25,354,923	23,317,200
12	Low density rural extension	250	£3,522,400	68,795,290	65,387,199	61,998,341	58,628,715	55,278,324	51,947,165	48,635,239	45,342,547	42,069,088	38,814,861	35,579,868
13	Low density rural extension	250	£2,641,800	62,656,078	59,527,079	56,415,739	53,321,599	50,241,119	47,178,328	44,133,226	41,105,812	38,096,088	35,104,052	32,129,706
14	Low density edge of settlement houses/flats	500	£4,403,000	128,488,810	122,248,982	116,043,664	109,873,519	103,738,548	97,638,751	91,574,127	85,544,677	79,550,401	73,591,298	67,667,369
15	Low density edge of settlement houses/flats	500	£4,625,000	81,678,709	76,465,399	71,281,869	66,128,119	61,004,149	55,903,673	50,826,971	45,780,119	40,763,116	35,775,964	30,818,661
16	High density houses	500	£2,641,800	93,973,432	88,762,761	83,581,858	78,430,722	73,309,354	68,217,754	63,155,921	58,123,856	53,121,559	48,149,029	43,204,170
17	High density flats	500	£1,028,600	93,991,352	88,780,681	83,599,777	78,448,641	73,327,273	68,235,674	63,173,841	58,141,776	53,139,479	48,166,948	43,222,314
18	High density flats	500	£769,600	135,902,931	129,764,699	123,661,107	117,592,151	111,557,833	105,558,152	99,593,109	93,662,704	87,766,936	81,903,980	76,059,823
19	High density flats	500	£617,900	94,027,191	88,816,521	83,635,618	78,484,481	73,363,113	68,271,513	63,209,680	58,177,615	53,175,318	48,202,788	43,258,599
20	Low density flats and houses	700	£3,452,100	174,203,105	165,739,636	157,323,869	148,955,802	140,632,027	132,351,086	124,117,904	115,932,482	107,794,820	99,704,916	91,662,773
21	High density flats	700	£862,100	184,134,584	175,801,324	167,515,096	159,275,899	151,083,733	142,938,600	134,840,496	126,789,425	118,785,386	110,828,378	102,918,402
22	Low density edge of settlement houses	1,935	£35,797,500	354,867,346	337,352,360	319,936,203	302,618,878	285,400,384	268,280,720	251,259,888	234,337,886	217,514,715	200,790,374	184,164,865
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	354,867,346	337,352,360	319,936,203	302,618,878	285,400,384	268,280,720	251,259,888	234,337,886	217,514,715	200,790,374	184,164,865
24	New Settlement	2,560	£21,049,300	377,600,506	357,866,702	338,244,188	318,732,966	299,333,034	280,044,392	260,834,123	241,732,349	222,742,066	203,861,547	185,048,367
25	Low density edge of settlement houses/flats	6,973	£35,797,500	609,857,835	573,486,457	537,279,143	501,231,082	465,389,886	429,653,095	394,112,854	358,673,306	323,366,521	288,162,327	253,019,994
26	Low density edge of settlement houses	3,870	£71,595,000	388,644,141	367,989,775	347,451,970	327,004,021	306,658,867	286,430,502	266,285,838	246,243,462	226,290,577	206,427,449	186,630,889
27	New Settlement	5,120	£94,720,000	383,179,957	362,945,560	342,825,294	322,804,138	302,869,400	283,041,652	263,287,279	243,625,656	224,046,597	204,523,780	185,062,552
28	New settlement - High density flats and houses	7,335	£18,093,000	485,963,440	458,336,334	430,858,844	403,477,581	376,240,681	349,098,234	322,064,208	295,128,225	268,267,299	241,458,210	214,677,503
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £8,375 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£820,213	882	923	968	1,019	1,076	1,140	1,214	1,299	1,398	1,516
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	930	842	746	639	519	385	232	57	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	1,598	1,551	1,499	1,442	1,379	1,308	1,229	1,138	1,033	910
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	615	542	460	369	266	149	16	-	-	-
9	Retirement	4,350	0	£4,921,279	2,048	2,018	1,985	1,947	1,906	1,859	1,805	1,742	1,670	1,584
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	2,054	2,025	1,994	1,958	1,918	1,873	1,820	1,760	1,689	1,606
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	1,286	1,198	1,100	992	872	737	584	408	205	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	135	5	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	432	340	240	128	3	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	1,361	1,319	1,272	1,221	1,164	1,101	1,029	948	853	743
18	High density flats	48,121	0	£21,325,544	2,381	2,372	2,363	2,354	2,344	2,334	2,324	2,313	2,301	2,289
19	High density flats	48,121	0	£17,121,951	1,598	1,568	1,536	1,500	1,461	1,417	1,368	1,313	1,249	1,174
20	Low density flats and houses	67,370	0	£95,657,370	1,166	1,095	1,017	931	834	726	604	463	300	109
21	High density flats	67,370	0	£23,888,711	2,379	2,374	2,369	2,364	2,360	2,356	2,353	2,350	2,348	2,346
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	130	38	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£283,443	1,812	1,901	2,001	2,112	2,238	2,380	2,542	2,729	2,948	3,206
2	Low density rural extension	577	0	£708,608	1,998	2,091	2,194	2,310	2,440	2,587	2,756	2,950	3,177	3,445
3	Low density flats	1,155	0	£566,887	1,859	1,821	1,778	1,732	1,681	1,624	1,560	1,487	1,404	1,306
4	Low density rural extension	1,155	0	£1,417,217	1,998	1,939	1,876	1,805	1,727	1,640	1,542	1,429	1,300	1,148
5	Medium density flats	4,812	0	£1,098,343	2,030	2,006	1,979	1,951	1,919	1,885	1,846	1,803	1,753	1,696
6	Low density rural extension	4,812	0	£6,554,627	1,731	1,665	1,593	1,513	1,424	1,325	1,211	1,082	932	757
7	Low density rural extension	4,812	0	£5,916,880	1,864	1,805	1,740	1,669	1,590	1,501	1,401	1,286	1,153	998
8	Extra care scheme	4,350	0	£1,700,660	1,356	1,321	1,283	1,240	1,191	1,137	1,074	1,002	918	818
9	Retirement	4,350	0	£1,700,660	2,788	2,797	2,807	2,818	2,831	2,846	2,862	2,881	2,903	2,930
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	2,825	2,837	2,850	2,865	2,882	2,901	2,922	2,946	2,974	3,008
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	2,448	2,421	2,391	2,359	2,325	2,286	2,244	2,196	2,141	2,078
12	Low density rural extension	24,061	0	£33,729,758	1,457	1,385	1,305	1,217	1,119	1,010	885	743	578	384
13	Low density rural extension	24,061	0	£25,297,318	1,553	1,498	1,437	1,370	1,296	1,213	1,118	1,011	887	741
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	1,794	1,752	1,706	1,655	1,600	1,537	1,467	1,387	1,295	1,188
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	777	704	623	534	434	322	194	48	-	-
16	High density houses	48,121	0	£25,297,318	1,427	1,388	1,346	1,299	1,247	1,189	1,124	1,049	964	863
17	High density flats	48,121	0	£9,849,656	1,749	1,727	1,703	1,677	1,649	1,618	1,583	1,544	1,499	1,448
18	High density flats	48,121	0	£7,369,527	2,671	2,677	2,685	2,695	2,706	2,721	2,738	2,759	2,785	2,816
19	High density flats	48,121	0	£5,916,880	1,831	1,813	1,795	1,774	1,752	1,728	1,701	1,671	1,637	1,598
20	Low density flats and houses	67,370	0	£33,056,580	2,095	2,073	2,050	2,024	1,996	1,965	1,931	1,893	1,849	1,799
21	High density flats	67,370	0	£8,255,287	2,611	2,618	2,627	2,637	2,650	2,666	2,684	2,707	2,734	2,768
22	Low density edge of settlement houses	186,229	0	£342,789,292	65	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	1,292	1,261	1,227	1,190	1,149	1,103	1,051	992	924	845
24	New Settlement	246,380	0	£201,563,647	714	668	616	559	496	425	344	251	143	17
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	398	362	322	278	228	173	109	36	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	443	425	405	384	359	332	301	266	224	176
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£29,600	2,251	2,364	2,489	2,630	2,787	2,966	3,170	3,406	3,680	4,005
2	Low density rural extension	577	0	£74,000	3,097	3,248	3,415	3,603	3,814	4,053	4,326	4,641	5,008	5,443
3	Low density flats	1,155	0	£59,200	2,299	2,283	2,267	2,249	2,231	2,210	2,188	2,164	2,136	2,106
4	Low density rural extension	1,155	0	£148,000	3,097	3,096	3,097	3,098	3,101	3,105	3,112	3,120	3,131	3,147
5	Medium density flats	4,812	0	£114,700	2,235	2,221	2,206	2,191	2,175	2,157	2,138	2,117	2,094	2,068
6	Low density rural extension	4,812	0	£684,500	2,951	2,950	2,948	2,948	2,949	2,951	2,954	2,959	2,965	2,975
7	Low density rural extension	4,812	0	£617,900	2,965	2,964	2,964	2,964	2,966	2,969	2,974	2,980	2,988	3,000
8	Extra care scheme	4,350	0	£177,600	1,706	1,690	1,672	1,652	1,629	1,603	1,574	1,541	1,501	1,455
9	Retirement	4,350	0	£177,600	3,138	3,166	3,196	3,230	3,269	3,313	3,362	3,420	3,487	3,566
10	Integrtated Retirement Scheme	8,700	0	£370,000	3,190	3,221	3,256	3,294	3,338	3,387	3,443	3,507	3,582	3,671
11	Low density edge of settlement houses/flats	14,436	0	£925,000	2,997	2,999	3,002	3,006	3,011	3,019	3,029	3,041	3,057	3,077
12	Low density rural extension	24,061	0	£3,522,400	2,713	2,707	2,700	2,694	2,689	2,683	2,679	2,674	2,670	2,667
13	Low density rural extension	24,061	0	£2,641,800	2,494	2,489	2,483	2,478	2,473	2,468	2,464	2,459	2,456	2,453
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	2,579	2,578	2,578	2,579	2,580	2,583	2,588	2,594	2,603	2,614
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	1,601	1,571	1,539	1,504	1,465	1,421	1,372	1,316	1,252	1,177
16	High density houses	48,121	0	£2,641,800	1,898	1,884	1,869	1,853	1,836	1,817	1,796	1,774	1,748	1,719
17	High density flats	48,121	0	£1,028,600	1,932	1,920	1,907	1,893	1,878	1,862	1,845	1,826	1,805	1,781
18	High density flats	48,121	0	£769,600	2,808	2,822	2,838	2,856	2,878	2,903	2,934	2,970	3,013	3,066
19	High density flats	48,121	0	£617,900	1,941	1,929	1,917	1,904	1,890	1,875	1,858	1,840	1,820	1,798
20	Low density flats and houses	67,370	0	£3,452,100	2,535	2,536	2,538	2,541	2,545	2,551	2,559	2,569	2,581	2,598
21	High density flats	67,370	0	£862,100	2,720	2,733	2,749	2,766	2,787	2,812	2,841	2,876	2,917	2,968
22	Low density edge of settlement houses	186,229	0	£35,797,500	1,713	1,704	1,695	1,686	1,675	1,665	1,653	1,640	1,626	1,611
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	1,841	1,839	1,838	1,836	1,836	1,835	1,836	1,837	1,840	1,844
24	New Settlement	246,380	0	£21,049,300	1,447	1,439	1,430	1,421	1,412	1,402	1,390	1,378	1,364	1,349
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	855	843	830	816	800	783	763	740	714	684
26	Low density edge of settlement houses	372,457	0	£71,595,000	851	838	823	807	789	769	747	721	692	658
27	New Settlement	492,760	0	£94,720,000	585	573	559	545	528	510	489	465	437	405
28	New settlement - High density flats and houses	705,936	0	£18,093,000	663	656	650	642	634	625	615	604	591	575
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,541,434	1,537,723	1,534,003	1,530,275	1,526,539	1,522,794	1,519,041	1,515,279	1,511,509	1,507,732	1,503,945
2	Low density rural extension	6	£2,050,533	2,111,439	2,104,076	2,096,713	2,089,350	2,081,987	2,074,625	2,067,262	2,059,899	2,052,536	2,045,173	2,037,810
3	Low density flats	12	£1,640,426	3,138,051	2,965,813	2,794,559	2,624,290	2,455,004	2,286,704	2,119,388	1,953,055	1,787,707	1,623,344	1,459,964
4	Low density rural extension	12	£4,101,066	4,222,877	4,017,180	3,812,643	3,609,268	3,407,054	3,206,001	3,006,108	2,807,377	2,609,807	2,413,397	2,218,149
5	Medium density flats	50	£3,178,326	12,554,793	11,865,184	11,179,515	10,497,788	9,820,001	9,146,155	8,476,250	7,810,287	7,148,264	6,490,181	5,836,040
6	Low density rural extension	50	£18,967,431	16,871,604	16,046,442	15,225,941	14,410,098	13,598,915	12,792,393	11,990,530	11,193,327	10,400,784	9,612,902	8,829,678
7	Low density rural extension	50	£17,121,951	16,871,604	16,046,442	15,225,941	14,410,098	13,598,915	12,792,393	11,990,530	11,193,327	10,400,784	9,612,902	8,829,678
8	Extra care scheme	60	£4,921,279	8,902,234	8,399,309	7,896,384	7,393,460	6,890,535	6,387,611	5,884,686	5,381,761	4,878,837	4,375,912	3,872,987
9	Retirement	60	£4,921,279	15,484,354	14,832,892	14,181,428	13,529,966	12,878,503	12,227,040	11,575,577	10,924,115	10,272,651	9,621,189	8,969,725
10	Integrtated Retirement Scheme	120	£10,252,666	31,414,473	30,119,977	28,825,482	27,528,185	26,230,259	24,932,333	23,634,407	22,336,482	21,038,555	19,740,630	18,442,704
11	Low density edge of settlement houses/flats	150	£25,631,664	50,041,024	47,590,765	45,154,346	42,731,763	40,320,171	37,921,535	35,536,760	33,165,849	30,808,801	28,465,615	26,136,292
12	Low density rural extension	250	£97,605,376	78,045,713	74,148,468	70,273,259	66,420,088	62,588,953	58,779,854	54,992,792	51,227,767	47,484,778	43,763,826	40,064,910
13	Low density rural extension	250	£73,204,032	71,256,697	67,669,051	64,101,696	60,554,633	57,027,860	53,521,379	50,035,189	46,569,291	43,123,684	39,698,369	36,293,344
14	Low density edge of settlement houses/flats	500	£122,006,720	145,443,756	138,306,738	131,210,032	124,153,637	117,137,554	110,161,784	103,226,325	96,331,177	89,476,341	82,661,818	75,887,606
15	Low density edge of settlement houses/flats	500	£128,158,319	96,260,212	90,275,845	84,325,679	78,409,712	72,527,944	66,680,375	60,867,006	55,087,835	49,342,865	43,632,094	37,948,158
16	High density houses	500	£73,204,032	108,457,243	102,480,682	96,538,279	90,630,031	84,755,942	78,916,010	73,110,234	67,338,616	61,601,155	55,897,850	50,228,703
17	High density flats	500	£28,502,410	108,475,162	102,498,601	96,556,198	90,647,952	84,773,862	78,933,929	73,128,154	67,356,536	61,619,075	55,915,771	50,246,623
18	High density flats	500	£21,325,544	152,602,897	145,581,589	138,599,979	131,658,068	124,755,854	117,893,341	111,070,525	104,285,821	97,527,338	90,808,651	84,129,758
19	High density flats	500	£17,121,951	108,511,001	102,534,441	96,592,037	90,683,791	84,809,702	78,969,769	73,163,994	67,392,376	61,654,914	55,951,610	50,282,462
20	Low density flats and houses	700	£95,657,370	197,143,594	187,460,145	177,831,399	168,257,355	158,738,014	149,273,376	139,863,441	130,508,208	121,207,677	111,961,850	102,770,724
21	High density flats	700	£23,888,711	206,701,137	197,174,580	187,701,893	178,283,077	168,918,131	159,607,055	150,349,850	141,146,515	131,997,051	122,894,297	113,835,337
22	Low density edge of settlement houses	1,935	£991,945,392	401,661,443	381,677,260	361,806,067	342,047,866	322,402,656	302,870,438	283,451,211	264,144,976	244,951,731	225,871,478	206,904,216
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	401,661,443	381,677,260	361,806,067	342,047,866	322,402,656	302,870,438	283,451,211	264,144,976	244,951,731	225,871,478	206,904,216
24	New Settlement	2,560	£583,274,143	430,263,209	407,772,956	385,409,800	363,173,743	341,039,969	319,024,695	297,136,706	275,376,000	253,742,579	232,196,916	210,773,581
25	Low density edge of settlement houses/flats	6,973	£991,945,392	707,504,423	666,052,427	624,826,289	583,754,266	542,918,248	502,268,161	461,798,262	421,505,235	381,387,397	341,376,842	301,488,240
26	Low density edge of settlement houses	3,870	£1,983,890,784	443,646,686	420,120,403	396,727,150	373,429,389	350,261,817	327,227,500	304,294,671	281,478,481	258,778,235	236,172,558	213,665,156
27	New Settlement	5,120	£2,624,682,381	436,906,430	413,868,677	390,961,131	368,183,790	345,494,110	322,933,386	300,469,275	278,119,374	255,850,349	233,677,712	211,582,948
28	New settlement - High density flats and houses	7,335	£501,355,345	559,679,656	528,221,055	496,934,665	465,801,066	434,802,113	403,951,435	373,232,031	342,622,142	312,126,822	281,720,389	251,376,897
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,541,434	1,537,723	1,534,003	1,530,275	1,526,539	1,522,794	1,519,041	1,515,279	1,511,509	1,507,732	1,503,945
2	Low density rural extension	6	£708,608	2,111,439	2,104,076	2,096,713	2,089,350	2,081,987	2,074,625	2,067,262	2,059,899	2,052,536	2,045,173	2,037,810
3	Low density flats	12	£566,887	3,138,051	2,965,813	2,794,559	2,624,290	2,455,004	2,286,704	2,119,388	1,953,055	1,787,707	1,623,344	1,459,964
4	Low density rural extension	12	£1,417,217	4,222,877	4,017,180	3,812,643	3,609,268	3,407,054	3,206,001	3,006,108	2,807,377	2,609,807	2,413,397	2,218,149
5	Medium density flats	50	£1,098,343	12,554,793	11,865,184	11,179,515	10,497,788	9,820,001	9,146,155	8,476,250	7,810,287	7,148,264	6,490,181	5,836,040
6	Low density rural extension	50	£6,554,627	16,871,604	16,046,442	15,225,941	14,410,098	13,598,915	12,792,393	11,990,530	11,193,327	10,400,784	9,612,902	8,829,678
7	Low density rural extension	50	£5,916,880	16,871,604	16,046,442	15,225,941	14,410,098	13,598,915	12,792,393	11,990,530	11,193,327	10,400,784	9,612,902	8,829,678
8	Extra care scheme	60	£1,700,660	8,902,234	8,399,309	7,896,384	7,393,460	6,890,535	6,387,611	5,884,686	5,381,761	4,878,837	4,375,912	3,872,987
9	Retirement	60	£1,700,660	15,484,354	14,832,892	14,181,428	13,529,966	12,878,503	12,227,040	11,575,577	10,924,115	10,272,651	9,621,189	8,969,725
10	Integrtated Retirement Scheme	120	£3,543,042	31,414,473	30,119,977	28,825,482	27,528,185	26,230,259	24,932,333	23,634,407	22,336,482	21,038,555	19,740,630	18,442,704
11	Low density edge of settlement houses/flats	150	£8,857,604	50,041,024	47,590,765	45,154,346	42,731,763	40,320,171	37,921,535	35,536,760	33,165,849	30,808,801	28,465,615	26,136,292
12	Low density rural extension	250	£33,729,758	78,045,713	74,148,468	70,273,259	66,420,088	62,588,953	58,779,854	54,992,792	51,227,767	47,484,778	43,763,826	40,064,910
13	Low density rural extension	250	£25,297,318	71,256,697	67,669,051	64,101,696	60,554,633	57,027,860	53,521,379	50,035,189	46,569,291	43,123,684	39,698,369	36,293,344
14	Low density edge of settlement houses/flats	500	£42,162,197	145,443,756	138,306,738	131,210,032	124,153,637	117,137,554	110,161,784	103,226,325	96,331,177	89,476,341	82,661,818	75,887,606
15	Low density edge of settlement houses/flats	500	£44,288,022	96,260,212	90,275,845	84,325,679	78,409,712	72,527,944	66,680,375	60,867,006	55,087,835	49,342,865	43,632,094	37,948,158
16	High density houses	500	£25,297,318	108,457,243	102,480,682	96,538,279	90,630,031	84,755,942	78,916,010	73,110,234	67,338,616	61,601,155	55,897,850	50,228,703
17	High density flats	500	£9,849,656	108,475,162	102,498,601	96,556,198	90,647,952	84,773,862	78,933,929	73,128,154	67,356,536	61,619,075	55,915,771	50,246,623
18	High density flats	500	£7,369,527	152,602,897	145,581,589	138,599,979	131,658,068	124,755,854	117,893,341	111,070,525	104,285,821	97,527,338	90,808,651	84,129,758
19	High density flats	500	£5,916,880	108,511,001	102,534,441	96,592,037	90,683,791	84,809,702	78,969,769	73,163,994	67,392,376	61,654,914	55,951,610	50,282,462
20	Low density flats and houses	700	£33,056,580	197,143,594	187,460,145	177,831,399	168,257,355	158,738,014	149,273,376	139,863,441	130,508,208	121,207,677	111,961,850	102,770,724
21	High density flats	700	£8,255,287	206,701,137	197,174,580	187,701,893	178,283,077	168,918,131	159,607,055	150,349,850	141,146,515	131,997,051	122,894,297	113,835,337
22	Low density edge of settlement houses	1,935	£342,789,292	401,661,443	381,677,260	361,806,067	342,047,866	322,402,656	302,870,438	283,451,211	264,144,976	244,951,731	225,871,478	206,904,216
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	401,661,443	381,677,260	361,806,067	342,047,866	322,402,656	302,870,438	283,451,211	264,144,976	244,951,731	225,871,478	206,904,216
24	New Settlement	2,560	£201,563,647	430,263,209	407,772,956	385,409,800	363,173,743	341,039,969	319,024,695	297,136,706	275,376,000	253,742,579	232,196,916	210,773,581
25	Low density edge of settlement houses/flats	6,973	£342,789,292	707,504,423	666,052,427	624,826,289	583,754,266	542,918,248	502,268,161	461,798,262	421,505,235	381,387,397	341,376,842	301,488,240
26	Low density edge of settlement houses	3,870	£685,578,584	443,646,686	420,120,403	396,727,150	373,429,389	350,261,817	327,227,500	304,294,671	281,478,481	258,778,235	236,172,558	213,665,156
27	New Settlement	5,120	£907,018,695	436,906,430	413,868,677	390,961,131	368,183,790	345,494,110	322,933,386	300,469,275	278,119,374	255,850,349	233,677,712	211,582,948
28	New settlement - High density flats and houses	7,335	£173,254,743	559,679,656	528,221,055	496,934,665	465,801,066	434,802,113	403,951,435	373,232,031	342,622,142	312,126,822	281,720,389	251,376,897
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,541,434	1,537,723	1,534,003	1,530,275	1,526,539	1,522,794	1,519,041	1,515,279	1,511,509	1,507,732	1,503,945
2	Low density rural extension	6	£74,000	2,111,439	2,104,076	2,096,713	2,089,350	2,081,987	2,074,625	2,067,262	2,059,899	2,052,536	2,045,173	2,037,810
3	Low density flats	12	£59,200	3,138,051	2,965,813	2,794,559	2,624,290	2,455,004	2,286,704	2,119,388	1,953,055	1,787,707	1,623,344	1,459,964
4	Low density rural extension	12	£148,000	4,222,877	4,017,180	3,812,643	3,609,268	3,407,054	3,206,001	3,006,108	2,807,377	2,609,807	2,413,397	2,218,149
5	Medium density flats	50	£114,700	12,554,793	11,865,184	11,179,515	10,497,788	9,820,001	9,146,155	8,476,250	7,810,287	7,148,264	6,490,181	5,836,040
6	Low density rural extension	50	£684,500	16,871,604	16,046,442	15,225,941	14,410,098	13,598,915	12,792,393	11,990,530	11,193,327	10,400,784	9,612,902	8,829,678
7	Low density rural extension	50	£617,900	16,871,604	16,046,442	15,225,941	14,410,098	13,598,915	12,792,393	11,990,530	11,193,327	10,400,784	9,612,902	8,829,678
8	Extra care scheme	60	£177,600	8,902,234	8,399,309	7,896,384	7,393,460	6,890,535	6,387,611	5,884,686	5,381,761	4,878,837	4,375,912	3,872,987
9	Retirement	60	£177,600	15,484,354	14,832,892	14,181,428	13,529,966	12,878,503	12,227,040	11,575,577	10,924,115	10,272,651	9,621,189	8,969,725
10	Integrtated Retirement Scheme	120	£370,000	31,414,473	30,119,977	28,825,482	27,528,185	26,230,259	24,932,333	23,634,407	22,336,482	21,038,555	19,740,630	18,442,704
11	Low density edge of settlement houses/flats	150	£925,000	50,041,024	47,590,765	45,154,346	42,731,763	40,320,171	37,921,535	35,536,760	33,165,849	30,808,801	28,465,615	26,136,292
12	Low density rural extension	250	£3,522,400	78,045,713	74,148,468	70,273,259	66,420,088	62,588,953	58,779,854	54,992,792	51,227,767	47,484,778	43,763,826	40,064,910
13	Low density rural extension	250	£2,641,800	71,256,697	67,669,051	64,101,696	60,554,633	57,027,860	53,521,379	50,035,189	46,569,291	43,123,684	39,698,369	36,293,344
14	Low density edge of settlement houses/flats	500	£4,403,000	145,443,756	138,306,738	131,210,032	124,153,637	117,137,554	110,161,784	103,226,325	96,331,177	89,476,341	82,661,818	75,887,606
15	Low density edge of settlement houses/flats	500	£4,625,000	96,260,212	90,275,845	84,325,679	78,409,712	72,527,944	66,680,375	60,867,006	55,087,835	49,342,865	43,632,094	37,948,158
16	High density houses	500	£2,641,800	108,457,243	102,480,682	96,538,279	90,630,031	84,755,942	78,916,010	73,110,234	67,338,616	61,601,155	55,897,850	50,228,703
17	High density flats	500	£1,028,600	108,475,162	102,498,601	96,556,198	90,647,952	84,773,862	78,933,929	73,128,154	67,356,536	61,619,075	55,915,771	50,246,623
18	High density flats	500	£769,600	152,602,897	145,581,589	138,599,979	131,658,068	124,755,854	117,893,341	111,070,525	104,285,821	97,527,338	90,808,651	84,129,758
19	High density flats	500	£617,900	108,511,001	102,534,441	96,592,037	90,683,791	84,809,702	78,969,769	73,163,994	67,392,376	61,654,914	55,951,610	50,282,462
20	Low density flats and houses	700	£3,452,100	197,143,594	187,460,145	177,831,399	168,257,355	158,738,014	149,273,376	139,863,441	130,508,208	121,207,677	111,961,850	102,770,724
21	High density flats	700	£862,100	206,701,137	197,174,580	187,701,893	178,283,077	168,918,131	159,607,055	150,349,850	141,146,515	131,997,051	122,894,297	113,835,337
22	Low density edge of settlement houses	1,935	£35,797,500	401,661,443	381,677,260	361,806,067	342,047,866	322,402,656	302,870,438	283,451,211	264,144,976	244,951,731	225,871,478	206,904,216
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	401,661,443	381,677,260	361,806,067	342,047,866	322,402,656	302,870,438	283,451,211	264,144,976	244,951,731	225,871,478	206,904,216
24	New Settlement	2,560	£21,049,300	430,263,209	407,772,956	385,409,800	363,173,743	341,039,969	319,024,695	297,136,706	275,376,000	253,742,579	232,196,916	210,773,581
25	Low density edge of settlement houses/flats	6,973	£35,797,500	707,504,423	666,052,427	624,826,289	583,754,266	542,918,248	502,268,161	461,798,262	421,505,235	381,387,397	341,376,842	301,488,240
26	Low density edge of settlement houses	3,870	£71,595,000	443,646,686	420,120,403	396,727,150	373,429,389	350,261,817	327,227,500	304,294,671	281,478,481	258,778,235	236,172,558	213,665,156
27	New Settlement	5,120	£94,720,000	436,906,430	413,868,677	390,961,131	368,183,790	345,494,110	322,933,386	300,469,275	278,119,374	255,850,349	233,677,712	211,582,948
28	New settlement - High density flats and houses	7,335	£18,093,000	559,679,656	528,221,055	496,934,665	465,801,066	434,802,113	403,951,435	373,232,031	342,622,142	312,126,822	281,720,389	251,376,897
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £9,000 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£820,213	1,249	1,308	1,373	1,447	1,529	1,622	1,729	1,852	1,995	2,165
2	Low density rural extension	577	0	£2,050,533	105	98	89	79	68	56	41	25	6	-
3	Low density flats	1,155	0	£1,640,426	1,297	1,208	1,110	1,002	882	746	592	416	213	-
4	Low density rural extension	1,155	0	£4,101,066	105	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	1,949	1,900	1,847	1,789	1,725	1,654	1,573	1,481	1,375	1,251
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	915	842	760	669	566	449	316	163	-	-
9	Retirement	4,350	0	£4,921,279	2,428	2,398	2,365	2,328	2,287	2,239	2,185	2,123	2,050	1,964
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	2,432	2,404	2,372	2,336	2,296	2,250	2,197	2,137	2,066	1,983
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	1,691	1,601	1,503	1,394	1,272	1,135	980	803	598	357
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	487	357	213	52	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	733	640	539	426	300	158	-	-	-	-
17	High density flats	48,121	0	£28,502,410	1,662	1,619	1,571	1,519	1,462	1,397	1,325	1,242	1,147	1,036
18	High density flats	48,121	0	£21,325,544	2,728	2,718	2,708	2,697	2,687	2,676	2,664	2,652	2,639	2,625
19	High density flats	48,121	0	£17,121,951	1,899	1,868	1,835	1,798	1,758	1,714	1,664	1,607	1,542	1,467
20	Low density flats and houses	67,370	0	£95,657,370	1,506	1,434	1,355	1,268	1,170	1,061	937	796	632	440
21	High density flats	67,370	0	£23,888,711	2,714	2,708	2,702	2,696	2,691	2,686	2,682	2,678	2,675	2,672
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	381	288	186	72	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	83	40	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£283,443	2,179	2,286	2,406	2,540	2,691	2,862	3,057	3,282	3,544	3,855
2	Low density rural extension	577	0	£708,608	2,429	2,544	2,671	2,813	2,973	3,154	3,361	3,600	3,879	4,208
3	Low density flats	1,155	0	£566,887	2,226	2,186	2,143	2,096	2,044	1,986	1,920	1,847	1,762	1,663
4	Low density rural extension	1,155	0	£1,417,217	2,429	2,370	2,305	2,233	2,154	2,065	1,965	1,852	1,721	1,568
5	Medium density flats	4,812	0	£1,098,343	2,381	2,355	2,328	2,298	2,266	2,230	2,190	2,146	2,095	2,037
6	Low density rural extension	4,812	0	£6,554,627	2,144	2,076	2,002	1,921	1,830	1,728	1,614	1,483	1,332	1,156
7	Low density rural extension	4,812	0	£5,916,880	2,276	2,216	2,149	2,076	1,995	1,905	1,803	1,687	1,553	1,396
8	Extra care scheme	4,350	0	£1,700,660	1,656	1,621	1,583	1,540	1,491	1,437	1,374	1,302	1,218	1,118
9	Retirement	4,350	0	£1,700,660	3,169	3,178	3,188	3,199	3,212	3,226	3,243	3,262	3,284	3,311
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	3,204	3,216	3,229	3,243	3,260	3,278	3,299	3,323	3,352	3,385
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	2,853	2,824	2,794	2,761	2,724	2,684	2,640	2,590	2,534	2,470
12	Low density rural extension	24,061	0	£33,729,758	1,842	1,768	1,688	1,598	1,499	1,388	1,262	1,119	953	758
13	Low density rural extension	24,061	0	£25,297,318	1,910	1,854	1,792	1,724	1,648	1,564	1,469	1,360	1,235	1,088
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	2,146	2,103	2,056	2,005	1,948	1,884	1,813	1,732	1,639	1,530
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	1,080	1,006	924	834	734	620	492	345	175	-
16	High density houses	48,121	0	£25,297,318	1,728	1,688	1,645	1,597	1,545	1,486	1,419	1,344	1,257	1,156
17	High density flats	48,121	0	£9,849,656	2,050	2,027	2,002	1,975	1,946	1,914	1,879	1,839	1,793	1,741
18	High density flats	48,121	0	£7,369,527	3,018	3,023	3,030	3,039	3,049	3,062	3,079	3,098	3,123	3,153
19	High density flats	48,121	0	£5,916,880	2,132	2,113	2,094	2,072	2,049	2,024	1,996	1,965	1,930	1,890
20	Low density flats and houses	67,370	0	£33,056,580	2,436	2,413	2,388	2,361	2,332	2,300	2,265	2,225	2,181	2,130
21	High density flats	67,370	0	£8,255,287	2,946	2,952	2,960	2,969	2,981	2,995	3,013	3,035	3,061	3,094
22	Low density edge of settlement houses	186,229	0	£342,789,292	316	220	113	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	1,543	1,512	1,477	1,439	1,397	1,350	1,298	1,238	1,170	1,090
24	New Settlement	246,380	0	£201,563,647	928	881	829	772	708	636	554	461	353	226
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	543	507	467	422	373	317	253	180	96	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	547	529	509	488	463	436	405	369	328	279
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£29,600	2,618	2,749	2,895	3,057	3,240	3,448	3,685	3,958	4,277	4,654
2	Low density rural extension	577	0	£74,000	3,528	3,701	3,892	4,106	4,347	4,619	4,931	5,291	5,711	6,206
3	Low density flats	1,155	0	£59,200	2,666	2,649	2,632	2,613	2,593	2,572	2,548	2,523	2,494	2,462
4	Low density rural extension	1,155	0	£148,000	3,528	3,527	3,526	3,526	3,527	3,530	3,535	3,543	3,553	3,566
5	Medium density flats	4,812	0	£114,700	2,585	2,570	2,555	2,538	2,521	2,502	2,482	2,460	2,436	2,409
6	Low density rural extension	4,812	0	£684,500	3,364	3,360	3,358	3,356	3,355	3,355	3,356	3,360	3,365	3,373
7	Low density rural extension	4,812	0	£617,900	3,378	3,375	3,373	3,372	3,372	3,373	3,376	3,381	3,388	3,399
8	Extra care scheme	4,350	0	£177,600	2,006	1,990	1,972	1,952	1,929	1,903	1,874	1,841	1,801	1,755
9	Retirement	4,350	0	£177,600	3,519	3,546	3,577	3,611	3,650	3,693	3,743	3,801	3,868	3,947
10	Integrtated Retirement Scheme	8,700	0	£370,000	3,568	3,600	3,634	3,673	3,716	3,764	3,820	3,884	3,959	4,048
11	Low density edge of settlement houses/flats	14,436	0	£925,000	3,402	3,403	3,404	3,407	3,411	3,417	3,425	3,436	3,450	3,469
12	Low density rural extension	24,061	0	£3,522,400	3,097	3,090	3,083	3,075	3,069	3,062	3,056	3,050	3,045	3,041
13	Low density rural extension	24,061	0	£2,641,800	2,852	2,845	2,838	2,832	2,825	2,820	2,814	2,809	2,804	2,800
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	2,931	2,929	2,928	2,928	2,928	2,930	2,934	2,939	2,947	2,957
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	1,904	1,874	1,840	1,804	1,764	1,719	1,670	1,613	1,549	1,474
16	High density houses	48,121	0	£2,641,800	2,199	2,184	2,168	2,151	2,133	2,113	2,092	2,068	2,042	2,012
17	High density flats	48,121	0	£1,028,600	2,233	2,220	2,206	2,191	2,175	2,159	2,140	2,121	2,099	2,074
18	High density flats	48,121	0	£769,600	3,155	3,168	3,182	3,200	3,221	3,245	3,275	3,309	3,351	3,402
19	High density flats	48,121	0	£617,900	2,242	2,229	2,216	2,202	2,187	2,171	2,154	2,135	2,114	2,091
20	Low density flats and houses	67,370	0	£3,452,100	2,875	2,875	2,876	2,878	2,881	2,886	2,893	2,901	2,913	2,928
21	High density flats	67,370	0	£862,100	3,055	3,067	3,082	3,098	3,118	3,142	3,170	3,204	3,244	3,293
22	Low density edge of settlement houses	186,229	0	£35,797,500	1,965	1,955	1,945	1,935	1,924	1,912	1,900	1,886	1,872	1,856
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	2,093	2,090	2,087	2,085	2,084	2,083	2,083	2,084	2,085	2,089
24	New Settlement	246,380	0	£21,049,300	1,661	1,652	1,643	1,634	1,623	1,613	1,601	1,588	1,574	1,558
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	1,001	989	975	961	945	927	907	884	858	828
26	Low density edge of settlement houses	372,457	0	£71,595,000	999	985	970	953	935	915	893	867	838	803
27	New Settlement	492,760	0	£94,720,000	694	682	668	653	636	618	596	573	545	513
28	New settlement - High density flats and houses	705,936	0	£18,093,000	767	761	754	746	738	729	719	707	694	679
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

Appendix 4 - Appraisal outputs (Build to Rent)

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
				Residual land values										
1	Low density flats	6	£820,213	-294,072	-292,042	-290,024	-288,016	-286,021	-284,036	-282,063	-280,102	-278,153	-276,214	-274,288
2	Low density rural extension	6	£2,050,533	-43,106	-44,252	-45,400	-46,547	-47,693	-48,841	-49,988	-51,134	-52,281	-53,429	-54,575
3	Low density flats	12	£1,640,426	-532,057	-517,127	-502,310	-487,607	-473,020	-458,546	-444,186	-429,940	-415,809	-401,792	-387,888
4	Low density rural extension	12	£4,101,066	-86,212	-72,673	-59,264	-45,985	-32,836	-19,818	-6,930	5,734	18,159	30,455	42,624
5	Medium density flats	50	£3,178,326	-2,120,979	-2,062,238	-2,003,948	-1,946,107	-1,888,717	-1,831,775	-1,775,284	-1,719,242	-1,663,650	-1,608,508	-1,553,815
6	Low density rural extension	50	£18,967,431	-324,426	-271,512	-219,109	-167,218	-115,841	-64,974	-14,620	34,655	83,190	131,223	178,750
7	Low density rural extension	50	£17,121,951	-324,426	-271,512	-219,109	-167,218	-115,841	-64,974	-14,620	34,655	83,190	131,223	178,750
8	Extra care scheme	60	£4,921,279	-2,475,365	-2,432,908	-2,390,450	-2,347,993	-2,305,536	-2,263,079	-2,220,621	-2,178,164	-2,135,707	-2,093,250	-2,050,792
9	Retirement	60	£4,921,279	1,087,293	1,132,508	1,177,724	1,222,939	1,268,155	1,313,370	1,358,586	1,403,801	1,449,017	1,492,845	1,534,889
10	Integrtated Retirement Scheme	120	£10,252,666	2,873,913	2,960,536	3,047,158	3,133,781	3,220,403	3,307,026	3,389,848	3,471,502	3,553,156	3,634,810	3,716,464
11	Low density edge of settlement houses/flats	150	£25,631,664	-673,935	-535,957	-399,352	-264,120	-130,262	-2,188	131,191	258,843	385,143	510,093	628,287
12	Low density rural extension	250	£97,605,376	-2,595,965	-2,373,901	-2,154,006	-1,936,280	-1,720,724	-1,507,640	-1,301,864	-1,098,205	-896,663	-697,237	-499,927
13	Low density rural extension	250	£73,204,032	-4,760,942	-4,456,016	-4,153,860	-3,854,471	-3,557,852	-3,264,001	-2,972,919	-2,684,605	-2,399,059	-2,116,283	-1,836,275
14	Low density edge of settlement houses/flats	500	£122,006,720	-4,658,758	-4,077,826	-3,502,348	-2,932,324	-2,370,815	-1,824,468	-1,283,456	-747,776	-217,429	302,634	813,952
15	Low density edge of settlement houses/flats	500	£128,158,319	-35,353,000	-34,725,356	-34,102,531	-33,484,526	-32,871,339	-32,262,970	-31,659,420	-31,060,689	-30,466,777	-29,877,683	-29,293,409
16	High density houses	500	£73,204,032	-21,380,188	-20,752,545	-20,129,720	-19,511,715	-18,898,527	-18,290,159	-17,686,610	-17,087,878	-16,493,966	-15,904,873	-15,320,597
17	High density flats	500	£28,502,410	-21,359,609	-20,731,965	-20,109,140	-19,491,135	-18,877,948	-18,269,579	-17,666,029	-17,067,298	-16,473,386	-15,884,292	-15,300,018
18	High density flats	500	£21,325,544	5,861,921	6,424,461	6,976,695	7,507,959	8,034,221	8,555,481	9,071,739	9,575,657	10,054,231	10,528,044	10,983,937
19	High density flats	500	£17,121,951	-21,318,449	-20,690,805	-20,067,981	-19,449,975	-18,836,788	-18,228,419	-17,624,870	-17,026,139	-16,432,226	-15,843,133	-15,258,858
20	Low density flats and houses	700	£95,657,370	-6,127,588	-5,359,140	-4,599,329	-3,846,754	-3,101,413	-2,363,308	-1,632,438	-908,803	-192,690	485,875	1,154,429
21	High density flats	700	£23,888,711	8,165,661	8,902,189	9,631,893	10,354,773	11,070,829	11,753,730	12,424,259	13,088,240	13,731,766	14,342,923	14,910,173
22	Low density edge of settlement houses	1,935	£991,945,392	-16,034,765	-14,561,048	-13,101,687	-11,656,683	-10,226,035	-8,813,256	-7,442,722	-6,112,362	-4,819,819	-3,566,199	-2,352,559
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-16,034,765	-14,561,048	-13,101,687	-11,656,683	-10,226,035	-8,813,256	-7,442,722	-6,112,362	-4,819,819	-3,566,199	-2,352,559
24	New Settlement	2,560	£583,274,143	-54,155,859	-52,559,583	-50,979,761	-49,416,393	-47,869,480	-46,339,021	-44,825,017	-43,327,467	-41,850,908	-40,394,765	-38,955,095
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-281,848,969	-278,647,652	-275,476,471	-272,335,428	-269,224,521	-266,143,751	-263,093,119	-260,072,623	-257,082,265	-254,122,043	-251,191,958
26	Low density edge of settlement houses	3,870	£1,983,890,784	-82,348,203	-80,885,122	-79,438,660	-78,008,817	-76,595,593	-75,198,988	-73,819,001	-72,455,634	-71,108,886	-69,778,756	-68,465,246
27	New Settlement	5,120	£2,624,682,381	-93,682,823	-92,523,692	-91,380,128	-90,252,130	-89,139,695	-88,042,826	-86,961,524	-85,895,786	-84,845,613	-83,811,004	-82,791,962
28	New settlement - High density flats and houses	7,335	£501,355,345	-215,393,263	-213,480,955	-211,590,284	-209,721,251	-207,873,853	-206,048,092	-204,243,968	-202,461,480	-200,700,629	-198,961,416	-197,243,839
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
				Residual land values										
1	Low density flats	6	£283,443	-294,072	-292,042	-290,024	-288,016	-286,021	-284,036	-282,063	-280,102	-278,153	-276,214	-274,288
2	Low density rural extension	6	£708,608	-43,106	-44,252	-45,400	-46,547	-47,693	-48,841	-49,988	-51,134	-52,281	-53,429	-54,575
3	Low density flats	12	£566,887	-532,057	-517,127	-502,310	-487,607	-473,020	-458,546	-444,186	-429,940	-415,809	-401,792	-387,888
4	Low density rural extension	12	£1,417,217	-86,212	-72,673	-59,264	-45,985	-32,836	-19,818	-6,930	5,734	18,159	30,455	42,624
5	Medium density flats	50	£1,098,343	-2,120,979	-2,062,238	-2,003,948	-1,946,107	-1,888,717	-1,831,775	-1,775,284	-1,719,242	-1,663,650	-1,608,508	-1,553,815
6	Low density rural extension	50	£6,554,627	-324,426	-271,512	-219,109	-167,218	-115,841	-64,974	-14,620	34,655	83,190	131,223	178,750
7	Low density rural extension	50	£5,916,880	-324,426	-271,512	-219,109	-167,218	-115,841	-64,974	-14,620	34,655	83,190	131,223	178,750
8	Extra care scheme	60	£1,700,660	-2,475,365	-2,432,908	-2,390,450	-2,347,993	-2,305,536	-2,263,079	-2,220,621	-2,178,164	-2,135,707	-2,093,250	-2,050,792
9	Retirement	60	£1,700,660	1,087,293	1,132,508	1,177,724	1,222,939	1,268,155	1,313,370	1,358,586	1,403,801	1,449,017	1,492,845	1,534,889
10	Integrtated Retirement Scheme	120	£3,543,042	2,873,913	2,960,536	3,047,158	3,133,781	3,220,403	3,307,026	3,389,848	3,471,502	3,553,156	3,634,810	3,716,464
11	Low density edge of settlement houses/flats	150	£8,857,604	-673,935	-535,957	-399,352	-264,120	-130,262	-2,188	131,191	258,843	385,143	510,093	628,287
12	Low density rural extension	250	£33,729,758	-2,595,965	-2,373,901	-2,154,006	-1,936,280	-1,720,724	-1,507,640	-1,301,864	-1,098,205	-896,663	-697,237	-499,927
13	Low density rural extension	250	£25,297,318	-4,760,942	-4,456,016	-4,153,860	-3,854,471	-3,557,852	-3,264,001	-2,972,919	-2,684,605	-2,399,059	-2,116,283	-1,836,275
14	Low density edge of settlement houses/flats	500	£42,162,197	-4,658,758	-4,077,826	-3,502,348	-2,932,324	-2,370,815	-1,824,468	-1,283,456	-747,776	-217,429	302,634	813,952
15	Low density edge of settlement houses/flats	500	£44,288,022	-35,353,000	-34,725,356	-34,102,531	-33,484,526	-32,871,339	-32,262,970	-31,659,420	-31,060,689	-30,466,777	-29,877,683	-29,293,409
16	High density houses	500	£25,297,318	-21,380,188	-20,752,545	-20,129,720	-19,511,715	-18,898,527	-18,290,159	-17,686,610	-17,087,878	-16,493,966	-15,904,873	-15,320,597
17	High density flats	500	£9,849,656	-21,359,609	-20,731,965	-20,109,140	-19,491,135	-18,877,948	-18,269,579	-17,666,029	-17,067,298	-16,473,386	-15,884,292	-15,300,018
18	High density flats	500	£7,369,527	5,861,921	6,424,461	6,976,695	7,507,959	8,034,221	8,555,481	9,071,739	9,575,657	10,054,231	10,528,044	10,983,937
19	High density flats	500	£5,916,880	-21,318,449	-20,690,805	-20,067,981	-19,449,975	-18,836,788	-18,228,419	-17,624,870	-17,026,139	-16,432,226	-15,843,133	-15,258,858
20	Low density flats and houses	700	£33,056,580	-6,127,588	-5,359,140	-4,599,329	-3,846,754	-3,101,413	-2,363,308	-1,632,438	-908,803	-192,690	485,875	1,154,429
21	High density flats	700	£8,255,287	8,165,661	8,902,189	9,631,893	10,354,773	11,070,829	11,753,730	12,424,259	13,088,240	13,731,766	14,342,923	14,910,173
22	Low density edge of settlement houses	1,935	£342,789,292	-16,034,765	-14,561,048	-13,101,687	-11,656,683	-10,226,035	-8,813,256	-7,442,722	-6,112,362	-4,819,819	-3,566,199	-2,352,559
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-16,034,765	-14,561,048	-13,101,687	-11,656,683	-10,226,035	-8,813,256	-7,442,722	-6,112,362	-4,819,819	-3,566,199	-2,352,559
24	New Settlement	2,560	£201,563,647	-54,155,859	-52,559,583	-50,979,761	-49,416,393	-47,869,480	-46,339,021	-44,825,017	-43,327,467	-41,850,908	-40,394,765	-38,955,095
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-281,848,969	-278,647,652	-275,476,471	-272,335,428	-269,224,521	-266,143,751	-263,093,119	-260,072,623	-257,082,265	-254,122,043	-251,191,958
26	Low density edge of settlement houses	3,870	£685,578,584	-82,348,203	-80,885,122	-79,438,660	-78,008,817	-76,595,593	-75,198,988	-73,819,001	-72,455,634	-71,108,886	-69,778,756	-68,465,246
27	New Settlement	5,120	£907,018,695	-93,682,823	-92,523,692	-91,380,128	-90,252,130	-89,139,695	-88,042,826	-86,961,524	-85,895,786	-84,845,613	-83,811,004	-82,791,962
28	New settlement - High density flats and houses	7,335	£173,254,743	-215,393,263	-213,480,955	-211,590,284	-209,721,251	-207,873,853	-206,048,092	-204,243,968	-202,461,480	-200,700,629	-198,961,416	-197,243,839
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
				Residual land values										
1	Low density flats	6	£29,600	-294,072	-292,042	-290,024	-288,016	-286,021	-284,036	-282,063	-280,102	-278,153	-276,214	-274,288
2	Low density rural extension	6	£74,000	-43,106	-44,252	-45,400	-46,547	-47,693	-48,841	-49,988	-51,134	-52,281	-53,429	-54,575
3	Low density flats	12	£59,200	-532,057	-517,127	-502,310	-487,607	-473,020	-458,546	-444,186	-429,940	-415,809	-401,792	-387,888
4	Low density rural extension	12	£148,000	-86,212	-72,673	-59,264	-45,985	-32,836	-19,818	-6,930	5,734	18,159	30,455	42,624
5	Medium density flats	50	£114,700	-2,120,979	-2,062,238	-2,003,948	-1,946,107	-1,888,717	-1,831,775	-1,775,284	-1,719,242	-1,663,650	-1,608,508	-1,553,815
6	Low density rural extension	50	£684,500	-324,426	-271,512	-219,109	-167,218	-115,841	-64,974	-14,620	34,655	83,190	131,223	178,750
7	Low density rural extension	50	£617,900	-324,426	-271,512	-219,109	-167,218	-115,841	-64,974	-14,620	34,655	83,190	131,223	178,750
8	Extra care scheme	60	£177,600	-2,475,365	-2,432,908	-2,390,450	-2,347,993	-2,305,536	-2,263,079	-2,220,621	-2,178,164	-2,135,707	-2,093,250	-2,050,792
9	Retirement	60	£177,600	1,087,293	1,132,508	1,177,724	1,222,939	1,268,155	1,313,370	1,358,586	1,403,801	1,449,017	1,492,845	1,534,889
10	Integrtated Retirement Scheme	120	£370,000	2,873,913	2,960,536	3,047,158	3,133,781	3,220,403	3,307,026	3,389,848	3,471,502	3,553,156	3,634,810	3,716,464
11	Low density edge of settlement houses/flats	150	£925,000	-673,935	-535,957	-399,352	-264,120	-130,262	-2,188	131,191	258,843	385,143	510,093	628,287
12	Low density rural extension	250	£3,522,400	-2,595,965	-2,373,901	-2,154,006	-1,936,280	-1,720,724	-1,507,640	-1,301,864	-1,098,205	-896,663	-697,237	-499,927
13	Low density rural extension	250	£2,641,800	-4,760,942	-4,456,016	-4,153,860	-3,854,471	-3,557,852	-3,264,001	-2,972,919	-2,684,605	-2,399,059	-2,116,283	-1,836,275
14	Low density edge of settlement houses/flats	500	£4,403,000	-4,658,758	-4,077,826	-3,502,348	-2,932,324	-2,370,815	-1,824,468	-1,283,456	-747,776	-217,429	302,634	813,952
15	Low density edge of settlement houses/flats	500	£4,625,000	-35,353,000	-34,725,356	-34,102,531	-33,484,526	-32,871,339	-32,262,970	-31,659,420	-31,060,689	-30,466,777	-29,877,683	-29,293,409
16	High density houses	500	£2,641,800	-21,380,188	-20,752,545	-20,129,720	-19,511,715	-18,898,527	-18,290,159	-17,686,610	-17,087,878	-16,493,966	-15,904,873	-15,320,597
17	High density flats	500	£1,028,600	-21,359,609	-20,731,965	-20,109,140	-19,491,135	-18,877,948	-18,269,579	-17,666,029	-17,067,298	-16,473,386	-15,884,292	-15,300,018
18	High density flats	500	£769,600	5,861,921	6,424,461	6,976,695	7,507,959	8,034,221	8,555,481	9,071,739	9,575,657	10,054,231	10,528,044	10,983,937
19	High density flats	500	£617,900	-21,318,449	-20,690,805	-20,067,981	-19,449,975	-18,836,788	-18,228,419	-17,624,870	-17,026,139	-16,432,226	-15,843,133	-15,258,858
20	Low density flats and houses	700	£3,452,100	-6,127,588	-5,359,140	-4,599,329	-3,846,754	-3,101,413	-2,363,308	-1,632,438	-908,803	-192,690	485,875	1,154,429
21	High density flats	700	£862,100	8,165,661	8,902,189	9,631,893	10,354,773	11,070,829	11,753,730	12,424,259	13,088,240	13,731,766	14,342,923	14,910,173
22	Low density edge of settlement houses	1,935	£35,797,500	-16,034,765	-14,561,048	-13,101,687	-11,656,683	-10,226,035	-8,813,256	-7,442,722	-6,112,362	-4,819,819	-3,566,199	-2,352,559
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-16,034,765	-14,561,048	-13,101,687	-11,656,683	-10,226,035	-8,813,256	-7,442,722	-6,112,362	-4,819,819	-3,566,199	-2,352,559
24	New Settlement	2,560	£21,049,300	-54,155,859	-52,559,583	-50,979,761	-49,416,393	-47,869,480	-46,339,021	-44,825,017	-43,327,467	-41,850,908	-40,394,765	-38,955,095
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-281,848,969	-278,647,652	-275,476,471	-272,335,428	-269,224,521	-266,143,751	-263,093,119	-260,072,623	-257,082,265	-254,122,043	-251,191,958
26	Low density edge of settlement houses	3,870	£71,595,000	-82,348,203	-80,885,122	-79,438,660	-78,008,817	-76,595,593	-75,198,988	-73,819,001	-72,455,634	-71,108,886	-69,778,756	-68,465,246
27	New Settlement	5,120	£94,720,000	-93,682,823	-92,523,692	-91,380,128	-90,252,130	-89,139,695	-88,042,826	-86,961,524	-85,895,786	-84,845,613	-83,811,004	-82,791,962
28	New settlement - High density flats and houses	7,335	£18,093,000	-215,393,263	-213,480,955	-211,590,284	-209,721,251	-207,873,853	-206,048,092	-204,243,968	-202,461,480	-200,700,629	-198,961,416	-197,243,839
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £4,000 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
					Residual land values									
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
					Residual land values									
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	2	19
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	-	-	-	3	17	33	51	71	94	121
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	-	10	23	37	53	70	89	112	137	166
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
					Residual land values									
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£617,900	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	209	231	255	283	313	348	388	434	487	550
10	Integrtated Retirement Scheme	8,700	0	£370,000	288	313	342	374	410	450	496	548	610	682
11	Low density edge of settlement houses/flats	14,278	0	£925,000	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£3,522,400	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	107	125	145	167	191	218	249	285	325	373
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£862,100	110	127	146	168	192	218	248	282	322	368
22	Low density edge of settlement houses	184,188	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	-100,247	-99,011	-97,785	-96,572	-95,370	-94,179	-93,000	-91,832	-90,675	-89,530	-88,396
2	Low density rural extension	6	£2,050,533	181,947	179,900	177,854	175,807	173,760	171,713	169,666	167,619	165,573	163,526	161,478
3	Low density flats	12	£1,640,426	-144,409	-128,883	-113,489	-98,227	-83,097	-68,100	-53,235	-38,502	-23,901	-9,432	4,826
4	Low density rural extension	12	£4,101,066	363,895	377,905	391,766	405,478	419,041	432,456	445,723	458,839	471,807	484,627	497,297
5	Medium density flats	50	£3,178,326	-556,942	-496,011	-435,601	-375,712	-316,342	-257,493	-199,164	-141,356	-84,067	-27,299	28,482
6	Low density rural extension	50	£18,967,431	1,491,227	1,545,826	1,599,840	1,653,266	1,706,108	1,755,649	1,803,764	1,851,325	1,898,330	1,944,783	1,990,680
7	Low density rural extension	50	£17,121,951	1,491,227	1,545,826	1,599,840	1,653,266	1,706,108	1,755,649	1,803,764	1,851,325	1,898,330	1,944,783	1,990,680
8	Extra care scheme	60	£4,921,279	-1,265,664	-1,216,534	-1,167,404	-1,118,273	-1,069,143	-1,020,012	-970,882	-921,752	-872,621	-823,491	-774,361
9	Retirement	60	£4,921,279	2,600,511	2,653,078	2,705,644	2,758,209	2,808,258	2,857,153	2,906,049	2,954,944	3,003,840	3,052,735	3,101,604
10	Integrtated Retirement Scheme	120	£10,252,666	5,883,301	5,978,312	6,073,323	6,168,333	6,263,344	6,358,355	6,453,365	6,541,803	6,629,533	6,717,263	6,804,994
11	Low density edge of settlement houses/flats	150	£25,631,664	4,705,271	4,838,523	4,970,267	5,100,506	5,229,237	5,356,461	5,482,178	5,606,388	5,729,092	5,846,824	5,954,658
12	Low density rural extension	250	£97,605,376	6,051,236	6,268,895	6,474,476	6,677,734	6,878,669	7,077,279	7,273,566	7,467,528	7,659,167	7,842,613	8,014,866
13	Low density rural extension	250	£73,204,032	3,536,297	3,846,419	4,153,464	4,457,432	4,758,322	5,056,136	5,338,311	5,615,494	5,889,727	6,161,015	6,414,274
14	Low density edge of settlement houses/flats	500	£122,006,720	11,797,888	12,368,620	12,933,468	13,492,433	14,045,513	14,576,711	15,086,008	15,589,704	16,085,015	16,537,543	16,961,153
15	Low density edge of settlement houses/flats	500	£128,158,319	-20,716,434	-20,056,687	-19,402,514	-18,753,916	-18,110,893	-17,473,445	-16,841,573	-16,215,274	-15,594,552	-14,979,404	-14,369,832
16	High density houses	500	£73,204,032	-6,819,123	-6,165,277	-5,516,948	-4,874,137	-4,236,844	-3,605,069	-2,978,813	-2,371,611	-1,769,901	-1,173,588	-582,671
17	High density flats	500	£28,502,410	-6,798,875	-6,145,028	-5,496,699	-4,853,889	-4,216,595	-3,584,821	-2,958,794	-2,351,688	-1,749,978	-1,153,665	-562,749
18	High density flats	500	£21,325,544	21,766,495	22,307,718	22,843,413	23,373,578	23,894,732	24,372,888	24,835,383	25,262,484	25,665,735	26,042,749	26,386,254
19	High density flats	500	£17,121,951	-6,758,377	-6,104,531	-5,456,202	-4,813,391	-4,176,099	-3,544,323	-2,918,949	-2,311,843	-1,710,132	-1,113,820	-522,903
20	Low density flats and houses	700	£95,657,370	16,379,097	17,154,785	17,899,290	18,621,959	19,336,925	20,044,190	20,722,809	21,368,627	21,965,428	22,532,597	23,065,243
21	High density flats	700	£23,888,711	29,880,483	30,615,448	31,303,697	31,971,698	32,598,194	33,198,370	33,764,207	34,295,800	34,802,085	35,264,439	35,709,107
22	Low density edge of settlement houses	1,935	£991,945,392	33,544,843	34,679,990	35,783,648	36,852,843	37,878,995	38,879,107	39,830,839	40,751,071	41,639,250	42,478,836	43,288,148
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	33,544,843	34,679,990	35,783,648	36,852,843	37,878,995	38,879,107	39,830,839	40,751,071	41,639,250	42,478,836	43,288,148
24	New Settlement	2,560	£583,274,143	10,031,182	11,368,295	12,687,210	13,968,758	15,228,447	16,452,957	17,654,046	18,820,147	19,963,282	21,069,704	22,155,548
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-122,723,403	-119,555,649	-116,422,896	-113,325,143	-110,262,391	-107,257,288	-104,291,397	-101,360,504	-98,464,609	-95,603,712	-92,777,812
26	Low density edge of settlement houses	3,870	£1,983,890,784	-886,487	408,330	1,663,567	2,898,955	4,118,846	5,311,941	6,487,154	7,646,096	8,776,936	9,892,668	10,987,109
27	New Settlement	5,120	£2,624,682,381	-1,044,809	69,951	1,152,751	2,215,215	3,263,111	4,296,440	5,315,202	6,319,094	7,302,898	8,272,272	9,227,218
28	New settlement - High density flats and houses	7,335	£501,355,345	-66,738,266	-64,908,061	-63,102,598	-61,321,879	-59,565,901	-57,837,894	-56,136,805	-54,460,617	-52,809,328	-51,182,940	-49,582,126
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

GREATER CAMBRIDGE CIL Sales value £4,625 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	9	22	35	51	67	85	105	127	152	180
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	90	106	124	143	163	186	212	240	273	310
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	-100,247	-99,011	-97,785	-96,572	-95,370	-94,179	-93,000	-91,832	-90,675	-89,530	-88,396
2	Low density rural extension	6	£708,608	181,947	179,900	177,854	175,807	173,760	171,713	169,666	167,619	165,573	163,526	161,478
3	Low density flats	12	£566,887	-144,409	-128,883	-113,489	-98,227	-83,097	-68,100	-53,235	-38,502	-23,901	-9,432	4,826
4	Low density rural extension	12	£1,417,217	363,895	377,905	391,766	405,478	419,041	432,456	445,723	458,839	471,807	484,627	497,297
5	Medium density flats	50	£1,098,343	-556,942	-496,011	-435,601	-375,712	-316,342	-257,493	-199,164	-141,356	-84,067	-27,299	28,482
6	Low density rural extension	50	£6,554,627	1,491,227	1,545,826	1,599,840	1,653,266	1,706,108	1,755,649	1,803,764	1,851,325	1,898,330	1,944,783	1,990,680
7	Low density rural extension	50	£5,916,880	1,491,227	1,545,826	1,599,840	1,653,266	1,706,108	1,755,649	1,803,764	1,851,325	1,898,330	1,944,783	1,990,680
8	Extra care scheme	60	£1,700,660	-1,265,664	-1,216,534	-1,167,404	-1,118,273	-1,069,143	-1,020,012	-970,882	-921,752	-872,621	-823,491	-774,361
9	Retirement	60	£1,700,660	2,600,511	2,653,078	2,705,644	2,758,209	2,808,258	2,857,153	2,906,049	2,954,944	3,003,840	3,052,735	3,101,604
10	Integrtated Retirement Scheme	120	£3,543,042	5,883,301	5,978,312	6,073,323	6,168,333	6,263,344	6,358,355	6,453,365	6,541,803	6,629,533	6,717,263	6,804,994
11	Low density edge of settlement houses/flats	150	£8,857,604	4,705,271	4,838,523	4,970,267	5,100,506	5,229,237	5,356,461	5,482,178	5,606,388	5,729,092	5,846,824	5,954,658
12	Low density rural extension	250	£33,729,758	6,051,236	6,268,895	6,474,476	6,677,734	6,878,669	7,077,279	7,273,566	7,467,528	7,659,167	7,842,613	8,014,866
13	Low density rural extension	250	£25,297,318	3,536,297	3,846,419	4,153,464	4,457,432	4,758,322	5,056,136	5,338,311	5,615,494	5,889,727	6,161,015	6,414,274
14	Low density edge of settlement houses/flats	500	£42,162,197	11,797,888	12,368,620	12,933,468	13,492,433	14,045,513	14,576,711	15,086,008	15,589,704	16,085,015	16,537,543	16,961,153
15	Low density edge of settlement houses/flats	500	£44,288,022	-20,716,434	-20,056,687	-19,402,514	-18,753,916	-18,110,893	-17,473,445	-16,841,573	-16,215,274	-15,594,552	-14,979,404	-14,369,832
16	High density houses	500	£25,297,318	-6,819,123	-6,165,277	-5,516,948	-4,874,137	-4,236,844	-3,605,069	-2,978,813	-2,371,611	-1,769,901	-1,173,588	-582,671
17	High density flats	500	£9,849,656	-6,798,875	-6,145,028	-5,496,699	-4,853,889	-4,216,595	-3,584,821	-2,958,794	-2,351,688	-1,749,978	-1,153,665	-562,749
18	High density flats	500	£7,369,527	21,766,495	22,307,718	22,843,413	23,373,578	23,894,732	24,372,888	24,835,383	25,262,484	25,665,735	26,042,749	26,386,254
19	High density flats	500	£5,916,880	-6,758,377	-6,104,531	-5,456,202	-4,813,391	-4,176,099	-3,544,323	-2,918,949	-2,311,843	-1,710,132	-1,113,820	-522,903
20	Low density flats and houses	700	£33,056,580	16,379,097	17,154,785	17,899,290	18,621,959	19,336,925	20,044,190	20,722,809	21,368,627	21,965,428	22,532,597	23,065,243
21	High density flats	700	£8,255,287	29,880,483	30,615,448	31,303,697	31,971,698	32,598,194	33,198,370	33,764,207	34,295,800	34,802,085	35,264,439	35,709,107
22	Low density edge of settlement houses	1,935	£342,789,292	33,544,843	34,679,990	35,783,648	36,852,843	37,878,995	38,879,107	39,830,839	40,751,071	41,639,250	42,478,836	43,288,148
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	33,544,843	34,679,990	35,783,648	36,852,843	37,878,995	38,879,107	39,830,839	40,751,071	41,639,250	42,478,836	43,288,148
24	New Settlement	2,560	£201,563,647	10,031,182	11,368,295	12,687,210	13,968,758	15,228,447	16,452,957	17,654,046	18,820,147	19,963,282	21,069,704	22,155,548
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-122,723,403	-119,555,649	-116,422,896	-113,325,143	-110,262,391	-107,257,288	-104,291,397	-101,360,504	-98,464,609	-95,603,712	-92,777,812
26	Low density edge of settlement houses	3,870	£685,578,584	-886,487	408,330	1,663,567	2,898,955	4,118,846	5,311,941	6,487,154	7,646,096	8,776,936	9,892,668	10,987,109
27	New Settlement	5,120	£907,018,695	-1,044,809	69,951	1,152,751	2,215,215	3,263,111	4,296,440	5,315,202	6,319,094	7,302,898	8,272,272	9,227,218
28	New settlement - High density flats and houses	7,335	£173,254,743	-66,738,266	-64,908,061	-63,102,598	-61,321,879	-59,565,901	-57,837,894	-56,136,805	-54,460,617	-52,809,328	-51,182,940	-49,582,126
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BLV2									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	207	230	257	286	318	354	396	444	499	565
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	269	295	323	355	391	431	478	530	591	663
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	302	330	361	396	434	476	524	578	641	713
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	325	353	384	419	457	499	547	601	664	737
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	-100,247	-99,011	-97,785	-96,572	-95,370	-94,179	-93,000	-91,832	-90,675	-89,530	-88,396
2	Low density rural extension	6	£74,000	181,947	179,900	177,854	175,807	173,760	171,713	169,666	167,619	165,573	163,526	161,478
3	Low density flats	12	£59,200	-144,409	-128,883	-113,489	-98,227	-83,097	-68,100	-53,235	-38,502	-23,901	-9,432	4,826
4	Low density rural extension	12	£148,000	363,895	377,905	391,766	405,478	419,041	432,456	445,723	458,839	471,807	484,627	497,297
5	Medium density flats	50	£114,700	-556,942	-496,011	-435,601	-375,712	-316,342	-257,493	-199,164	-141,356	-84,067	-27,299	28,482
6	Low density rural extension	50	£684,500	1,491,227	1,545,826	1,599,840	1,653,266	1,706,108	1,755,649	1,803,764	1,851,325	1,898,330	1,944,783	1,990,680
7	Low density rural extension	50	£617,900	1,491,227	1,545,826	1,599,840	1,653,266	1,706,108	1,755,649	1,803,764	1,851,325	1,898,330	1,944,783	1,990,680
8	Extra care scheme	60	£177,600	-1,265,664	-1,216,534	-1,167,404	-1,118,273	-1,069,143	-1,020,012	-970,882	-921,752	-872,621	-823,491	-774,361
9	Retirement	60	£177,600	2,600,511	2,653,078	2,705,644	2,758,209	2,808,258	2,857,153	2,906,049	2,954,944	3,003,840	3,052,735	3,101,604
10	Integrtated Retirement Scheme	120	£370,000	5,883,301	5,978,312	6,073,323	6,168,333	6,263,344	6,358,355	6,453,365	6,541,803	6,629,533	6,717,263	6,804,994
11	Low density edge of settlement houses/flats	150	£925,000	4,705,271	4,838,523	4,970,267	5,100,506	5,229,237	5,356,461	5,482,178	5,606,388	5,729,092	5,846,824	5,954,658
12	Low density rural extension	250	£3,522,400	6,051,236	6,268,895	6,474,476	6,677,734	6,878,669	7,077,279	7,273,566	7,467,528	7,659,167	7,842,613	8,014,866
13	Low density rural extension	250	£2,641,800	3,536,297	3,846,419	4,153,464	4,457,432	4,758,322	5,056,136	5,338,311	5,615,494	5,889,727	6,161,015	6,414,274
14	Low density edge of settlement houses/flats	500	£4,403,000	11,797,888	12,368,620	12,933,468	13,492,433	14,045,513	14,576,711	15,086,008	15,589,704	16,085,015	16,537,543	16,961,153
15	Low density edge of settlement houses/flats	500	£4,625,000	-20,716,434	-20,056,687	-19,402,514	-18,753,916	-18,110,893	-17,473,445	-16,841,573	-16,215,274	-15,594,552	-14,979,404	-14,369,832
16	High density houses	500	£2,641,800	-6,819,123	-6,165,277	-5,516,948	-4,874,137	-4,236,844	-3,605,069	-2,978,813	-2,371,611	-1,769,901	-1,173,588	-582,671
17	High density flats	500	£1,028,600	-6,798,875	-6,145,028	-5,496,699	-4,853,889	-4,216,595	-3,584,821	-2,958,794	-2,351,688	-1,749,978	-1,153,665	-562,749
18	High density flats	500	£769,600	21,766,495	22,307,718	22,843,413	23,373,578	23,894,732	24,372,888	24,835,383	25,262,484	25,665,735	26,042,749	26,386,254
19	High density flats	500	£617,900	-6,758,377	-6,104,531	-5,456,202	-4,813,391	-4,176,099	-3,544,323	-2,918,949	-2,311,843	-1,710,132	-1,113,820	-522,903
20	Low density flats and houses	700	£3,452,100	16,379,097	17,154,785	17,899,290	18,621,959	19,336,925	20,044,190	20,722,809	21,368,627	21,965,428	22,532,597	23,065,243
21	High density flats	700	£862,100	29,880,483	30,615,448	31,303,697	31,971,698	32,598,194	33,198,370	33,764,207	34,295,800	34,802,085	35,264,439	35,709,107
22	Low density edge of settlement houses	1,935	£35,797,500	33,544,843	34,679,990	35,783,648	36,852,843	37,878,995	38,879,107	39,830,839	40,751,071	41,639,250	42,478,836	43,288,148
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	33,544,843	34,679,990	35,783,648	36,852,843	37,878,995	38,879,107	39,830,839	40,751,071	41,639,250	42,478,836	43,288,148
24	New Settlement	2,560	£21,049,300	10,031,182	11,368,295	12,687,210	13,968,758	15,228,447	16,452,957	17,654,046	18,820,147	19,963,282	21,069,704	22,155,548
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-122,723,403	-119,555,649	-116,422,896	-113,325,143	-110,262,391	-107,257,288	-104,291,397	-101,360,504	-98,464,609	-95,603,712	-92,777,812
26	Low density edge of settlement houses	3,870	£71,595,000	-886,487	408,330	1,663,567	2,898,955	4,118,846	5,311,941	6,487,154	7,646,096	8,776,936	9,892,668	10,987,109
27	New Settlement	5,120	£94,720,000	-1,044,809	69,951	1,152,751	2,215,215	3,263,111	4,296,440	5,315,202	6,319,094	7,302,898	8,272,272	9,227,218
28	New settlement - High density flats and houses	7,335	£18,093,000	-66,738,266	-64,908,061	-63,102,598	-61,321,879	-59,565,901	-57,837,894	-56,136,805	-54,460,617	-52,809,328	-51,182,940	-49,582,126
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

BLV3									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	189	195	202	210	218	228	239	252	267	285
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	189	212	237	265	297	332	372	419	472	536
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	170	190	214	239	268	300	336	377	425	481
7	Low density rural extension	4,759	0	£617,900	183	205	229	256	286	319	356	399	448	507
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	557	599	646	698	756	821	896	982	1,083	1,202
10	Integrtated Retirement Scheme	8,700	0	£370,000	634	679	728	784	847	918	999	1,091	1,199	1,326
11	Low density edge of settlement houses/flats	14,278	0	£925,000	265	289	315	344	377	414	456	504	561	627
12	Low density rural extension	23,797	0	£3,522,400	106	121	138	156	176	199	225	255	290	330
13	Low density rural extension	23,797	0	£2,641,800	38	53	71	90	111	135	162	192	227	269
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	155	176	199	225	253	285	321	362	409	464
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	441	476	515	559	607	661	722	792	872	965
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	194	216	241	268	298	332	370	414	463	521
21	High density flats	66,631	0	£862,100	436	470	508	549	595	647	705	772	849	939
22	Low density edge of settlement houses	184,188	0	£35,797,500	-	-	-	7	14	22	31	41	53	66
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	117	130	144	159	176	195	216	241	269	302
24	New Settlement	243,680	0	£21,049,300	-	-	-	-	-	-	-	-	-	0
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################ AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	92,071	92,508	92,933	93,346	93,749	94,139	94,520	94,888	95,245	95,591	95,925
2	Low density rural extension	6	£2,050,533	406,307	403,342	400,376	397,411	394,446	391,481	388,515	385,551	382,585	379,620	376,655
3	Low density flats	12	£1,640,426	239,326	255,188	270,902	286,468	301,887	317,158	332,281	347,257	362,085	376,766	391,298
4	Low density rural extension	12	£4,101,066	812,614	827,312	841,842	856,201	870,391	884,412	898,263	911,944	925,455	938,798	951,971
5	Medium density flats	50	£3,178,326	990,889	1,052,994	1,114,518	1,175,460	1,235,821	1,295,600	1,354,798	1,410,116	1,464,631	1,518,595	1,572,008
6	Low density rural extension	50	£18,967,431	3,293,404	3,346,402	3,398,767	3,450,502	3,501,604	3,552,076	3,601,914	3,651,122	3,699,697	3,747,641	3,794,473
7	Low density rural extension	50	£17,121,951	3,293,404	3,346,402	3,398,767	3,450,502	3,501,604	3,552,076	3,601,914	3,651,122	3,699,697	3,747,641	3,794,473
8	Extra care scheme	60	£4,921,279	- 55,964	- 160	54,748	109,654	164,559	219,465	274,370	329,276	384,181	439,087	493,992
9	Retirement	60	£4,921,279	4,110,907	4,166,653	4,222,400	4,278,147	4,333,893	4,389,640	4,445,387	4,501,132	4,554,067	4,604,039	4,654,011
10	Integrtated Retirement Scheme	120	£10,252,666	8,866,678	8,975,045	9,083,413	9,191,561	9,291,659	9,391,756	9,491,853	9,591,951	9,692,048	9,784,479	9,874,601
11	Low density edge of settlement houses/flats	150	£25,631,664	10,016,924	10,154,131	10,289,618	10,423,388	10,554,188	10,670,665	10,785,544	10,898,825	11,010,506	11,120,590	11,229,076
12	Low density rural extension	250	£97,605,376	14,526,090	14,738,910	14,949,080	15,152,337	15,339,881	15,524,927	15,707,473	15,887,521	16,065,070	16,235,454	16,386,426
13	Low density rural extension	250	£73,204,032	11,626,556	11,938,346	12,246,779	12,551,856	12,852,356	13,128,013	13,400,512	13,669,851	13,920,117	14,155,159	14,362,533
14	Low density edge of settlement houses/flats	500	£122,006,720	27,859,078	28,426,148	28,986,837	29,541,144	30,044,052	30,536,201	30,979,020	31,406,220	31,791,646	32,152,875	32,481,957
15	Low density edge of settlement houses/flats	500	£128,158,319	- 6,190,918	- 5,504,847	- 4,825,041	- 4,151,502	- 3,484,230	- 2,827,924	- 2,187,893	- 1,553,992	- 926,219	- 304,575	305,936
16	High density houses	500	£73,204,032	7,287,531	7,947,414	8,584,301	9,208,076	9,826,027	10,438,153	11,044,455	11,623,890	12,186,852	12,744,262	13,267,693
17	High density flats	500	£28,502,410	7,307,133	7,967,016	8,603,587	9,227,363	9,845,313	10,457,440	11,063,742	11,642,866	12,205,828	12,763,239	13,286,364
18	High density flats	500	£21,325,544	37,421,714	37,944,899	38,452,359	38,916,605	39,372,339	39,778,679	40,179,911	40,530,969	40,875,740	41,173,447	41,462,820
19	High density flats	500	£17,121,951	7,346,337	8,006,220	8,642,161	9,265,936	9,883,887	10,496,013	11,102,315	11,680,819	12,243,780	12,801,191	13,323,706
20	Low density flats and houses	700	£95,657,370	38,319,786	39,044,592	39,743,345	40,397,653	41,023,204	41,608,175	42,159,113	42,675,928	43,150,969	43,600,825	43,998,810
21	High density flats	700	£23,888,711	51,107,997	51,739,023	52,352,762	52,924,658	53,469,648	53,980,926	54,458,365	54,907,661	55,318,764	55,704,837	56,050,836
22	Low density edge of settlement houses	1,935	£991,945,392	78,377,872	79,310,190	80,215,795	81,075,257	81,907,358	82,694,998	83,452,185	84,169,057	84,850,042	85,497,218	86,100,829
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	78,377,872	79,310,190	80,215,795	81,075,257	81,907,358	82,694,998	83,452,185	84,169,057	84,850,042	85,497,218	86,100,829
24	New Settlement	2,560	£583,274,143	63,512,140	64,609,328	65,671,948	66,703,325	67,709,832	68,676,165	69,624,893	70,526,969	71,415,275	72,254,992	73,080,197
25	Low density edge of settlement houses/flats	6,973	£991,945,392	10,436,612	13,081,388	15,675,781	18,223,549	20,736,336	23,187,872	25,608,912	27,972,650	30,298,690	32,576,361	34,808,229
26	Low density edge of settlement houses	3,870	£1,983,890,784	58,286,901	59,321,685	60,335,646	61,319,725	62,289,333	63,229,420	64,149,005	65,049,786	65,919,815	66,775,847	67,600,887
27	New Settlement	5,120	£2,624,682,381	59,006,332	59,909,511	60,794,829	61,656,845	62,505,226	63,337,478	64,145,147	64,939,356	65,717,583	66,471,545	67,212,220
28	New settlement - High density flats and houses	7,335	£501,355,345	33,775,948	35,342,502	36,873,049	38,382,309	39,870,624	41,329,433	42,761,003	44,171,857	45,557,404	46,912,080	48,246,272
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	92,071	92,508	92,933	93,346	93,749	94,139	94,520	94,888	95,245	95,591	95,925
2	Low density rural extension	6	£708,608	406,307	403,342	400,376	397,411	394,446	391,481	388,515	385,551	382,585	379,620	376,655
3	Low density flats	12	£566,887	239,326	255,188	270,902	286,468	301,887	317,158	332,281	347,257	362,085	376,766	391,298
4	Low density rural extension	12	£1,417,217	812,614	827,312	841,842	856,201	870,391	884,412	898,263	911,944	925,455	938,798	951,971
5	Medium density flats	50	£1,098,343	990,889	1,052,994	1,114,518	1,175,460	1,235,821	1,295,600	1,354,798	1,410,116	1,464,631	1,518,595	1,572,008
6	Low density rural extension	50	£6,554,627	3,293,404	3,346,402	3,398,767	3,450,502	3,501,604	3,552,076	3,601,914	3,651,122	3,699,697	3,747,641	3,794,473
7	Low density rural extension	50	£5,916,880	3,293,404	3,346,402	3,398,767	3,450,502	3,501,604	3,552,076	3,601,914	3,651,122	3,699,697	3,747,641	3,794,473
8	Extra care scheme	60	£1,700,660	- 55,964	- 160	54,748	109,654	164,559	219,465	274,370	329,276	384,181	439,087	493,992
9	Retirement	60	£1,700,660	4,110,907	4,166,653	4,222,400	4,278,147	4,333,893	4,389,640	4,445,387	4,501,132	4,554,067	4,604,039	4,654,011
10	Integrtated Retirement Scheme	120	£3,543,042	8,866,678	8,975,045	9,083,413	9,191,561	9,291,659	9,391,756	9,491,853	9,591,951	9,692,048	9,784,479	9,874,601
11	Low density edge of settlement houses/flats	150	£8,857,604	10,016,924	10,154,131	10,289,618	10,423,388	10,554,188	10,670,665	10,785,544	10,898,825	11,010,506	11,120,590	11,229,076
12	Low density rural extension	250	£33,729,758	14,526,090	14,738,910	14,949,080	15,152,337	15,339,881	15,524,927	15,707,473	15,887,521	16,065,070	16,235,454	16,386,426
13	Low density rural extension	250	£25,297,318	11,626,556	11,938,346	12,246,779	12,551,856	12,852,356	13,128,013	13,400,512	13,669,851	13,920,117	14,155,159	14,362,533
14	Low density edge of settlement houses/flats	500	£42,162,197	27,859,078	28,426,148	28,986,837	29,541,144	30,044,052	30,536,201	30,979,020	31,406,220	31,791,646	32,152,875	32,481,957
15	Low density edge of settlement houses/flats	500	£44,288,022	- 6,190,918	- 5,504,847	- 4,825,041	- 4,151,502	- 3,484,230	- 2,827,924	- 2,187,893	- 1,553,992	- 926,219	- 304,575	305,936
16	High density houses	500	£25,297,318	7,287,531	7,947,414	8,584,301	9,208,076	9,826,027	10,438,153	11,044,455	11,623,890	12,186,852	12,744,262	13,267,693
17	High density flats	500	£9,849,656	7,307,133	7,967,016	8,603,587	9,227,363	9,845,313	10,457,440	11,063,742	11,642,866	12,205,828	12,763,239	13,286,364
18	High density flats	500	£7,369,527	37,421,714	37,944,899	38,452,359	38,916,605	39,372,339	39,778,679	40,179,911	40,530,969	40,875,740	41,173,447	41,462,820
19	High density flats	500	£5,916,880	7,346,337	8,006,220	8,642,161	9,265,936	9,883,887	10,496,013	11,102,315	11,680,819	12,243,780	12,801,191	13,323,706
20	Low density flats and houses	700	£33,056,580	38,319,786	39,044,592	39,743,345	40,397,653	41,023,204	41,608,175	42,159,113	42,675,928	43,150,969	43,600,825	43,998,810
21	High density flats	700	£8,255,287	51,107,997	51,739,023	52,352,762	52,924,658	53,469,648	53,980,926	54,458,365	54,907,661	55,318,764	55,704,837	56,050,836
22	Low density edge of settlement houses	1,935	£342,789,292	78,377,872	79,310,190	80,215,795	81,075,257	81,907,358	82,694,998	83,452,185	84,169,057	84,850,042	85,497,218	86,100,829
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	78,377,872	79,310,190	80,215,795	81,075,257	81,907,358	82,694,998	83,452,185	84,169,057	84,850,042	85,497,218	86,100,829
24	New Settlement	2,560	£201,563,647	63,512,140	64,609,328	65,671,948	66,703,325	67,709,832	68,676,165	69,624,893	70,526,969	71,415,275	72,254,992	73,080,197
25	Low density edge of settlement houses/flats	6,973	£342,789,292	10,436,612	13,081,388	15,675,781	18,223,549	20,736,336	23,187,872	25,608,912	27,972,650	30,298,690	32,576,361	34,808,229
26	Low density edge of settlement houses	3,870	£685,578,584	58,286,901	59,321,685	60,335,646	61,319,725	62,289,333	63,229,420	64,149,005	65,049,786	65,919,815	66,775,847	67,600,887
27	New Settlement	5,120	£907,018,695	59,006,332	59,909,511	60,794,829	61,656,845	62,505,226	63,337,478	64,145,147	64,939,356	65,717,583	66,471,545	67,212,220
28	New settlement - High density flats and houses	7,335	£173,254,743	33,775,948	35,342,502	36,873,049	38,382,309	39,870,624	41,329,433	42,761,003	44,171,857	45,557,404	46,912,080	48,246,272
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	92,071	92,508	92,933	93,346	93,749	94,139	94,520	94,888	95,245	95,591	95,925
2	Low density rural extension	6	£74,000	406,307	403,342	400,376	397,411	394,446	391,481	388,515	385,551	382,585	379,620	376,655
3	Low density flats	12	£59,200	239,326	255,188	270,902	286,468	301,887	317,158	332,281	347,257	362,085	376,766	391,298
4	Low density rural extension	12	£148,000	812,614	827,312	841,842	856,201	870,391	884,412	898,263	911,944	925,455	938,798	951,971
5	Medium density flats	50	£114,700	990,889	1,052,994	1,114,518	1,175,460	1,235,821	1,295,600	1,354,798	1,410,116	1,464,631	1,518,595	1,572,008
6	Low density rural extension	50	£684,500	3,293,404	3,346,402	3,398,767	3,450,502	3,501,604	3,552,076	3,601,914	3,651,122	3,699,697	3,747,641	3,794,473
7	Low density rural extension	50	£617,900	3,293,404	3,346,402	3,398,767	3,450,502	3,501,604	3,552,076	3,601,914	3,651,122	3,699,697	3,747,641	3,794,473
8	Extra care scheme	60	£177,600	- 55,964	- 160	54,748	109,654	164,559	219,465	274,370	329,276	384,181	439,087	493,992
9	Retirement	60	£177,600	4,110,907	4,166,653	4,222,400	4,278,147	4,333,893	4,389,640	4,445,387	4,501,132	4,554,067	4,604,039	4,654,011
10	Integrtated Retirement Scheme	120	£370,000	8,866,678	8,975,045	9,083,413	9,191,561	9,291,659	9,391,756	9,491,853	9,591,951	9,692,048	9,784,479	9,874,601
11	Low density edge of settlement houses/flats	150	£925,000	10,016,924	10,154,131	10,289,618	10,423,388	10,554,188	10,670,665	10,785,544	10,898,825	11,010,506	11,120,590	11,229,076
12	Low density rural extension	250	£3,522,400	14,526,090	14,738,910	14,949,080	15,152,337	15,339,881	15,524,927	15,707,473	15,887,521	16,065,070	16,235,454	16,386,426
13	Low density rural extension	250	£2,641,800	11,626,556	11,938,346	12,246,779	12,551,856	12,852,356	13,128,013	13,400,512	13,669,851	13,920,117	14,155,159	14,362,533
14	Low density edge of settlement houses/flats	500	£4,403,000	27,859,078	28,426,148	28,986,837	29,541,144	30,044,052	30,536,201	30,979,020	31,406,220	31,791,646	32,152,875	32,481,957
15	Low density edge of settlement houses/flats	500	£4,625,000	- 6,190,918	- 5,504,847	- 4,825,041	- 4,151,502	- 3,484,230	- 2,827,924	- 2,187,893	- 1,553,992	- 926,219	- 304,575	305,936
16	High density houses	500	£2,641,800	7,287,531	7,947,414	8,584,301	9,208,076	9,826,027	10,438,153	11,044,455	11,623,890	12,186,852	12,744,262	13,267,693
17	High density flats	500	£1,028,600	7,307,133	7,967,016	8,603,587	9,227,363	9,845,313	10,457,440	11,063,742	11,642,866	12,205,828	12,763,239	13,286,364
18	High density flats	500	£769,600	37,421,714	37,944,899	38,452,359	38,916,605	39,372,339	39,778,679	40,179,911	40,530,969	40,875,740	41,173,447	41,462,820
19	High density flats	500	£617,900	7,346,337	8,006,220	8,642,161	9,265,936	9,883,887	10,496,013	11,102,315	11,680,819	12,243,780	12,801,191	13,323,706
20	Low density flats and houses	700	£3,452,100	38,319,786	39,044,592	39,743,345	40,397,653	41,023,204	41,608,175	42,159,113	42,675,928	43,150,969	43,600,825	43,998,810
21	High density flats	700	£862,100	51,107,997	51,739,023	52,352,762	52,924,658	53,469,648	53,980,926	54,458,365	54,907,661	55,318,764	55,704,837	56,050,836
22	Low density edge of settlement houses	1,935	£35,797,500	78,377,872	79,310,190	80,215,795	81,075,257	81,907,358	82,694,998	83,452,185	84,169,057	84,850,042	85,497,218	86,100,829
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	78,377,872	79,310,190	80,215,795	81,075,257	81,907,358	82,694,998	83,452,185	84,169,057	84,850,042	85,497,218	86,100,829
24	New Settlement	2,560	£21,049,300	63,512,140	64,609,328	65,671,948	66,703,325	67,709,832	68,676,165	69,624,893	70,526,969	71,415,275	72,254,992	73,080,197
25	Low density edge of settlement houses/flats	6,973	£35,797,500	10,436,612	13,081,388	15,675,781	18,223,549	20,736,336	23,187,872	25,608,912	27,972,650	30,298,690	32,576,361	34,808,229
26	Low density edge of settlement houses	3,870	£71,595,000	58,286,901	59,321,685	60,335,646	61,319,725	62,289,333	63,229,420	64,149,005	65,049,786	65,919,815	66,775,847	67,600,887
27	New Settlement	5,120	£94,720,000	59,006,332	59,909,511	60,794,829	61,656,845	62,505,226	63,337,478	64,145,147	64,939,356	65,717,583	66,471,545	67,212,220
28	New settlement - High density flats and houses	7,335	£18,093,000	33,775,948	35,342,502	36,873,049	38,382,309	39,870,624	41,329,433	42,761,003	44,171,857	45,557,404	46,912,080	48,246,272
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL ################ AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values				
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	338	368	400	435	474	517	566	621	685
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	409	440	475	513	555	602	655	716	786
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	############	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	############	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-

BLV2									Residual land values				
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	4	19	36	55	77	101	128
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	554	597	644	697	757	824	901	990	1,093
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	612	657	708	764	826	896	977	1,070	1,178
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	81	96	111	129	149	169	193	220	251
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	17	36	58	83
18	High density flats	47,594	0	£7,369,527	631	676	726	780	841	908	985	1,072	1,173
19	High density flats	47,594	0	£5,916,880	30	46	64	83	104	128	156	186	222
20	Low density flats and houses	66,631	0	£33,056,580	79	95	112	130	149	171	195	222	252
21	High density flats	66,631	0	£8,255,287	643	687	735	789	848	915	991	1,077	1,177
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-

BLV3									Residual land values				
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**
1	Low density flats	571	0	£29,600	109	116	123	131	140	151	162	176	192
2	Low density rural extension	571	0	£74,000	582	607	635	666	701	741	787	839	901
3	Low density flats	1,142	0	£59,200	158	181	206	234	266	301	342	388	442
4	Low density rural extension	1,142	0	£148,000	582	626	675	729	791	860	938	1,029	1,134
5	Medium density flats	4,759	0	£114,700	184	208	233	262	294	331	372	419	473
6	Low density rural extension	4,759	0	£684,500	548	589	634	684	740	803	876	959	1,056
7	Low density rural extension	4,759	0	£617,900	562	603	649	700	757	822	896	980	1,079
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	13	32	54	79
9	Retirement	4,350	0	£177,600	904	965	1,033	1,109	1,194	1,291	1,402	1,529	1,677
10	Integrtated Retirement Scheme	8,700	0	£370,000	977	1,041	1,113	1,193	1,282	1,383	1,498	1,631	1,786
11	Low density edge of settlement houses/flats	14,278	0	£925,000	637	680	729	783	843	910	987	1,075	1,177
12	Low density rural extension	23,797	0	£3,522,400	462	496	534	575	621	672	731	799	878
13	Low density rural extension	23,797	0	£2,641,800	378	411	448	490	536	588	646	713	790
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	493	531	574	621	673	732	798	873	959
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	98	117	139	162	189	218	252	290	334
17	High density flats	47,594	0	£1,028,600	132	153	177	203	232	264	301	343	391
18	High density flats	47,594	0	£769,600	770	822	880	943	1,014	1,093	1,183	1,285	1,404
19	High density flats	47,594	0	£617,900	141	163	187	214	243	277	315	358	407
20	Low density flats and houses	66,631	0	£3,452,100	523	562	605	652	705	764	830	906	993
21	High density flats	66,631	0	£862,100	754	804	859	919	987	1,063	1,149	1,248	1,362
22	Low density edge of settlement houses	184,188	0	£35,797,500	231	249	268	289	313	339	370	404	444
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	361	385	412	442	475	512	555	603	660
24	New Settlement	243,680	0	£21,049,300	174	188	203	220	239	261	285	312	344
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	22	26	30	34	39	44	50	57	66
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	282,777	282,432	282,077	281,710	281,332	280,942	280,541	280,129	279,705	279,271	278,825
2	Low density rural extension	6	£2,050,533	630,667	626,783	622,899	619,016	615,132	611,248	607,365	603,481	599,598	595,714	591,831
3	Low density flats	12	£1,640,426	620,737	607,589	594,520	581,528	568,614	555,779	543,020	530,341	517,739	505,215	492,769
4	Low density rural extension	12	£4,101,066	1,261,332	1,241,903	1,222,569	1,203,330	1,184,188	1,165,142	1,146,191	1,127,337	1,108,578	1,089,915	1,071,348
5	Medium density flats	50	£3,178,326	2,529,757	2,474,812	2,418,239	2,362,010	2,306,129	2,250,592	2,195,401	2,140,556	2,086,056	2,031,903	1,978,095
6	Low density rural extension	50	£18,967,431	5,080,046	4,997,407	4,915,193	4,833,400	4,752,031	4,671,085	4,590,562	4,510,462	4,430,786	4,351,532	4,272,702
7	Low density rural extension	50	£17,121,951	5,080,046	4,997,407	4,915,193	4,833,400	4,752,031	4,671,085	4,590,562	4,510,462	4,430,786	4,351,532	4,272,702
8	Extra care scheme	60	£4,921,279	1,135,171	1,104,134	1,073,097	1,042,060	1,011,022	979,985	948,948	917,911	886,873	855,701	823,010
9	Retirement	60	£4,921,279	5,609,139	5,557,268	5,505,399	5,453,528	5,401,658	5,349,788	5,297,918	5,246,048	5,190,303	5,133,455	5,076,607
10	Integrtated Retirement Scheme	120	£10,252,666	11,850,055	11,742,549	11,630,249	11,517,949	11,405,649	11,293,349	11,181,048	11,068,749	10,956,448	10,837,141	10,716,030
11	Low density edge of settlement houses/flats	150	£25,631,664	15,328,578	15,056,477	14,783,109	14,511,235	14,240,856	13,971,971	13,704,579	13,438,682	13,174,279	12,911,370	12,649,955
12	Low density rural extension	250	£97,605,376	22,955,708	22,517,227	22,081,173	21,647,546	21,216,347	20,787,574	20,361,228	19,937,308	19,515,815	19,081,904	18,648,530
13	Low density rural extension	250	£73,204,032	19,635,585	19,320,778	19,007,502	18,695,758	18,385,544	18,076,862	17,769,712	17,446,934	17,121,493	16,791,145	16,446,721
14	Low density edge of settlement houses/flats	500	£122,006,720	43,730,521	43,053,306	42,379,416	41,683,777	40,982,925	40,285,691	39,568,734	38,843,502	38,122,198	37,369,437	36,619,274
15	Low density edge of settlement houses/flats	500	£128,158,319	7,892,317	7,490,209	7,090,334	6,692,688	6,297,274	5,904,091	5,505,772	5,109,471	4,715,478	4,323,795	3,934,421
16	High density houses	500	£73,204,032	21,026,959	20,616,804	20,198,663	19,774,832	19,353,468	18,934,572	18,518,141	18,104,178	17,692,015	17,255,877	16,822,443
17	High density flats	500	£28,502,410	21,046,246	20,636,090	20,217,639	19,793,809	19,372,445	18,953,548	18,537,117	18,123,155	17,710,686	17,274,548	16,841,114
18	High density flats	500	£21,325,544	52,843,406	52,153,987	51,455,178	50,736,781	50,022,240	49,306,713	48,562,296	47,822,058	47,075,825	46,304,984	45,538,657
19	High density flats	500	£17,121,951	21,084,820	20,674,664	20,255,591	19,831,761	19,410,398	18,991,501	18,575,070	18,161,107	17,748,028	17,311,891	16,878,456
20	Low density flats and houses	700	£95,657,370	59,771,677	58,780,197	57,793,822	56,812,554	55,799,190	54,789,515	53,785,285	52,748,986	51,715,167	50,676,082	49,611,318
21	High density flats	700	£23,888,711	71,913,391	70,912,943	69,917,843	68,902,225	67,876,352	66,856,181	65,822,987	64,771,023	63,725,133	62,658,336	61,579,826
22	Low density edge of settlement houses	1,935	£991,945,392	121,849,901	119,412,177	116,972,805	114,547,375	112,135,888	109,724,703	107,311,185	104,911,885	102,524,365	100,121,702	97,733,553
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	121,849,901	119,412,177	116,972,805	114,547,375	112,135,888	109,724,703	107,311,185	104,911,885	102,524,365	100,121,702	97,733,553
24	New Settlement	2,560	£583,274,143	113,806,522	111,012,271	108,233,681	105,462,842	102,705,008	99,962,968	97,236,723	94,526,272	91,831,616	89,152,755	86,489,689
25	Low density edge of settlement houses/flats	6,973	£991,945,392	113,105,215	107,956,898	102,839,196	97,748,321	92,664,052	87,610,517	82,587,718	77,573,056	72,580,497	67,618,819	62,653,555
26	Low density edge of settlement houses	3,870	£1,983,890,784	112,005,704	108,939,409	105,887,766	102,852,550	99,834,893	96,834,796	93,852,259	90,887,283	87,939,868	85,010,011	82,097,715
27	New Settlement	5,120	£2,624,682,381	112,233,938	109,112,598	106,009,189	102,923,711	99,856,161	96,799,492	93,756,749	90,731,974	87,725,168	84,727,986	81,744,618
28	New settlement - High density flats and houses	7,335	£501,355,345	110,990,876	106,786,826	102,607,550	98,441,890	94,286,549	90,153,628	86,020,353	81,910,223	77,797,200	73,699,946	69,605,425
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	282,777	282,432	282,077	281,710	281,332	280,942	280,541	280,129	279,705	279,271	278,825
2	Low density rural extension	6	£708,608	630,667	626,783	622,899	619,016	615,132	611,248	607,365	603,481	599,598	595,714	591,831
3	Low density flats	12	£566,887	620,737	607,589	594,520	581,528	568,614	555,779	543,020	530,341	517,739	505,215	492,769
4	Low density rural extension	12	£1,417,217	1,261,332	1,241,903	1,222,569	1,203,330	1,184,188	1,165,142	1,146,191	1,127,337	1,108,578	1,089,915	1,071,348
5	Medium density flats	50	£1,098,343	2,529,757	2,474,812	2,418,239	2,362,010	2,306,129	2,250,592	2,195,401	2,140,556	2,086,056	2,031,903	1,978,095
6	Low density rural extension	50	£6,554,627	5,080,046	4,997,407	4,915,193	4,833,400	4,752,031	4,671,085	4,590,562	4,510,462	4,430,786	4,351,532	4,272,702
7	Low density rural extension	50	£5,916,880	5,080,046	4,997,407	4,915,193	4,833,400	4,752,031	4,671,085	4,590,562	4,510,462	4,430,786	4,351,532	4,272,702
8	Extra care scheme	60	£1,700,660	1,135,171	1,104,134	1,073,097	1,042,060	1,011,022	979,985	948,948	917,911	886,873	855,701	823,010
9	Retirement	60	£1,700,660	5,609,139	5,557,268	5,505,399	5,453,528	5,401,658	5,349,788	5,297,918	5,246,048	5,190,303	5,133,455	5,076,607
10	Integrtated Retirement Scheme	120	£3,543,042	11,850,055	11,742,549	11,630,249	11,517,949	11,405,649	11,293,349	11,181,048	11,068,749	10,956,448	10,837,141	10,716,030
11	Low density edge of settlement houses/flats	150	£8,857,604	15,328,578	15,056,477	14,783,109	14,511,235	14,240,856	13,971,971	13,704,579	13,438,682	13,174,279	12,911,370	12,649,955
12	Low density rural extension	250	£33,729,758	22,955,708	22,517,227	22,081,173	21,647,546	21,216,347	20,787,574	20,361,228	19,937,308	19,515,815	19,081,904	18,648,530
13	Low density rural extension	250	£25,297,318	19,635,585	19,320,778	19,007,502	18,695,758	18,385,544	18,076,862	17,769,712	17,446,934	17,121,493	16,791,145	16,446,721
14	Low density edge of settlement houses/flats	500	£42,162,197	43,730,521	43,053,306	42,379,416	41,683,777	40,982,925	40,285,691	39,568,734	38,843,502	38,122,198	37,369,437	36,619,274
15	Low density edge of settlement houses/flats	500	£44,288,022	7,892,317	7,490,209	7,090,334	6,692,688	6,297,274	5,904,091	5,505,772	5,109,471	4,715,478	4,323,795	3,934,421
16	High density houses	500	£25,297,318	21,026,959	20,616,804	20,198,663	19,774,832	19,353,468	18,934,572	18,518,141	18,104,178	17,692,015	17,255,877	16,822,443
17	High density flats	500	£9,849,656	21,046,246	20,636,090	20,217,639	19,793,809	19,372,445	18,953,548	18,537,117	18,123,155	17,710,686	17,274,548	16,841,114
18	High density flats	500	£7,369,527	52,843,406	52,153,987	51,455,178	50,736,781	50,022,240	49,306,713	48,562,296	47,822,058	47,075,825	46,304,984	45,538,657
19	High density flats	500	£5,916,880	21,084,820	20,674,664	20,255,591	19,831,761	19,410,398	18,991,501	18,575,070	18,161,107	17,748,028	17,311,891	16,878,456
20	Low density flats and houses	700	£33,056,580	59,771,677	58,780,197	57,793,822	56,812,554	55,799,190	54,789,515	53,785,285	52,748,986	51,715,167	50,676,082	49,611,318
21	High density flats	700	£8,255,287	71,913,391	70,912,943	69,917,843	68,902,225	67,876,352	66,856,181	65,822,987	64,771,023	63,725,133	62,658,336	61,579,826
22	Low density edge of settlement houses	1,935	£342,789,292	121,849,901	119,412,177	116,972,805	114,547,375	112,135,888	109,724,703	107,311,185	104,911,885	102,524,365	100,121,702	97,733,553
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	121,849,901	119,412,177	116,972,805	114,547,375	112,135,888	109,724,703	107,311,185	104,911,885	102,524,365	100,121,702	97,733,553
24	New Settlement	2,560	£201,563,647	113,806,522	111,012,271	108,233,681	105,462,842	102,705,008	99,962,968	97,236,723	94,526,272	91,831,616	89,152,755	86,489,689
25	Low density edge of settlement houses/flats	6,973	£342,789,292	113,105,215	107,956,898	102,839,196	97,748,321	92,664,052	87,610,517	82,587,718	77,573,056	72,580,497	67,618,819	62,653,555
26	Low density edge of settlement houses	3,870	£685,578,584	112,005,704	108,939,409	105,887,766	102,852,550	99,834,893	96,834,796	93,852,259	90,887,283	87,939,868	85,010,011	82,097,715
27	New Settlement	5,120	£907,018,695	112,233,938	109,112,598	106,009,189	102,923,711	99,856,161	96,799,492	93,756,749	90,731,974	87,725,168	84,727,986	81,744,618
28	New settlement - High density flats and houses	7,335	£173,254,743	110,990,876	106,786,826	102,607,550	98,441,890	94,286,549	90,153,628	86,020,353	81,910,223	77,797,200	73,699,946	69,605,425
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	282,777	282,432	282,077	281,710	281,332	280,942	280,541	280,129	279,705	279,271	278,825
2	Low density rural extension	6	£74,000	630,667	626,783	622,899	619,016	615,132	611,248	607,365	603,481	599,598	595,714	591,831
3	Low density flats	12	£59,200	620,737	607,589	594,520	581,528	568,614	555,779	543,020	530,341	517,739	505,215	492,769
4	Low density rural extension	12	£148,000	1,261,332	1,241,903	1,222,569	1,203,330	1,184,188	1,165,142	1,146,191	1,127,337	1,108,578	1,089,915	1,071,348
5	Medium density flats	50	£114,700	2,529,757	2,474,812	2,418,239	2,362,010	2,306,129	2,250,592	2,195,401	2,140,556	2,086,056	2,031,903	1,978,095
6	Low density rural extension	50	£684,500	5,080,046	4,997,407	4,915,193	4,833,400	4,752,031	4,671,085	4,590,562	4,510,462	4,430,786	4,351,532	4,272,702
7	Low density rural extension	50	£617,900	5,080,046	4,997,407	4,915,193	4,833,400	4,752,031	4,671,085	4,590,562	4,510,462	4,430,786	4,351,532	4,272,702
8	Extra care scheme	60	£177,600	1,135,171	1,104,134	1,073,097	1,042,060	1,011,022	979,985	948,948	917,911	886,873	855,701	823,010
9	Retirement	60	£177,600	5,609,139	5,557,268	5,505,399	5,453,528	5,401,658	5,349,788	5,297,918	5,246,048	5,190,303	5,133,455	5,076,607
10	Integrtated Retirement Scheme	120	£370,000	11,850,055	11,742,549	11,630,249	11,517,949	11,405,649	11,293,349	11,181,048	11,068,749	10,956,448	10,837,141	10,716,030
11	Low density edge of settlement houses/flats	150	£925,000	15,328,578	15,056,477	14,783,109	14,511,235	14,240,856	13,971,971	13,704,579	13,438,682	13,174,279	12,911,370	12,649,955
12	Low density rural extension	250	£3,522,400	22,955,708	22,517,227	22,081,173	21,647,546	21,216,347	20,787,574	20,361,228	19,937,308	19,515,815	19,081,904	18,648,530
13	Low density rural extension	250	£2,641,800	19,635,585	19,320,778	19,007,502	18,695,758	18,385,544	18,076,862	17,769,712	17,446,934	17,121,493	16,791,145	16,446,721
14	Low density edge of settlement houses/flats	500	£4,403,000	43,730,521	43,053,306	42,379,416	41,683,777	40,982,925	40,285,691	39,568,734	38,843,502	38,122,198	37,369,437	36,619,274
15	Low density edge of settlement houses/flats	500	£4,625,000	7,892,317	7,490,209	7,090,334	6,692,688	6,297,274	5,904,091	5,505,772	5,109,471	4,715,478	4,323,795	3,934,421
16	High density houses	500	£2,641,800	21,026,959	20,616,804	20,198,663	19,774,832	19,353,468	18,934,572	18,518,141	18,104,178	17,692,015	17,255,877	16,822,443
17	High density flats	500	£1,028,600	21,046,246	20,636,090	20,217,639	19,793,809	19,372,445	18,953,548	18,537,117	18,123,155	17,710,686	17,274,548	16,841,114
18	High density flats	500	£769,600	52,843,406	52,153,987	51,455,178	50,736,781	50,022,240	49,306,713	48,562,296	47,822,058	47,075,825	46,304,984	45,538,657
19	High density flats	500	£617,900	21,084,820	20,674,664	20,255,591	19,831,761	19,410,398	18,991,501	18,575,070	18,161,107	17,748,028	17,311,891	16,878,456
20	Low density flats and houses	700	£3,452,100	59,771,677	58,780,197	57,793,822	56,812,554	55,799,190	54,789,515	53,785,285	52,748,986	51,715,167	50,676,082	49,611,318
21	High density flats	700	£862,100	71,913,391	70,912,943	69,917,843	68,902,225	67,876,352	66,856,181	65,822,987	64,771,023	63,725,133	62,658,336	61,579,826
22	Low density edge of settlement houses	1,935	£35,797,500	121,849,901	119,412,177	116,972,805	114,547,375	112,135,888	109,724,703	107,311,185	104,911,885	102,524,365	100,121,702	97,733,553
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	121,849,901	119,412,177	116,972,805	114,547,375	112,135,888	109,724,703	107,311,185	104,911,885	102,524,365	100,121,702	97,733,553
24	New Settlement	2,560	£21,049,300	113,806,522	111,012,271	108,233,681	105,462,842	102,705,008	99,962,968	97,236,723	94,526,272	91,831,616	89,152,755	86,489,689
25	Low density edge of settlement houses/flats	6,973	£35,797,500	113,105,215	107,956,898	102,839,196	97,748,321	92,664,052	87,610,517	82,587,718	77,573,056	72,580,497	67,618,819	62,653,555
26	Low density edge of settlement houses	3,870	£71,595,000	112,005,704	108,939,409	105,887,766	102,852,550	99,834,893	96,834,796	93,852,259	90,887,283	87,939,868	85,010,011	82,097,715
27	New Settlement	5,120	£94,720,000	112,233,938	109,112,598	106,009,189	102,923,711	99,856,161	96,799,492	93,756,749	90,731,974	87,725,168	84,727,986	81,744,618
28	New settlement - High density flats and houses	7,335	£18,093,000	110,990,876	106,786,826	102,607,550	98,441,890	94,286,549	90,153,628	86,020,353	81,910,223	77,797,200	73,699,946	69,605,425
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £5,875 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	158	154	149	144	138	131	124	115	103	89
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	184	180	176	171	166	159	152	144	135	122
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	662	682	703	727	754	784	818	856	902	954
19	High density flats	47,594	0	£17,121,951	83	79	73	67	60	52	44	34	22	7
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	721	743	768	795	825	860	899	944	996	1,058
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	47	38	27	15	2	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	301	304	308	312	317	323	329	337	346	357
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	899	933	972	1,015	1,064	1,119	1,181	1,254	1,337	1,435
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	955	992	1,033	1,078	1,130	1,188	1,254	1,331	1,420	1,524
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	453	457	461	466	471	478	485	494	504	516
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	33	20	5	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	235	239	242	246	250	255	261	267	275	284
18	High density flats	47,594	0	£7,369,527	955	990	1,029	1,072	1,120	1,175	1,236	1,308	1,390	1,487
19	High density flats	47,594	0	£5,916,880	319	326	335	344	354	366	380	396	414	435
20	Low density flats and houses	66,631	0	£33,056,580	401	406	413	419	427	435	444	455	467	481
21	High density flats	66,631	0	£8,255,287	955	990	1,028	1,071	1,118	1,173	1,234	1,305	1,387	1,485
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	41	29	16	2	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£29,600	443	466	491	519	551	587	628	675	730	795
2	Low density rural extension	571	0	£74,000	975	1,019	1,068	1,123	1,184	1,254	1,334	1,426	1,534	1,661
3	Low density flats	1,142	0	£59,200	492	505	521	538	557	580	605	635	669	710
4	Low density rural extension	1,142	0	£148,000	975	1,008	1,045	1,087	1,134	1,187	1,248	1,319	1,402	1,499
5	Medium density flats	4,759	0	£114,700	507	522	538	556	576	598	625	655	690	732
6	Low density rural extension	4,759	0	£684,500	924	954	988	1,026	1,068	1,117	1,172	1,237	1,312	1,401
7	Low density rural extension	4,759	0	£617,900	938	969	1,003	1,042	1,086	1,135	1,192	1,258	1,335	1,426
8	Extra care scheme	4,350	0	£177,600	220	224	229	234	239	246	253	262	272	283
9	Retirement	4,350	0	£177,600	1,249	1,302	1,361	1,427	1,501	1,585	1,682	1,793	1,921	2,071
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,320	1,376	1,438	1,507	1,586	1,674	1,775	1,892	2,028	2,187
11	Low density edge of settlement houses/flats	14,278	0	£925,000	1,009	1,042	1,078	1,119	1,166	1,218	1,279	1,348	1,430	1,526
12	Low density rural extension	23,797	0	£3,522,400	817	840	867	896	929	967	1,011	1,061	1,120	1,189
13	Low density rural extension	23,797	0	£2,641,800	714	738	764	794	827	865	908	957	1,014	1,081
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	826	855	887	922	961	1,005	1,056	1,113	1,181	1,259
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	69	63	58	51	44	36	26	16	3	-
16	High density houses	47,594	0	£2,641,800	386	398	410	424	439	456	477	500	527	558
17	High density flats	47,594	0	£1,028,600	421	434	448	464	482	502	526	553	584	621
18	High density flats	47,594	0	£769,600	1,094	1,136	1,183	1,235	1,294	1,360	1,435	1,521	1,622	1,740
19	High density flats	47,594	0	£617,900	430	444	458	475	494	515	539	567	600	638
20	Low density flats and houses	66,631	0	£3,452,100	845	874	906	942	982	1,027	1,079	1,138	1,207	1,289
21	High density flats	66,631	0	£862,100	1,066	1,107	1,152	1,201	1,257	1,321	1,393	1,476	1,572	1,686
22	Low density edge of settlement houses	184,188	0	£35,797,500	467	478	490	503	518	535	555	577	604	635
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	597	614	634	655	680	708	740	777	820	871
24	New Settlement	243,680	0	£21,049,300	381	389	398	408	419	432	447	464	484	508
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	116	114	112	110	107	104	101	97	92	87
26	Low density edge of settlement houses	368,376	0	£71,595,000	110	107	103	100	96	91	86	81	74	66
27	New Settlement	487,360	0	£94,720,000	36	31	26	20	13	6	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	133	134	134	135	136	138	139	141	143	145
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	473,482	472,357	471,221	470,074	468,915	467,745	466,563	465,371	464,167	462,951	461,725
2	Low density rural extension	6	£2,050,533	855,026	850,224	845,422	840,620	835,819	831,016	826,214	821,413	816,611	811,808	807,007
3	Low density flats	12	£1,640,426	1,002,149	968,447	934,960	901,746	868,747	835,983	803,451	771,155	739,092	707,263	675,668
4	Low density rural extension	12	£4,101,066	1,710,051	1,666,441	1,623,110	1,580,058	1,537,286	1,494,794	1,452,581	1,410,647	1,368,993	1,327,619	1,286,523
5	Medium density flats	50	£3,178,326	4,050,377	3,911,621	3,773,830	3,637,008	3,501,153	3,366,266	3,232,345	3,099,392	2,967,406	2,836,387	2,706,337
6	Low density rural extension	50	£18,967,431	6,866,688	6,687,770	6,510,007	6,333,398	6,157,943	5,983,643	5,810,497	5,638,506	5,467,668	5,297,986	5,124,127
7	Low density rural extension	50	£17,121,951	6,866,688	6,687,770	6,510,007	6,333,398	6,157,943	5,983,643	5,810,497	5,638,506	5,467,668	5,297,986	5,124,127
8	Extra care scheme	60	£4,921,279	2,324,510	2,233,091	2,141,670	2,050,250	1,958,829	1,867,409	1,775,988	1,684,569	1,593,148	1,501,728	1,410,307
9	Retirement	60	£4,921,279	7,107,370	6,980,588	6,853,806	6,727,025	6,600,243	6,473,461	6,346,680	6,216,170	6,084,782	5,953,394	5,822,006
10	Integrtated Retirement Scheme	120	£10,252,666	14,818,428	14,557,949	14,297,470	14,036,991	13,776,513	13,516,034	13,255,555	12,995,075	12,730,509	12,461,710	12,192,910
11	Low density edge of settlement houses/flats	150	£25,631,664	20,590,381	20,032,117	19,477,501	18,926,530	18,379,206	17,835,529	17,295,499	16,759,115	16,226,378	15,697,288	15,171,845
12	Low density rural extension	250	£97,605,376	31,336,703	30,446,582	29,562,321	28,683,914	27,811,366	26,944,676	26,082,126	25,212,828	24,349,512	23,492,180	22,640,833
13	Low density rural extension	250	£73,204,032	27,553,046	26,811,578	26,074,884	25,342,960	24,601,545	23,861,385	23,126,153	22,395,007	21,650,016	20,910,126	20,174,648
14	Low density edge of settlement houses/flats	500	£122,006,720	59,377,643	57,826,914	56,286,175	54,730,196	53,180,143	51,640,336	50,110,778	48,565,180	47,024,026	45,493,404	43,953,181
15	Low density edge of settlement houses/flats	500	£128,158,319	21,639,753	20,490,911	19,349,988	18,216,985	17,091,902	15,974,739	14,865,496	13,759,966	12,658,331	11,564,700	10,479,072
16	High density houses	500	£73,204,032	34,579,667	33,422,010	32,272,356	31,130,705	29,983,082	28,837,625	27,700,343	26,571,235	25,434,989	24,299,955	23,173,290
17	High density flats	500	£28,502,410	34,598,643	33,440,987	32,291,332	31,149,681	30,001,753	28,856,296	27,719,014	26,589,907	25,453,383	24,318,348	23,191,684
18	High density flats	500	£21,325,544	68,111,192	66,565,563	65,030,016	63,490,306	61,942,056	60,404,168	58,876,640	57,340,744	55,798,508	54,266,941	52,734,431
19	High density flats	500	£17,121,951	34,636,596	33,478,939	32,329,285	31,187,633	30,039,095	28,893,637	27,756,356	26,627,248	25,490,170	24,355,135	23,228,471
20	Low density flats and houses	700	£95,657,370	80,871,716	78,709,709	76,561,738	74,427,798	72,275,063	70,135,529	68,010,325	65,898,924	63,765,186	61,646,107	59,541,687
21	High density flats	700	£23,888,711	92,529,892	90,381,347	88,246,900	86,126,552	83,996,159	81,866,240	79,750,743	77,649,669	75,530,213	73,417,274	71,319,114
22	Low density edge of settlement houses	1,935	£991,945,392	164,727,219	159,940,400	155,185,285	150,456,292	145,741,762	141,059,152	136,408,460	131,789,689	127,201,021	122,620,154	118,071,451
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	164,727,219	159,940,400	155,185,285	150,456,292	145,741,762	141,059,152	136,408,460	131,789,689	127,201,021	122,620,154	118,071,451
24	New Settlement	2,560	£583,274,143	162,796,051	157,342,072	151,924,102	146,542,138	141,196,183	135,886,235	130,612,294	125,374,360	120,172,435	115,006,518	109,876,607
25	Low density edge of settlement houses/flats	6,973	£991,945,392	207,845,482	197,782,249	187,787,459	177,823,706	167,924,582	158,094,145	148,286,491	138,547,301	128,844,059	119,191,607	109,568,447
26	Low density edge of settlement houses	3,870	£1,983,890,784	163,735,082	157,909,452	152,116,482	146,362,224	140,646,681	134,969,851	129,331,735	123,727,956	118,153,214	112,617,255	107,120,079
27	New Settlement	5,120	£2,624,682,381	163,110,592	157,310,978	151,549,841	145,826,570	140,124,487	134,460,982	128,836,056	123,230,840	117,663,238	112,124,792	106,612,645
28	New settlement - High density flats and houses	7,335	£501,355,345	182,461,791	174,600,829	166,769,820	158,981,098	151,229,500	143,510,467	135,824,209	128,172,404	120,537,485	112,931,641	105,346,374
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	473,482	472,357	471,221	470,074	468,915	467,745	466,563	465,371	464,167	462,951	461,725
2	Low density rural extension	6	£708,608	855,026	850,224	845,422	840,620	835,819	831,016	826,214	821,413	816,611	811,808	807,007
3	Low density flats	12	£566,887	1,002,149	968,447	934,960	901,746	868,747	835,983	803,451	771,155	739,092	707,263	675,668
4	Low density rural extension	12	£1,417,217	1,710,051	1,666,441	1,623,110	1,580,058	1,537,286	1,494,794	1,452,581	1,410,647	1,368,993	1,327,619	1,286,523
5	Medium density flats	50	£1,098,343	4,050,377	3,911,621	3,773,830	3,637,008	3,501,153	3,366,266	3,232,345	3,099,392	2,967,406	2,836,387	2,706,337
6	Low density rural extension	50	£6,554,627	6,866,688	6,687,770	6,510,007	6,333,398	6,157,943	5,983,643	5,810,497	5,638,506	5,467,668	5,297,986	5,124,127
7	Low density rural extension	50	£5,916,880	6,866,688	6,687,770	6,510,007	6,333,398	6,157,943	5,983,643	5,810,497	5,638,506	5,467,668	5,297,986	5,124,127
8	Extra care scheme	60	£1,700,660	2,324,510	2,233,091	2,141,670	2,050,250	1,958,829	1,867,409	1,775,988	1,684,569	1,593,148	1,501,728	1,410,307
9	Retirement	60	£1,700,660	7,107,370	6,980,588	6,853,806	6,727,025	6,600,243	6,473,461	6,346,680	6,216,170	6,084,782	5,953,394	5,822,006
10	Integrtated Retirement Scheme	120	£3,543,042	14,818,428	14,557,949	14,297,470	14,036,991	13,776,513	13,516,034	13,255,555	12,995,075	12,730,509	12,461,710	12,192,910
11	Low density edge of settlement houses/flats	150	£8,857,604	20,590,381	20,032,117	19,477,501	18,926,530	18,379,206	17,835,529	17,295,499	16,759,115	16,226,378	15,697,288	15,171,845
12	Low density rural extension	250	£33,729,758	31,336,703	30,446,582	29,562,321	28,683,914	27,811,366	26,944,676	26,082,126	25,212,828	24,349,512	23,492,180	22,640,833
13	Low density rural extension	250	£25,297,318	27,553,046	26,811,578	26,074,884	25,342,960	24,601,545	23,861,385	23,126,153	22,395,007	21,650,016	20,910,126	20,174,648
14	Low density edge of settlement houses/flats	500	£42,162,197	59,377,643	57,826,914	56,286,175	54,730,196	53,180,143	51,640,336	50,110,778	48,565,180	47,024,026	45,493,404	43,953,181
15	Low density edge of settlement houses/flats	500	£44,288,022	21,639,753	20,490,911	19,349,988	18,216,985	17,091,902	15,974,739	14,865,496	13,759,966	12,658,331	11,564,700	10,479,072
16	High density houses	500	£25,297,318	34,579,667	33,422,010	32,272,356	31,130,705	29,983,082	28,837,625	27,700,343	26,571,235	25,434,989	24,299,955	23,173,290
17	High density flats	500	£9,849,656	34,598,643	33,440,987	32,291,332	31,149,681	30,001,753	28,856,296	27,719,014	26,589,907	25,453,383	24,318,348	23,191,684
18	High density flats	500	£7,369,527	68,111,192	66,565,563	65,030,016	63,490,306	61,942,056	60,404,168	58,876,640	57,340,744	55,798,508	54,266,941	52,734,431
19	High density flats	500	£5,916,880	34,636,596	33,478,939	32,329,285	31,187,633	30,039,095	28,893,637	27,756,356	26,627,248	25,490,170	24,355,135	23,228,471
20	Low density flats and houses	700	£33,056,580	80,871,716	78,709,709	76,561,738	74,427,798	72,275,063	70,135,529	68,010,325	65,898,924	63,765,186	61,646,107	59,541,687
21	High density flats	700	£8,255,287	92,529,892	90,381,347	88,246,900	86,126,552	83,996,159	81,866,240	79,750,743	77,649,669	75,530,213	73,417,274	71,319,114
22	Low density edge of settlement houses	1,935	£342,789,292	164,727,219	159,940,400	155,185,285	150,456,292	145,741,762	141,059,152	136,408,460	131,789,689	127,201,021	122,620,154	118,071,451
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	164,727,219	159,940,400	155,185,285	150,456,292	145,741,762	141,059,152	136,408,460	131,789,689	127,201,021	122,620,154	118,071,451
24	New Settlement	2,560	£201,563,647	162,796,051	157,342,072	151,924,102	146,542,138	141,196,183	135,886,235	130,612,294	125,374,360	120,172,435	115,006,518	109,876,607
25	Low density edge of settlement houses/flats	6,973	£342,789,292	207,845,482	197,782,249	187,787,459	177,823,706	167,924,582	158,094,145	148,286,491	138,547,301	128,844,059	119,191,607	109,568,447
26	Low density edge of settlement houses	3,870	£685,578,584	163,735,082	157,909,452	152,116,482	146,362,224	140,646,681	134,969,851	129,331,735	123,727,956	118,153,214	112,617,255	107,120,079
27	New Settlement	5,120	£907,018,695	163,110,592	157,310,978	151,549,841	145,826,570	140,124,487	134,460,982	128,836,056	123,230,840	117,663,238	112,124,792	106,612,645
28	New settlement - High density flats and houses	7,335	£173,254,743	182,461,791	174,600,829	166,769,820	158,981,098	151,229,500	143,510,467	135,824,209	128,172,404	120,537,485	112,931,641	105,346,374
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	473,482	472,357	471,221	470,074	468,915	467,745	466,563	465,371	464,167	462,951	461,725
2	Low density rural extension	6	£74,000	855,026	850,224	845,422	840,620	835,819	831,016	826,214	821,413	816,611	811,808	807,007
3	Low density flats	12	£59,200	1,002,149	968,447	934,960	901,746	868,747	835,983	803,451	771,155	739,092	707,263	675,668
4	Low density rural extension	12	£148,000	1,710,051	1,666,441	1,623,110	1,580,058	1,537,286	1,494,794	1,452,581	1,410,647	1,368,993	1,327,619	1,286,523
5	Medium density flats	50	£114,700	4,050,377	3,911,621	3,773,830	3,637,008	3,501,153	3,366,266	3,232,345	3,099,392	2,967,406	2,836,387	2,706,337
6	Low density rural extension	50	£684,500	6,866,688	6,687,770	6,510,007	6,333,398	6,157,943	5,983,643	5,810,497	5,638,506	5,467,668	5,297,986	5,124,127
7	Low density rural extension	50	£617,900	6,866,688	6,687,770	6,510,007	6,333,398	6,157,943	5,983,643	5,810,497	5,638,506	5,467,668	5,297,986	5,124,127
8	Extra care scheme	60	£177,600	2,324,510	2,233,091	2,141,670	2,050,250	1,958,829	1,867,409	1,775,988	1,684,569	1,593,148	1,501,728	1,410,307
9	Retirement	60	£177,600	7,107,370	6,980,588	6,853,806	6,727,025	6,600,243	6,473,461	6,346,680	6,216,170	6,084,782	5,953,394	5,822,006
10	Integrtated Retirement Scheme	120	£370,000	14,818,428	14,557,949	14,297,470	14,036,991	13,776,513	13,516,034	13,255,555	12,995,075	12,730,509	12,461,710	12,192,910
11	Low density edge of settlement houses/flats	150	£925,000	20,590,381	20,032,117	19,477,501	18,926,530	18,379,206	17,835,529	17,295,499	16,759,115	16,226,378	15,697,288	15,171,845
12	Low density rural extension	250	£3,522,400	31,336,703	30,446,582	29,562,321	28,683,914	27,811,366	26,944,676	26,082,126	25,212,828	24,349,512	23,492,180	22,640,833
13	Low density rural extension	250	£2,641,800	27,553,046	26,811,578	26,074,884	25,342,960	24,601,545	23,861,385	23,126,153	22,395,007	21,650,016	20,910,126	20,174,648
14	Low density edge of settlement houses/flats	500	£4,403,000	59,377,643	57,826,914	56,286,175	54,730,196	53,180,143	51,640,336	50,110,778	48,565,180	47,024,026	45,493,404	43,953,181
15	Low density edge of settlement houses/flats	500	£4,625,000	21,639,753	20,490,911	19,349,988	18,216,985	17,091,902	15,974,739	14,865,496	13,759,966	12,658,331	11,564,700	10,479,072
16	High density houses	500	£2,641,800	34,579,667	33,422,010	32,272,356	31,130,705	29,983,082	28,837,625	27,700,343	26,571,235	25,434,989	24,299,955	23,173,290
17	High density flats	500	£1,028,600	34,598,643	33,440,987	32,291,332	31,149,681	30,001,753	28,856,296	27,719,014	26,589,907	25,453,383	24,318,348	23,191,684
18	High density flats	500	£769,600	68,111,192	66,565,563	65,030,016	63,490,306	61,942,056	60,404,168	58,876,640	57,340,744	55,798,508	54,266,941	52,734,431
19	High density flats	500	£617,900	34,636,596	33,478,939	32,329,285	31,187,633	30,039,095	28,893,637	27,756,356	26,627,248	25,490,170	24,355,135	23,228,471
20	Low density flats and houses	700	£3,452,100	80,871,716	78,709,709	76,561,738	74,427,798	72,275,063	70,135,529	68,010,325	65,898,924	63,765,186	61,646,107	59,541,687
21	High density flats	700	£862,100	92,529,892	90,381,347	88,246,900	86,126,552	83,996,159	81,866,240	79,750,743	77,649,669	75,530,213	73,417,274	71,319,114
22	Low density edge of settlement houses	1,935	£35,797,500	164,727,219	159,940,400	155,185,285	150,456,292	145,741,762	141,059,152	136,408,460	131,789,689	127,201,021	122,620,154	118,071,451
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	164,727,219	159,940,400	155,185,285	150,456,292	145,741,762	141,059,152	136,408,460	131,789,689	127,201,021	122,620,154	118,071,451
24	New Settlement	2,560	£21,049,300	162,796,051	157,342,072	151,924,102	146,542,138	141,196,183	135,886,235	130,612,294	125,374,360	120,172,435	115,006,518	109,876,607
25	Low density edge of settlement houses/flats	6,973	£35,797,500	207,845,482	197,782,249	187,787,459	177,823,706	167,924,582	158,094,145	148,286,491	138,547,301	128,844,059	119,191,607	109,568,447
26	Low density edge of settlement houses	3,870	£71,595,000	163,735,082	157,909,452	152,116,482	146,362,224	140,646,681	134,969,851	129,331,735	123,727,956	118,153,214	112,617,255	107,120,079
27	New Settlement	5,120	£94,720,000	163,110,592	157,310,978	151,549,841	145,826,570	140,124,487	134,460,982	128,836,056	123,230,840	117,663,238	112,124,792	106,612,645
28	New settlement - High density flats and houses	7,335	£18,093,000	182,461,791	174,600,829	166,769,820	158,981,098	151,229,500	143,510,467	135,824,209	128,172,404	120,537,485	112,931,641	105,346,374
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159	277,159
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £6,500 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	183	162	139	113	85	53	16	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	503	498	494	488	482	476	468	458	446	431
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	525	521	517	512	506	500	493	485	475	462
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	128	109	88	65	39	10	-	-	-	-
18	High density flats	47,594	0	£21,325,544	983	1,001	1,020	1,042	1,067	1,095	1,127	1,164	1,207	1,258
19	High density flats	47,594	0	£17,121,951	368	362	355	348	339	330	319	307	293	276
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	1,030	1,050	1,073	1,099	1,128	1,160	1,198	1,241	1,292	1,351
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	333	348	365	384	406	430	458	490	527	571
2	Low density rural extension	571	0	£708,608	256	261	266	272	278	286	294	304	315	329
3	Low density flats	1,142	0	£566,887	381	370	358	345	330	314	296	275	251	223
4	Low density rural extension	1,142	0	£1,417,217	256	230	200	168	131	91	44	-	-	-
5	Medium density flats	4,759	0	£1,098,343	620	622	625	628	631	635	641	647	655	664
6	Low density rural extension	4,759	0	£6,554,627	66	29	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	200	170	138	103	63	19	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	143	129	113	95	74	51	25	-	-	-
9	Retirement	4,350	0	£1,700,660	1,243	1,278	1,316	1,359	1,408	1,463	1,526	1,597	1,680	1,778
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,296	1,333	1,373	1,419	1,470	1,528	1,595	1,671	1,760	1,864
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	822	824	826	830	834	838	844	851	860	871
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	95	67	36	2	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	362	346	330	311	289	266	239	207	170	127
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	195	180	163	144	123	99	72	41	5	-
17	High density flats	47,594	0	£9,849,656	520	522	524	527	529	532	536	541	546	553
18	High density flats	47,594	0	£7,369,527	1,276	1,309	1,346	1,387	1,433	1,486	1,546	1,615	1,696	1,792
19	High density flats	47,594	0	£5,916,880	603	610	617	625	634	644	656	669	685	704
20	Low density flats and houses	66,631	0	£33,056,580	718	721	725	730	736	742	749	758	768	780
21	High density flats	66,631	0	£8,255,287	1,265	1,297	1,334	1,375	1,421	1,473	1,533	1,602	1,683	1,778
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	274	261	247	231	214	194	172	146	117	82
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	13	2	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	777	816	859	907	962	1,023	1,093	1,174	1,268	1,380
2	Low density rural extension	571	0	£74,000	1,368	1,431	1,501	1,579	1,667	1,767	1,882	2,013	2,167	2,349
3	Low density flats	1,142	0	£59,200	826	838	852	868	886	907	931	959	992	1,032
4	Low density rural extension	1,142	0	£148,000	1,368	1,399	1,435	1,475	1,520	1,572	1,632	1,701	1,782	1,878
5	Medium density flats	4,759	0	£114,700	827	840	854	871	889	911	936	965	999	1,040
6	Low density rural extension	4,759	0	£684,500	1,299	1,328	1,360	1,396	1,438	1,485	1,539	1,601	1,675	1,762
7	Low density rural extension	4,759	0	£617,900	1,313	1,342	1,376	1,413	1,455	1,503	1,559	1,623	1,698	1,788
8	Extra care scheme	4,350	0	£177,600	494	497	502	506	512	518	525	533	542	553
9	Retirement	4,350	0	£177,600	1,593	1,646	1,705	1,771	1,846	1,930	2,026	2,136	2,263	2,414
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,661	1,717	1,779	1,848	1,926	2,015	2,116	2,233	2,368	2,527
11	Low density edge of settlement houses/flats	14,278	0	£925,000	1,377	1,409	1,444	1,483	1,528	1,579	1,638	1,706	1,786	1,881
12	Low density rural extension	23,797	0	£3,522,400	1,169	1,191	1,216	1,244	1,276	1,312	1,354	1,402	1,459	1,526
13	Low density rural extension	23,797	0	£2,641,800	1,047	1,069	1,094	1,122	1,153	1,189	1,230	1,277	1,331	1,396
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	1,155	1,182	1,211	1,244	1,281	1,323	1,372	1,428	1,493	1,570
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	357	351	344	336	327	318	307	295	281	265
16	High density houses	47,594	0	£2,641,800	671	681	692	704	718	734	752	774	798	827
17	High density flats	47,594	0	£1,028,600	705	717	730	745	761	780	801	826	855	890
18	High density flats	47,594	0	£769,600	1,415	1,455	1,500	1,550	1,607	1,671	1,744	1,829	1,927	2,044
19	High density flats	47,594	0	£617,900	715	727	740	756	773	792	815	841	871	907
20	Low density flats and houses	66,631	0	£3,452,100	1,162	1,189	1,219	1,253	1,291	1,334	1,384	1,442	1,509	1,588
21	High density flats	66,631	0	£862,100	1,376	1,414	1,457	1,505	1,560	1,621	1,691	1,773	1,868	1,980
22	Low density edge of settlement houses	184,188	0	£35,797,500	700	709	720	732	746	762	780	802	827	857
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	830	846	864	885	908	935	965	1,001	1,043	1,093
24	New Settlement	243,680	0	£21,049,300	582	589	597	606	616	628	642	659	678	701
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	259	257	254	252	249	246	242	238	234	228
26	Low density edge of settlement houses	368,376	0	£71,595,000	250	247	243	239	234	229	224	218	211	202
27	New Settlement	487,360	0	£94,720,000	140	135	130	123	116	109	100	90	78	65
28	New settlement - High density flats and houses	698,200	0	£18,093,000	235	236	237	237	238	240	241	243	245	247
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	46	46	46	46	46	46	46	46	46	46
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	664,188	662,282	660,366	658,437	656,498	654,547	652,585	650,611	648,627	646,631	644,624
2	Low density rural extension	6	£2,050,533	1,079,386	1,073,665	1,067,944	1,062,225	1,056,504	1,050,784	1,045,064	1,039,343	1,033,623	1,027,903	1,022,183
3	Low density flats	12	£1,640,426	1,383,560	1,329,304	1,275,439	1,221,965	1,168,881	1,116,187	1,063,882	1,011,968	960,445	909,311	858,568
4	Low density rural extension	12	£4,101,066	2,158,770	2,090,979	2,023,651	1,956,785	1,890,384	1,824,445	1,758,969	1,693,958	1,629,408	1,565,322	1,501,700
5	Medium density flats	50	£3,178,326	5,569,023	5,348,428	5,129,422	4,912,006	4,696,178	4,481,940	4,269,290	4,058,228	3,848,756	3,640,873	3,434,578
6	Low density rural extension	50	£18,967,431	8,653,330	8,378,133	8,104,821	7,833,395	7,563,855	7,296,200	7,030,431	6,766,548	6,504,551	6,239,701	5,975,223
7	Low density rural extension	50	£17,121,951	8,653,330	8,378,133	8,104,821	7,833,395	7,563,855	7,296,200	7,030,431	6,766,548	6,504,551	6,239,701	5,975,223
8	Extra care scheme	60	£4,921,279	3,499,105	3,348,955	3,198,804	3,048,654	2,898,504	2,748,354	2,598,204	2,448,054	2,297,904	2,147,754	1,997,604
9	Retirement	60	£4,921,279	8,605,601	8,403,907	8,202,214	8,000,521	7,798,828	7,597,044	7,391,116	7,185,189	6,979,261	6,773,333	6,567,405
10	Integrtated Retirement Scheme	120	£10,252,666	17,782,007	17,373,350	16,964,692	16,556,034	16,147,376	15,738,718	15,330,060	14,919,252	14,502,765	14,086,278	13,669,791
11	Low density edge of settlement houses/flats	150	£25,631,664	25,849,424	25,007,759	24,171,892	23,341,824	22,517,556	21,699,088	20,886,418	20,079,549	19,278,478	18,483,207	17,682,375
12	Low density rural extension	250	£97,605,376	39,717,698	38,375,939	37,043,467	35,715,604	34,389,933	33,073,655	31,766,767	30,469,272	29,181,168	27,902,456	26,633,136
13	Low density rural extension	250	£73,204,032	35,449,763	34,267,498	33,093,369	31,927,376	30,769,520	29,612,560	28,454,272	27,304,267	26,162,545	25,025,170	23,880,858
14	Low density edge of settlement houses/flats	500	£122,006,720	74,881,075	72,468,283	70,072,057	67,692,399	65,319,592	62,945,532	60,588,279	58,247,835	55,924,198	53,591,700	51,270,320
15	Low density edge of settlement houses/flats	500	£128,158,319	35,221,443	33,334,892	31,461,682	29,602,410	27,756,478	25,924,086	24,105,234	22,299,921	20,508,148	18,729,915	16,965,221
16	High density houses	500	£73,204,032	48,014,894	46,116,342	44,231,437	42,346,633	40,472,824	38,612,804	36,766,571	34,934,126	33,111,491	31,286,851	29,476,172
17	High density flats	500	£28,502,410	48,033,565	46,135,013	44,250,107	42,365,026	40,491,217	38,631,197	36,784,964	34,952,520	33,129,634	31,304,994	29,494,315
18	High density flats	500	£21,325,544	83,302,982	80,909,622	78,532,807	76,172,535	73,828,808	71,498,990	69,156,238	66,830,305	64,521,191	62,228,896	59,917,780
19	High density flats	500	£17,121,951	48,070,908	46,172,356	44,287,450	42,401,813	40,528,004	38,667,984	36,821,751	34,989,307	33,165,921	31,341,280	29,530,602
20	Low density flats and houses	700	£95,657,370	101,804,762	98,485,504	95,189,101	91,915,554	88,664,862	85,423,791	82,187,174	78,973,692	75,783,345	72,615,891	69,435,466
21	High density flats	700	£23,888,711	113,045,733	109,770,995	106,506,952	103,265,680	100,047,181	96,851,454	93,668,194	90,481,109	87,317,115	84,176,212	81,046,576
22	Low density edge of settlement houses	1,935	£991,945,392	207,314,633	200,212,830	193,160,351	186,147,111	179,175,010	172,252,410	165,379,309	158,555,709	151,781,608	145,057,008	138,367,340
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	207,314,633	200,212,830	193,160,351	186,147,111	179,175,010	172,252,410	165,379,309	158,555,709	151,781,608	145,057,008	138,367,340
24	New Settlement	2,560	£583,274,143	211,135,992	203,078,841	195,077,553	187,132,126	179,242,562	171,408,859	163,631,018	155,909,040	148,242,924	140,632,669	133,078,034
25	Low density edge of settlement houses/flats	6,973	£991,945,392	299,398,335	284,568,716	269,798,773	255,134,021	240,574,459	226,069,527	211,666,652	197,339,712	183,087,651	168,907,046	154,800,136
26	Low density edge of settlement houses	3,870	£1,983,890,784	214,508,309	205,979,692	197,510,384	189,100,387	180,749,700	172,441,615	164,191,270	156,000,344	147,868,836	139,779,346	131,745,080
27	New Settlement	5,120	£2,624,682,381	212,901,102	204,474,044	196,103,227	187,790,964	179,526,906	171,308,792	163,149,379	155,030,038	146,962,482	138,939,262	130,961,212
28	New settlement - High density flats and houses	7,335	£501,355,345	251,575,778	240,129,253	228,750,244	217,424,876	206,175,262	194,967,773	183,829,387	172,736,617	161,691,399	150,694,631	139,735,315
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	664,188	662,282	660,366	658,437	656,498	654,547	652,585	650,611	648,627	646,631	644,624
2	Low density rural extension	6	£708,608	1,079,386	1,073,665	1,067,944	1,062,225	1,056,504	1,050,784	1,045,064	1,039,343	1,033,623	1,027,903	1,022,183
3	Low density flats	12	£566,887	1,383,560	1,329,304	1,275,439	1,221,965	1,168,881	1,116,187	1,063,882	1,011,968	960,445	909,311	858,568
4	Low density rural extension	12	£1,417,217	2,158,770	2,090,979	2,023,651	1,956,785	1,890,384	1,824,445	1,758,969	1,693,958	1,629,408	1,565,322	1,501,700
5	Medium density flats	50	£1,098,343	5,569,023	5,348,428	5,129,422	4,912,006	4,696,178	4,481,940	4,269,290	4,058,228	3,848,756	3,640,873	3,434,578
6	Low density rural extension	50	£6,554,627	8,653,330	8,378,133	8,104,821	7,833,395	7,563,855	7,296,200	7,030,431	6,766,548	6,504,551	6,239,701	5,975,223
7	Low density rural extension	50	£5,916,880	8,653,330	8,378,133	8,104,821	7,833,395	7,563,855	7,296,200	7,030,431	6,766,548	6,504,551	6,239,701	5,975,223
8	Extra care scheme	60	£1,700,660	3,499,105	3,348,955	3,198,804	3,048,654	2,898,504	2,748,354	2,598,204	2,448,054	2,297,904	2,147,754	1,997,604
9	Retirement	60	£1,700,660	8,605,601	8,403,907	8,202,214	8,000,521	7,798,828	7,597,044	7,391,116	7,185,189	6,979,261	6,773,333	6,567,405
10	Integrtated Retirement Scheme	120	£3,543,042	17,782,007	17,373,350	16,964,692	16,556,034	16,147,376	15,738,718	15,330,060	14,919,252	14,502,765	14,086,278	13,669,791
11	Low density edge of settlement houses/flats	150	£8,857,604	25,849,424	25,007,759	24,171,892	23,341,824	22,517,556	21,699,088	20,886,418	20,079,549	19,278,478	18,483,207	17,682,375
12	Low density rural extension	250	£33,729,758	39,717,698	38,375,939	37,043,467	35,715,604	34,389,933	33,073,655	31,766,767	30,469,272	29,181,168	27,902,456	26,633,136
13	Low density rural extension	250	£25,297,318	35,449,763	34,267,498	33,093,369	31,927,376	30,769,520	29,612,560	28,454,272	27,304,267	26,162,545	25,025,170	23,880,858
14	Low density edge of settlement houses/flats	500	£42,162,197	74,881,075	72,468,283	70,072,057	67,692,399	65,319,592	62,945,532	60,588,279	58,247,835	55,924,198	53,591,700	51,270,320
15	Low density edge of settlement houses/flats	500	£44,288,022	35,221,443	33,334,892	31,461,682	29,602,410	27,756,478	25,924,086	24,105,234	22,299,921	20,508,148	18,729,915	16,965,221
16	High density houses	500	£25,297,318	48,014,894	46,116,342	44,231,437	42,346,633	40,472,824	38,612,804	36,766,571	34,934,126	33,111,491	31,286,851	29,476,172
17	High density flats	500	£9,849,656	48,033,565	46,135,013	44,250,107	42,365,026	40,491,217	38,631,197	36,784,964	34,952,520	33,129,634	31,304,994	29,494,315
18	High density flats	500	£7,369,527	83,302,982	80,909,622	78,532,807	76,172,535	73,828,808	71,498,990	69,156,238	66,830,305	64,521,191	62,228,896	59,917,780
19	High density flats	500	£5,916,880	48,070,908	46,172,356	44,287,450	42,401,813	40,528,004	38,667,984	36,821,751	34,989,307	33,165,921	31,341,280	29,530,602
20	Low density flats and houses	700	£33,056,580	101,804,762	98,485,504	95,189,101	91,915,554	88,664,862	85,423,791	82,187,174	78,973,692	75,783,345	72,615,891	69,435,466
21	High density flats	700	£8,255,287	113,045,733	109,770,995	106,506,952	103,265,680	100,047,181	96,851,454	93,668,194	90,481,109	87,317,115	84,176,212	81,046,576
22	Low density edge of settlement houses	1,935	£342,789,292	207,314,633	200,212,830	193,160,351	186,147,111	179,175,010	172,252,410	165,379,309	158,555,709	151,781,608	145,057,008	138,367,340
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	207,314,633	200,212,830	193,160,351	186,147,111	179,175,010	172,252,410	165,379,309	158,555,709	151,781,608	145,057,008	138,367,340
24	New Settlement	2,560	£201,563,647	211,135,992	203,078,841	195,077,553	187,132,126	179,242,562	171,408,859	163,631,018	155,909,040	148,242,924	140,632,669	133,078,034
25	Low density edge of settlement houses/flats	6,973	£342,789,292	299,398,335	284,568,716	269,798,773	255,134,021	240,574,459	226,069,527	211,666,652	197,339,712	183,087,651	168,907,046	154,800,136
26	Low density edge of settlement houses	3,870	£685,578,584	214,508,309	205,979,692	197,510,384	189,100,387	180,749,700	172,441,615	164,191,270	156,000,344	147,868,836	139,779,346	131,745,080
27	New Settlement	5,120	£907,018,695	212,901,102	204,474,044	196,103,227	187,790,964	179,526,906	171,308,792	163,149,379	155,030,038	146,962,482	138,939,262	130,961,212
28	New settlement - High density flats and houses	7,335	£173,254,743	251,575,778	240,129,253	228,750,244	217,424,876	206,175,262	194,967,773	183,829,387	172,736,617	161,691,399	150,694,631	139,735,315
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	664,188	662,282	660,366	658,437	656,498	654,547	652,585	650,611	648,627	646,631	644,624
2	Low density rural extension	6	£74,000	1,079,386	1,073,665	1,067,944	1,062,225	1,056,504	1,050,784	1,045,064	1,039,343	1,033,623	1,027,903	1,022,183
3	Low density flats	12	£59,200	1,383,560	1,329,304	1,275,439	1,221,965	1,168,881	1,116,187	1,063,882	1,011,968	960,445	909,311	858,568
4	Low density rural extension	12	£148,000	2,158,770	2,090,979	2,023,651	1,956,785	1,890,384	1,824,445	1,758,969	1,693,958	1,629,408	1,565,322	1,501,700
5	Medium density flats	50	£114,700	5,569,023	5,348,428	5,129,422	4,912,006	4,696,178	4,481,940	4,269,290	4,058,228	3,848,756	3,640,873	3,434,578
6	Low density rural extension	50	£684,500	8,653,330	8,378,133	8,104,821	7,833,395	7,563,855	7,296,200	7,030,431	6,766,548	6,504,551	6,239,701	5,975,223
7	Low density rural extension	50	£617,900	8,653,330	8,378,133	8,104,821	7,833,395	7,563,855	7,296,200	7,030,431	6,766,548	6,504,551	6,239,701	5,975,223
8	Extra care scheme	60	£177,600	3,499,105	3,348,955	3,198,804	3,048,654	2,898,504	2,748,354	2,598,204	2,448,054	2,297,904	2,147,754	1,997,604
9	Retirement	60	£177,600	8,605,601	8,403,907	8,202,214	8,000,521	7,798,828	7,597,044	7,391,116	7,185,189	6,979,261	6,773,333	6,567,405
10	Integrtated Retirement Scheme	120	£370,000	17,782,007	17,373,350	16,964,692	16,556,034	16,147,376	15,738,718	15,330,060	14,919,252	14,502,765	14,086,278	13,669,791
11	Low density edge of settlement houses/flats	150	£925,000	25,849,424	25,007,759	24,171,892	23,341,824	22,517,556	21,699,088	20,886,418	20,079,549	19,278,478	18,483,207	17,682,375
12	Low density rural extension	250	£3,522,400	39,717,698	38,375,939	37,043,467	35,715,604	34,389,933	33,073,655	31,766,767	30,469,272	29,181,168	27,902,456	26,633,136
13	Low density rural extension	250	£2,641,800	35,449,763	34,267,498	33,093,369	31,927,376	30,769,520	29,612,560	28,454,272	27,304,267	26,162,545	25,025,170	23,880,858
14	Low density edge of settlement houses/flats	500	£4,403,000	74,881,075	72,468,283	70,072,057	67,692,399	65,319,592	62,945,532	60,588,279	58,247,835	55,924,198	53,591,700	51,270,320
15	Low density edge of settlement houses/flats	500	£4,625,000	35,221,443	33,334,892	31,461,682	29,602,410	27,756,478	25,924,086	24,105,234	22,299,921	20,508,148	18,729,915	16,965,221
16	High density houses	500	£2,641,800	48,014,894	46,116,342	44,231,437	42,346,633	40,472,824	38,612,804	36,766,571	34,934,126	33,111,491	31,286,851	29,476,172
17	High density flats	500	£1,028,600	48,033,565	46,135,013	44,250,107	42,365,026	40,491,217	38,631,197	36,784,964	34,952,520	33,129,634	31,304,994	29,494,315
18	High density flats	500	£769,600	83,302,982	80,909,622	78,532,807	76,172,535	73,828,808	71,498,990	69,156,238	66,830,305	64,521,191	62,228,896	59,917,780
19	High density flats	500	£617,900	48,070,908	46,172,356	44,287,450	42,401,813	40,528,004	38,667,984	36,821,751	34,989,307	33,165,921	31,341,280	29,530,602
20	Low density flats and houses	700	£3,452,100	101,804,762	98,485,504	95,189,101	91,915,554	88,664,862	85,423,791	82,187,174	78,973,692	75,783,345	72,615,891	69,435,466
21	High density flats	700	£862,100	113,045,733	109,770,995	106,506,952	103,265,680	100,047,181	96,851,454	93,668,194	90,481,109	87,317,115	84,176,212	81,046,576
22	Low density edge of settlement houses	1,935	£35,797,500	207,314,633	200,212,830	193,160,351	186,147,111	179,175,010	172,252,410	165,379,309	158,555,709	151,781,608	145,057,008	138,367,340
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	207,314,633	200,212,830	193,160,351	186,147,111	179,175,010	172,252,410	165,379,309	158,555,709	151,781,608	145,057,008	138,367,340
24	New Settlement	2,560	£21,049,300	211,135,992	203,078,841	195,077,553	187,132,126	179,242,562	171,408,859	163,631,018	155,909,040	148,242,924	140,632,669	133,078,034
25	Low density edge of settlement houses/flats	6,973	£35,797,500	299,398,335	284,568,716	269,798,773	255,134,021	240,574,459	226,069,527	211,666,652	197,339,712	183,087,651	168,907,046	154,800,136
26	Low density edge of settlement houses	3,870	£71,595,000	214,508,309	205,979,692	197,510,384	189,100,387	180,749,700	172,441,615	164,191,270	156,000,344	147,868,836	139,779,346	131,745,080
27	New Settlement	5,120	£94,720,000	212,901,102	204,474,044	196,103,227	187,790,964	179,526,906	171,308,792	163,149,379	155,030,038	146,962,482	138,939,262	130,961,212
28	New settlement - High density flats and houses	7,335	£18,093,000	251,575,778	240,129,253	228,750,244	217,424,876	206,175,262	194,967,773	183,829,387	172,736,617	161,691,399	150,694,631	139,735,315
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £7,125 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1

Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	502	480	455	429	399	365	327	284	235	177
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	847	843	838	833	827	820	811	801	788	774
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	865	862	857	852	847	841	834	825	814	801
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	15	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	410	390	368	343	315	284	249	208	162	107
18	High density flats	47,594	0	£21,325,544	1,302	1,318	1,336	1,356	1,379	1,406	1,436	1,471	1,513	1,563
19	High density flats	47,594	0	£17,121,951	650	643	634	625	615	604	591	578	562	543
20	Low density flats and houses	66,631	0	£95,657,370	92	45	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	1,338	1,357	1,378	1,402	1,429	1,460	1,496	1,538	1,587	1,645
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2

Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	667	698	733	772	816	866	923	989	1,066	1,156
2	Low density rural extension	571	0	£708,608	649	673	699	728	761	799	842	891	948	1,016
3	Low density flats	1,142	0	£566,887	715	703	689	675	659	641	622	599	574	545
4	Low density rural extension	1,142	0	£1,417,217	649	621	590	556	518	475	427	373	310	236
5	Medium density flats	4,759	0	£1,098,343	939	940	941	943	945	948	952	957	963	971
6	Low density rural extension	4,759	0	£6,554,627	441	403	362	316	265	208	143	69	-	-
7	Low density rural extension	4,759	0	£5,916,880	575	544	511	474	433	386	334	275	206	123
8	Extra care scheme	4,350	0	£1,700,660	413	399	383	365	344	321	295	264	229	187
9	Retirement	4,350	0	£1,700,660	1,587	1,622	1,661	1,704	1,752	1,807	1,869	1,940	2,022	2,120
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,637	1,673	1,714	1,760	1,811	1,869	1,935	2,012	2,100	2,203
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	1,190	1,191	1,192	1,193	1,196	1,199	1,204	1,209	1,216	1,226
12	Low density rural extension	23,797	0	£33,729,758	252	206	155	98	35	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	427	397	364	328	287	242	190	130	61	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	687	670	652	631	608	582	553	520	482	437
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	477	460	442	421	399	373	344	312	274	229
17	High density flats	47,594	0	£9,849,656	802	803	803	804	805	806	808	811	815	820
18	High density flats	47,594	0	£7,369,527	1,595	1,626	1,661	1,701	1,745	1,797	1,855	1,922	2,001	2,096
19	High density flats	47,594	0	£5,916,880	886	890	896	902	909	918	928	940	954	971
20	Low density flats and houses	66,631	0	£33,056,580	1,032	1,034	1,036	1,039	1,043	1,048	1,053	1,060	1,069	1,079
21	High density flats	66,631	0	£8,255,287	1,573	1,604	1,638	1,678	1,722	1,773	1,831	1,899	1,978	2,072
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	505	491	476	459	441	420	396	370	339	304
24	New Settlement	243,680	0	£201,563,647	39	7	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	112	101	88	74	59	41	22	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3

Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	1,111	1,166	1,227	1,295	1,372	1,459	1,558	1,673	1,806	1,964
2	Low density rural extension	571	0	£74,000	1,760	1,842	1,934	2,036	2,150	2,280	2,429	2,600	2,800	3,037
3	Low density flats	1,142	0	£59,200	1,159	1,170	1,183	1,198	1,214	1,234	1,257	1,283	1,315	1,353
4	Low density rural extension	1,142	0	£148,000	1,760	1,791	1,825	1,863	1,907	1,957	2,015	2,082	2,162	2,256
5	Medium density flats	4,759	0	£114,700	1,146	1,158	1,171	1,186	1,203	1,223	1,247	1,275	1,308	1,347
6	Low density rural extension	4,759	0	£684,500	1,674	1,702	1,732	1,767	1,807	1,852	1,905	1,966	2,038	2,122
7	Low density rural extension	4,759	0	£617,900	1,688	1,716	1,748	1,784	1,824	1,871	1,925	1,988	2,061	2,148
8	Extra care scheme	4,350	0	£177,600	764	767	772	776	782	788	795	803	812	823
9	Retirement	4,350	0	£177,600	1,937	1,991	2,050	2,116	2,190	2,274	2,369	2,478	2,606	2,757
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,001	2,057	2,119	2,189	2,267	2,355	2,456	2,573	2,707	2,867
11	Low density edge of settlement houses/flats	14,278	0	£925,000	1,746	1,775	1,809	1,847	1,890	1,940	1,997	2,064	2,142	2,236
12	Low density rural extension	23,797	0	£3,522,400	1,521	1,542	1,565	1,592	1,621	1,656	1,696	1,742	1,797	1,863
13	Low density rural extension	23,797	0	£2,641,800	1,379	1,399	1,422	1,448	1,477	1,511	1,550	1,594	1,647	1,710
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	1,481	1,505	1,533	1,564	1,600	1,640	1,686	1,741	1,804	1,879
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	643	635	627	617	608	597	585	571	556	539
16	High density houses	47,594	0	£2,641,800	953	962	971	981	994	1,008	1,024	1,044	1,067	1,094
17	High density flats	47,594	0	£1,028,600	988	998	1,009	1,022	1,036	1,053	1,073	1,097	1,124	1,157
18	High density flats	47,594	0	£769,600	1,734	1,772	1,815	1,864	1,919	1,981	2,053	2,135	2,232	2,348
19	High density flats	47,594	0	£617,900	997	1,008	1,019	1,033	1,048	1,066	1,087	1,111	1,140	1,174
20	Low density flats and houses	66,631	0	£3,452,100	1,476	1,501	1,530	1,562	1,599	1,640	1,688	1,744	1,809	1,887
21	High density flats	66,631	0	£862,100	1,684	1,721	1,762	1,808	1,861	1,921	1,990	2,069	2,163	2,273
22	Low density edge of settlement houses	184,188	0	£35,797,500	931	940	949	960	973	988	1,005	1,025	1,050	1,079
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	1,061	1,076	1,093	1,113	1,135	1,161	1,190	1,225	1,265	1,314
24	New Settlement	243,680	0	£21,049,300	780	786	794	802	811	823	836	851	870	892
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	397	395	392	389	386	382	379	374	370	365
26	Low density edge of settlement houses	368,376	0	£71,595,000	388	384	380	375	370	365	359	353	345	337
27	New Settlement	487,360	0	£94,720,000	242	237	231	225	218	210	201	190	179	165
28	New settlement - High density flats and houses	698,200	0	£18,093,000	334	335	335	336	337	338	339	341	343	345
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	854,894	852,208	849,510	846,801	844,081	841,350	838,607	835,853	833,088	830,311	827,524
2	Low density rural extension	6	£2,050,533	1,303,745	1,297,106	1,290,468	1,283,829	1,277,190	1,270,552	1,263,913	1,257,275	1,250,636	1,243,997	1,237,359
3	Low density flats	12	£1,640,426	1,764,970	1,690,162	1,615,900	1,542,183	1,469,014	1,396,390	1,324,312	1,252,782	1,181,797	1,111,359	1,041,467
4	Low density rural extension	12	£4,101,066	2,607,489	2,515,517	2,424,192	2,333,513	2,243,482	2,154,096	2,065,359	1,977,268	1,889,824	1,803,026	1,716,875
5	Medium density flats	50	£3,178,326	7,087,669	6,785,237	6,485,014	6,187,004	5,891,203	5,597,613	5,306,234	5,017,065	4,730,106	4,445,359	4,162,821
6	Low density rural extension	50	£18,967,431	10,439,972	10,068,495	9,699,635	9,333,392	8,969,767	8,608,757	8,250,366	7,894,591	7,536,153	7,179,903	6,826,321
7	Low density rural extension	50	£17,121,951	10,439,972	10,068,495	9,699,635	9,333,392	8,969,767	8,608,757	8,250,366	7,894,591	7,536,153	7,179,903	6,826,321
8	Extra care scheme	60	£4,921,279	4,673,698	4,464,818	4,255,938	4,047,058	3,838,179	3,629,299	3,420,420	3,211,540	3,002,660	2,793,780	2,584,900
9	Retirement	60	£4,921,279	10,103,832	9,827,227	9,550,622	9,274,018	8,995,611	8,715,143	8,434,676	8,154,207	7,873,739	7,593,271	7,312,804
10	Integrtated Retirement Scheme	120	£10,252,666	20,745,587	20,188,750	19,631,914	19,075,076	18,518,240	17,961,402	17,403,372	16,839,197	16,275,022	15,710,847	15,146,672
11	Low density edge of settlement houses/flats	150	£25,631,664	31,108,468	29,983,400	28,866,283	27,757,119	26,655,907	25,562,647	24,477,339	23,399,982	22,330,578	21,257,766	20,191,753
12	Low density rural extension	250	£97,605,376	48,074,344	46,271,857	44,482,168	42,705,279	40,941,190	39,189,899	37,451,408	35,725,717	34,012,825	32,312,732	30,625,439
13	Low density rural extension	250	£73,204,032	43,288,066	41,683,406	40,077,777	38,481,997	36,897,682	35,324,832	33,763,447	32,213,528	30,663,349	29,119,401	27,587,067
14	Low density edge of settlement houses/flats	500	£122,006,720	90,319,710	87,051,994	83,807,364	80,585,819	77,387,359	74,211,984	71,059,694	67,919,793	64,785,682	61,674,904	58,587,459
15	Low density edge of settlement houses/flats	500	£128,158,319	48,706,290	46,087,343	43,487,516	40,906,806	38,345,216	35,802,746	33,279,393	30,775,159	28,290,044	25,824,049	23,377,172
16	High density houses	500	£73,204,032	61,284,946	58,656,605	56,047,468	53,457,536	50,876,461	48,310,261	45,763,395	43,235,862	40,727,664	38,238,798	35,763,076
17	High density flats	500	£28,502,410	61,303,339	58,674,998	56,065,861	53,475,929	50,894,604	48,328,404	45,781,538	43,254,005	40,745,806	38,256,941	35,780,996
18	High density flats	500	£21,325,544	98,408,744	95,201,357	92,016,697	88,853,548	85,685,671	82,540,765	79,418,831	76,319,867	73,243,874	70,164,535	67,101,130
19	High density flats	500	£17,121,951	61,340,126	58,711,785	56,102,648	53,512,716	50,930,890	48,364,691	45,817,825	43,290,292	40,782,093	38,293,228	35,816,835
20	Low density flats and houses	700	£95,657,370	122,633,027	118,191,365	113,757,410	109,352,398	104,978,996	100,637,206	96,327,028	92,048,460	87,786,172	83,538,671	79,323,066
21	High density flats	700	£23,888,711	133,455,555	129,069,535	124,714,638	120,390,861	116,093,530	111,799,046	107,535,966	103,304,290	99,104,018	94,934,131	90,758,007
22	Low density edge of settlement houses	1,935	£991,945,392	249,714,986	240,311,958	230,975,769	221,706,415	212,503,898	203,367,257	194,282,002	185,263,744	176,312,483	167,428,218	158,610,950
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	249,714,986	240,311,958	230,975,769	221,706,415	212,503,898	203,367,257	194,282,002	185,263,744	176,312,483	167,428,218	158,610,950
24	New Settlement	2,560	£583,274,143	259,096,158	248,459,749	237,898,828	227,413,397	217,003,457	206,669,006	196,410,044	186,226,573	176,118,591	166,086,098	156,129,096
25	Low density edge of settlement houses/flats	6,973	£991,945,392	389,338,562	369,761,422	350,325,354	331,013,485	311,802,973	292,733,919	273,774,844	254,924,370	236,194,599	217,555,602	199,016,372
26	Low density edge of settlement houses	3,870	£1,983,890,784	264,757,385	253,555,469	242,433,232	231,390,676	220,414,912	209,510,102	198,685,109	187,939,931	177,260,316	166,649,087	156,117,846
27	New Settlement	5,120	£2,624,682,381	262,078,561	251,063,650	240,109,180	229,226,831	218,422,917	207,682,198	197,007,935	186,410,621	175,863,045	165,393,169	154,969,425
28	New settlement - High density flats and houses	7,335	£501,355,345	319,478,177	304,488,916	289,579,958	274,762,985	260,041,263	245,392,514	230,835,799	216,351,360	201,937,555	187,597,013	173,316,293
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

GREATER CAMBRIDGE CIL Sales value £7,750 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£820,213	61	59	57	55	52	49	46	42	38	32
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	109	46	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	821	798	772	744	713	678	639	594	543	484
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	1,191	1,187	1,182	1,177	1,171	1,163	1,154	1,143	1,131	1,117
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	1,206	1,202	1,198	1,193	1,188	1,181	1,174	1,165	1,154	1,141
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	384	321	252	175	90	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	689	667	643	617	588	555	519	477	429	373
18	High density flats	47,594	0	£21,325,544	1,620	1,634	1,650	1,669	1,690	1,715	1,744	1,778	1,818	1,866
19	High density flats	47,594	0	£17,121,951	929	920	910	900	888	875	861	846	829	809
20	Low density flats and houses	66,631	0	£95,657,370	405	356	302	242	175	100	14	-	-	-
21	High density flats	66,631	0	£23,888,711	1,644	1,662	1,681	1,704	1,730	1,759	1,793	1,834	1,881	1,939
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	854,894	852,208	849,510	846,801	844,081	841,350	838,607	835,853	833,088	830,311	827,524
2	Low density rural extension	6	£708,608	1,303,745	1,297,106	1,290,468	1,283,829	1,277,190	1,270,552	1,263,913	1,257,275	1,250,636	1,243,997	1,237,359
3	Low density flats	12	£566,887	1,764,970	1,690,162	1,615,900	1,542,183	1,469,014	1,396,390	1,324,312	1,252,782	1,181,797	1,111,359	1,041,467
4	Low density rural extension	12	£1,417,217	2,607,489	2,515,517	2,424,192	2,333,513	2,243,482	2,154,096	2,065,359	1,977,268	1,889,824	1,803,026	1,716,875
5	Medium density flats	50	£1,098,343	7,087,669	6,785,237	6,485,014	6,187,004	5,891,203	5,597,613	5,306,234	5,017,065	4,730,106	4,445,359	4,162,821
6	Low density rural extension	50	£6,554,627	10,439,972	10,068,495	9,699,635	9,333,392	8,969,767	8,608,757	8,250,366	7,894,591	7,536,153	7,179,903	6,826,321
7	Low density rural extension	50	£5,916,880	10,439,972	10,068,495	9,699,635	9,333,392	8,969,767	8,608,757	8,250,366	7,894,591	7,536,153	7,179,903	6,826,321
8	Extra care scheme	60	£1,700,660	4,673,698	4,464,818	4,255,938	4,047,058	3,838,179	3,629,299	3,420,420	3,211,540	3,002,660	2,793,780	2,584,900
9	Retirement	60	£1,700,660	10,103,832	9,827,227	9,550,622	9,274,018	8,995,611	8,715,143	8,434,676	8,154,207	7,873,739	7,593,271	7,312,804
10	Integrtated Retirement Scheme	120	£3,543,042	20,745,587	20,188,750	19,631,914	19,075,076	18,518,240	17,961,402	17,403,372	16,839,197	16,275,022	15,710,847	15,146,672
11	Low density edge of settlement houses/flats	150	£8,857,604	31,108,468	29,983,400	28,866,283	27,757,119	26,655,907	25,562,647	24,477,339	23,399,982	22,330,578	21,257,766	20,191,753
12	Low density rural extension	250	£33,729,758	48,074,344	46,271,857	44,482,168	42,705,279	40,941,190	39,189,899	37,451,408	35,725,717	34,012,825	32,312,732	30,625,439
13	Low density rural extension	250	£25,297,318	43,288,066	41,683,406	40,077,777	38,481,997	36,897,682	35,324,832	33,763,447	32,213,528	30,663,349	29,119,401	27,587,067
14	Low density edge of settlement houses/flats	500	£42,162,197	90,319,710	87,051,994	83,807,364	80,585,819	77,387,359	74,211,984	71,059,694	67,919,793	64,785,682	61,674,904	58,587,459
15	Low density edge of settlement houses/flats	500	£44,288,022	48,706,290	46,087,343	43,487,516	40,906,806	38,345,216	35,802,746	33,279,393	30,775,159	28,290,044	25,824,049	23,377,172
16	High density houses	500	£25,297,318	61,284,946	58,656,605	56,047,468	53,457,536	50,876,461	48,310,261	45,763,395	43,235,862	40,727,664	38,238,798	35,763,076
17	High density flats	500	£9,849,656	61,303,339	58,674,998	56,065,861	53,475,929	50,894,604	48,328,404	45,781,538	43,254,005	40,745,806	38,256,941	35,780,996
18	High density flats	500	£7,369,527	98,408,744	95,201,357	92,016,697	88,853,548	85,685,671	82,540,765	79,418,831	76,319,867	73,243,874	70,164,535	67,101,130
19	High density flats	500	£5,916,880	61,340,126	58,711,785	56,102,648	53,512,716	50,930,890	48,364,691	45,817,825	43,290,292	40,782,093	38,293,228	35,816,835
20	Low density flats and houses	700	£33,056,580	122,633,027	118,191,365	113,757,410	109,352,398	104,978,996	100,637,206	96,327,028	92,048,460	87,786,172	83,538,671	79,323,066
21	High density flats	700	£8,255,287	133,455,555	129,069,535	124,714,638	120,390,861	116,093,530	111,799,046	107,535,966	103,304,290	99,104,018	94,934,131	90,758,007
22	Low density edge of settlement houses	1,935	£342,789,292	249,714,986	240,311,958	230,975,769	221,706,415	212,503,898	203,367,257	194,282,002	185,263,744	176,312,483	167,428,218	158,610,950
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	249,714,986	240,311,958	230,975,769	221,706,415	212,503,898	203,367,257	194,282,002	185,263,744	176,312,483	167,428,218	158,610,950
24	New Settlement	2,560	£201,563,647	259,096,158	248,459,749	237,898,828	227,413,397	217,003,457	206,669,006	196,410,044	186,226,573	176,118,591	166,086,098	156,129,096
25	Low density edge of settlement houses/flats	6,973	£342,789,292	389,338,562	369,761,422	350,325,354	331,013,485	311,802,973	292,733,919	273,774,844	254,924,370	236,194,599	217,555,602	199,016,372
26	Low density edge of settlement houses	3,870	£685,578,584	264,757,385	253,555,469	242,433,232	231,390,676	220,414,912	209,510,102	198,685,109	187,939,931	177,260,316	166,649,087	156,117,846
27	New Settlement	5,120	£907,018,695	262,078,561	251,063,650	240,109,180	229,226,831	218,422,917	207,682,198	197,007,935	186,410,621	175,863,045	165,393,169	154,969,425
28	New settlement - High density flats and houses	7,335	£173,254,743	319,478,177	304,488,916	289,579,958	274,762,985	260,041,263	245,392,514	230,835,799	216,351,360	201,937,555	187,597,013	173,316,293
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£283,443	1,001	1,048	1,101	1,160	1,227	1,302	1,389	1,488	1,604	1,741
2	Low density rural extension	571	0	£708,608	1,042	1,085	1,132	1,185	1,244	1,312	1,389	1,478	1,582	1,704
3	Low density flats	1,142	0	£566,887	1,049	1,035	1,020	1,005	987	968	947	924	897	867
4	Low density rural extension	1,142	0	£1,417,217	1,042	1,012	980	944	904	860	811	754	690	614
5	Medium density flats	4,759	0	£1,098,343	1,258	1,258	1,258	1,258	1,259	1,260	1,263	1,267	1,272	1,279
6	Low density rural extension	4,759	0	£6,554,627	816	777	734	687	634	575	509	433	344	239
7	Low density rural extension	4,759	0	£5,916,880	950	918	883	845	802	754	700	639	567	483
8	Extra care scheme	4,350	0	£1,700,660	683	669	653	635	614	591	565	534	499	457
9	Retirement	4,350	0	£1,700,660	1,932	1,967	2,005	2,048	2,096	2,150	2,211	2,282	2,365	2,463
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,977	2,014	2,055	2,100	2,152	2,210	2,276	2,351	2,439	2,543
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	1,558	1,557	1,557	1,557	1,558	1,560	1,563	1,567	1,573	1,579
12	Low density rural extension	23,797	0	£33,729,758	603	555	502	444	379	306	223	129	20	-
13	Low density rural extension	23,797	0	£25,297,318	756	725	690	652	609	562	508	447	376	292
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	1,012	993	972	950	925	898	867	833	792	745
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	93	40	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	756	738	718	696	672	645	614	580	540	494
17	High density flats	47,594	0	£9,849,656	1,081	1,080	1,079	1,078	1,078	1,078	1,079	1,080	1,082	1,085
18	High density flats	47,594	0	£7,369,527	1,913	1,943	1,976	2,014	2,057	2,106	2,163	2,229	2,307	2,399
19	High density flats	47,594	0	£5,916,880	1,165	1,168	1,172	1,177	1,182	1,189	1,198	1,208	1,221	1,237
20	Low density flats and houses	66,631	0	£33,056,580	1,344	1,345	1,346	1,347	1,349	1,352	1,357	1,362	1,369	1,378
21	High density flats	66,631	0	£8,255,287	1,879	1,909	1,942	1,980	2,023	2,072	2,129	2,195	2,272	2,365
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	735	720	704	686	667	645	621	593	561	525
24	New Settlement	243,680	0	£201,563,647	236	203	166	125	79	28	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	70	43	13	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	209	198	185	171	155	138	118	95	68	37
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	854,894	852,208	849,510	846,801	844,081	841,350	838,607	835,853	833,088	830,311	827,524
2	Low density rural extension	6	£74,000	1,303,745	1,297,106	1,290,468	1,283,829	1,277,190	1,270,552	1,263,913	1,257,275	1,250,636	1,243,997	1,237,359
3	Low density flats	12	£59,200	1,764,970	1,690,162	1,615,900	1,542,183	1,469,014	1,396,390	1,324,312	1,252,782	1,181,797	1,111,359	1,041,467
4	Low density rural extension	12	£148,000	2,607,489	2,515,517	2,424,192	2,333,513	2,243,482	2,154,096	2,065,359	1,977,268	1,889,824	1,803,026	1,716,875
5	Medium density flats	50	£114,700	7,087,669	6,785,237	6,485,014	6,187,004	5,891,203	5,597,613	5,306,234	5,017,065	4,730,106	4,445,359	4,162,821
6	Low density rural extension	50	£684,500	10,439,972	10,068,495	9,699,635	9,333,392	8,969,767	8,608,757	8,250,366	7,894,591	7,536,153	7,179,903	6,826,321
7	Low density rural extension	50	£617,900	10,439,972	10,068,495	9,699,635	9,333,392	8,969,767	8,608,757	8,250,366	7,894,591	7,536,153	7,179,903	6,826,321
8	Extra care scheme	60	£177,600	4,673,698	4,464,818	4,255,938	4,047,058	3,838,179	3,629,299	3,420,420	3,211,540	3,002,660	2,793,780	2,584,900
9	Retirement	60	£177,600	10,103,832	9,827,227	9,550,622	9,274,018	8,995,611	8,715,143	8,434,676	8,154,207	7,873,739	7,593,271	7,312,804
10	Integrtated Retirement Scheme	120	£370,000	20,745,587	20,188,750	19,631,914	19,075,076	18,518,240	17,961,402	17,403,372	16,839,197	16,275,022	15,710,847	15,146,672
11	Low density edge of settlement houses/flats	150	£925,000	31,108,468	29,983,400	28,866,283	27,757,119	26,655,907	25,562,647	24,477,339	23,399,982	22,330,578	21,257,766	20,191,753
12	Low density rural extension	250	£3,522,400	48,074,344	46,271,857	44,482,168	42,705,279	40,941,190	39,189,899	37,451,408	35,725,717	34,012,825	32,312,732	30,625,439
13	Low density rural extension	250	£2,641,800	43,288,066	41,683,406	40,077,777	38,481,997	36,897,682	35,324,832	33,763,447	32,213,528	30,663,349	29,119,401	27,587,067
14	Low density edge of settlement houses/flats	500	£4,403,000	90,319,710	87,051,994	83,807,364	80,585,819	77,387,359	74,211,984	71,059,694	67,919,793	64,785,682	61,674,904	58,587,459
15	Low density edge of settlement houses/flats	500	£4,625,000	48,706,290	46,087,343	43,487,516	40,906,806	38,345,216	35,802,746	33,279,393	30,775,159	28,290,044	25,824,049	23,377,172
16	High density houses	500	£2,641,800	61,284,946	58,656,605	56,047,468	53,457,536	50,876,461	48,310,261	45,763,395	43,235,862	40,727,664	38,238,798	35,763,076
17	High density flats	500	£1,028,600	61,303,339	58,674,998	56,065,861	53,475,929	50,894,604	48,328,404	45,781,538	43,254,005	40,745,806	38,256,941	35,780,996
18	High density flats	500	£769,600	98,408,744	95,201,357	92,016,697	88,853,548	85,685,671	82,540,765	79,418,831	76,319,867	73,243,874	70,164,535	67,101,130
19	High density flats	500	£617,900	61,340,126	58,711,785	56,102,648	53,512,716	50,930,890	48,364,691	45,817,825	43,290,292	40,782,093	38,293,228	35,816,835
20	Low density flats and houses	700	£3,452,100	122,633,027	118,191,365	113,757,410	109,352,398	104,978,996	100,637,206	96,327,028	92,048,460	87,786,172	83,538,671	79,323,066
21	High density flats	700	£862,100	133,455,555	129,069,535	124,714,638	120,390,861	116,093,530	111,799,046	107,535,966	103,304,290	99,104,018	94,934,131	90,758,007
22	Low density edge of settlement houses	1,935	£35,797,500	249,714,986	240,311,958	230,975,769	221,706,415	212,503,898	203,367,257	194,282,002	185,263,744	176,312,483	167,428,218	158,610,950
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	249,714,986	240,311,958	230,975,769	221,706,415	212,503,898	203,367,257	194,282,002	185,263,744	176,312,483	167,428,218	158,610,950
24	New Settlement	2,560	£21,049,300	259,096,158	248,459,749	237,898,828	227,413,397	217,003,457	206,669,006	196,410,044	186,226,573	176,118,591	166,086,098	156,129,096
25	Low density edge of settlement houses/flats	6,973	£35,797,500	389,338,562	369,761,422	350,325,354	331,013,485	311,802,973	292,733,919	273,774,844	254,924,370	236,194,599	217,555,602	199,016,372
26	Low density edge of settlement houses	3,870	£71,595,000	264,757,385	253,555,469	242,433,232	231,390,676	220,414,912	209,510,102	198,685,109	187,939,931	177,260,316	166,649,087	156,117,846
27	New Settlement	5,120	£94,720,000	262,078,561	251,063,650	240,109,180	229,226,831	218,422,917	207,682,198	197,007,935	186,410,621	175,863,045	165,393,169	154,969,425
28	New settlement - High density flats and houses	7,335	£18,093,000	319,478,177	304,488,916	289,579,958	274,762,985	260,041,263	245,392,514	230,835,799	216,351,360	201,937,555	187,597,013	173,316,293
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£29,600	1,445	1,516	1,595	1,683	1,783	1,895	2,024	2,172	2,345	2,549
2	Low density rural extension	571	0	£74,000	2,153	2,254	2,367	2,492	2,633	2,793	2,976	3,187	3,434	3,725
3	Low density flats	1,142	0	£59,200	1,493	1,503	1,514	1,527	1,543	1,561	1,582	1,608	1,638	1,675
4	Low density rural extension	1,142	0	£148,000	2,153	2,182	2,214	2,251	2,293	2,342	2,398	2,464	2,542	2,634
5	Medium density flats	4,759	0	£114,700	1,465	1,475	1,487	1,501	1,517	1,536	1,558	1,585	1,616	1,654
6	Low density rural extension	4,759	0	£684,500	2,050	2,075	2,105	2,138	2,176	2,220	2,271	2,331	2,399	2,481
7	Low density rural extension	4,759	0	£617,900	2,064	2,090	2,120	2,154	2,194	2,239	2,291	2,352	2,423	2,507
8	Extra care scheme	4,350	0	£177,600	1,034	1,037	1,042	1,047	1,052	1,058	1,065	1,073	1,082	1,093
9	Retirement	4,350	0	£177,600	2,282	2,335	2,394	2,460	2,534	2,617	2,712	2,821	2,949	3,100
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,342	2,398	2,460	2,529	2,608	2,696	2,797	2,912	3,047	3,206
11	Low density edge of settlement houses/flats	14,278	0	£925,000	2,114	2,142	2,174	2,211	2,253	2,301	2,356	2,422	2,499	2,589
12	Low density rural extension	23,797	0	£3,522,400	1,872	1,891	1,912	1,937	1,966	1,998	2,037	2,082	2,135	2,200
13	Low density rural extension	23,797	0	£2,641,800	1,708	1,727	1,748	1,772	1,799	1,831	1,868	1,912	1,963	2,023
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	1,805	1,828	1,854	1,883	1,917	1,956	2,001	2,053	2,115	2,188
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	926	917	907	897	886	873	860	845	829	810
16	High density houses	47,594	0	£2,641,800	1,232	1,239	1,247	1,256	1,267	1,279	1,294	1,312	1,334	1,360
17	High density flats	47,594	0	£1,028,600	1,266	1,275	1,285	1,296	1,310	1,325	1,343	1,365	1,391	1,422
18	High density flats	47,594	0	£769,600	2,052	2,089	2,130	2,177	2,230	2,291	2,361	2,442	2,538	2,651
19	High density flats	47,594	0	£617,900	1,276	1,285	1,295	1,308	1,321	1,338	1,357	1,379	1,406	1,439
20	Low density flats and houses	66,631	0	£3,452,100	1,789	1,813	1,839	1,870	1,905	1,945	1,991	2,046	2,109	2,185
21	High density flats	66,631	0	£862,100	1,990	2,025	2,065	2,110	2,162	2,220	2,287	2,365	2,457	2,567
22	Low density edge of settlement houses	184,188	0	£35,797,500	1,161	1,169	1,177	1,187	1,199	1,213	1,229	1,248	1,271	1,299
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	1,291	1,305	1,321	1,340	1,361	1,386	1,414	1,448	1,487	1,535
24	New Settlement	243,680	0	£21,049,300	977	982	989	996	1,005	1,016	1,028	1,043	1,061	1,082
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	533	530	527	523	520	516	512	508	503	498
26	Low density edge of settlement houses	368,376	0	£71,595,000	524	520	515	510	505	499	493	486	478	469
27	New Settlement	487,360	0	£94,720,000	343	338	331	325	317	309	300	289	277	264
28	New settlement - High density flats and houses	698,200	0	£18,093,000	432	432	432	432	433	434	435	437	439	441
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,045,599	1,042,133	1,038,654	1,035,165	1,031,664	1,028,153	1,024,629	1,021,095	1,017,549	1,013,992	1,010,423
2	Low density rural extension	6	£2,050,533	1,528,104	1,520,547	1,512,990	1,505,434	1,497,876	1,490,319	1,482,763	1,475,206	1,467,648	1,460,092	1,452,535
3	Low density flats	12	£1,640,426	2,146,382	2,051,020	1,956,359	1,862,402	1,769,147	1,676,593	1,584,744	1,493,596	1,403,150	1,313,407	1,224,367
4	Low density rural extension	12	£4,101,066	3,056,208	2,940,056	2,824,733	2,710,240	2,596,579	2,483,748	2,371,748	2,260,578	2,150,239	2,040,730	1,932,052
5	Medium density flats	50	£3,178,326	8,606,314	8,222,044	7,840,607	7,462,001	7,086,228	6,713,287	6,343,178	5,975,901	5,611,456	5,249,844	4,891,063
6	Low density rural extension	50	£18,967,431	12,226,613	11,758,858	11,294,449	10,833,390	10,375,678	9,921,315	9,468,532	9,015,663	8,566,188	8,120,107	7,677,419
7	Low density rural extension	50	£17,121,951	12,226,613	11,758,858	11,294,449	10,833,390	10,375,678	9,921,315	9,468,532	9,015,663	8,566,188	8,120,107	7,677,419
8	Extra care scheme	60	£4,921,279	5,848,291	5,580,682	5,313,072	5,045,463	4,777,853	4,510,244	4,242,635	3,975,026	3,707,416	3,439,807	3,172,197
9	Retirement	60	£4,921,279	11,602,064	11,250,547	10,898,265	10,543,257	10,188,249	9,833,241	9,478,234	9,123,226	8,768,219	8,413,211	8,058,203
10	Integrtated Retirement Scheme	120	£10,252,666	23,709,167	23,004,151	22,299,135	21,594,118	20,889,103	20,182,868	19,471,005	18,759,141	18,047,279	17,335,415	16,623,553
11	Low density edge of settlement houses/flats	150	£25,631,664	36,367,511	34,959,041	33,560,675	32,172,414	30,794,258	29,426,206	28,068,258	26,717,942	25,368,801	24,029,863	22,701,131
12	Low density rural extension	250	£97,605,376	56,399,725	54,148,594	51,913,671	49,694,955	47,492,446	45,306,144	43,136,049	40,982,161	38,844,481	36,723,008	34,617,741
13	Low density rural extension	250	£73,204,032	51,079,230	49,041,508	47,018,435	45,010,010	43,016,233	41,037,103	39,063,368	37,098,676	35,148,763	33,213,630	31,293,277
14	Low density edge of settlement houses/flats	500	£122,006,720	105,655,509	101,561,370	97,496,593	93,461,178	89,455,126	85,467,937	81,496,112	77,553,865	73,641,198	69,758,109	65,904,598
15	Low density edge of settlement houses/flats	500	£128,158,319	62,030,742	58,689,231	55,372,342	52,080,074	48,812,429	45,569,406	42,351,004	39,157,224	35,988,066	32,843,531	29,723,616
16	High density houses	500	£73,204,032	74,457,948	71,107,215	67,781,188	64,479,866	61,203,250	57,951,339	54,724,132	51,518,526	48,325,513	45,157,340	42,014,008
17	High density flats	500	£28,502,410	74,476,091	71,125,358	67,799,332	64,498,010	61,221,393	57,969,481	54,742,275	51,536,445	48,343,433	45,175,260	42,031,928
18	High density flats	500	£21,325,544	113,514,506	109,478,241	105,460,631	101,472,145	97,512,782	93,582,540	89,681,423	85,809,428	81,944,801	78,099,943	74,284,479
19	High density flats	500	£17,121,951	74,512,377	71,161,645	67,835,618	64,534,296	61,257,680	58,005,768	54,778,562	51,572,285	48,379,273	45,211,100	42,067,767
20	Low density flats and houses	700	£95,657,370	143,370,640	137,786,462	132,242,371	126,738,367	121,274,451	115,850,622	110,455,828	105,084,031	99,752,571	94,461,450	89,210,667
21	High density flats	700	£23,888,711	153,853,302	148,368,077	142,905,979	137,470,842	132,075,424	126,719,722	121,403,738	116,127,471	110,890,921	105,662,298	100,469,438
22	Low density edge of settlement houses	1,935	£991,945,392	292,013,647	280,318,497	268,707,621	257,181,022	245,738,700	234,380,653	223,106,882	211,917,387	200,812,169	189,791,226	178,851,733
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	292,013,647	280,318,497	268,707,621	257,181,022	245,738,700	234,380,653	223,106,882	211,917,387	200,812,169	189,791,226	178,851,733
24	New Settlement	2,560	£583,274,143	306,819,425	293,619,357	280,514,286	267,504,210	254,589,130	241,769,046	229,043,959	216,413,867	203,878,771	191,438,282	179,078,589
25	Low density edge of settlement houses/flats	6,973	£991,945,392	478,345,183	454,076,084	429,983,794	406,021,054	382,223,294	358,602,755	335,109,556	311,775,154	288,587,543	265,530,785	242,602,832
26	Low density edge of settlement houses	3,870	£1,983,890,784	314,697,441	300,829,306	287,055,690	273,382,074	259,808,461	246,334,847	232,941,703	219,641,696	206,441,870	193,332,361	180,301,579
27	New Settlement	5,120	£2,624,682,381	310,908,160	297,291,008	283,766,369	270,339,842	257,003,749	243,744,496	230,583,557	217,501,958	204,504,961	191,589,801	178,753,340
28	New settlement - High density flats and houses	7,335	£501,355,345	386,679,446	368,151,984	349,743,894	331,439,470	313,269,713	295,189,842	277,238,636	259,372,115	241,619,357	223,955,649	206,369,158
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£3,075,800	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£3,075,800	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£1,706,909	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£1,601,412	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£1,922,050	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,045,599	1,042,133	1,038,654	1,035,165	1,031,664	1,028,153	1,024,629	1,021,095	1,017,549	1,013,992	1,010,423
2	Low density rural extension	6	£708,608	1,528,104	1,520,547	1,512,990	1,505,434	1,497,876	1,490,319	1,482,763	1,475,206	1,467,648	1,460,092	1,452,535
3	Low density flats	12	£566,887	2,146,382	2,051,020	1,956,359	1,862,402	1,769,147	1,676,593	1,584,744	1,493,596	1,403,150	1,313,407	1,224,367
4	Low density rural extension	12	£1,417,217	3,056,208	2,940,056	2,824,733	2,710,240	2,596,579	2,483,748	2,371,748	2,260,578	2,150,239	2,040,730	1,932,052
5	Medium density flats	50	£1,098,343	8,606,314	8,222,044	7,840,607	7,462,001	7,086,228	6,713,287	6,343,178	5,975,901	5,611,456	5,249,844	4,891,063
6	Low density rural extension	50	£6,554,627	12,226,613	11,758,858	11,294,449	10,833,390	10,375,678	9,921,315	9,468,532	9,015,663	8,566,188	8,120,107	7,677,419
7	Low density rural extension	50	£5,916,880	12,226,613	11,758,858	11,294,449	10,833,390	10,375,678	9,921,315	9,468,532	9,015,663	8,566,188	8,120,107	7,677,419
8	Extra care scheme	60	£1,700,660	5,848,291	5,580,682	5,313,072	5,045,463	4,777,853	4,510,244	4,242,635	3,975,026	3,707,416	3,439,807	3,172,197
9	Retirement	60	£1,700,660	11,602,064	11,250,547	10,898,265	10,543,257	10,188,249	9,833,241	9,478,234	9,123,226	8,768,219	8,413,211	8,058,203
10	Integrtated Retirement Scheme	120	£3,543,042	23,709,167	23,004,151	22,299,135	21,594,118	20,889,103	20,182,868	19,471,005	18,759,141	18,047,279	17,335,415	16,623,553
11	Low density edge of settlement houses/flats	150	£8,857,604	36,367,511	34,959,041	33,560,675	32,172,414	30,794,258	29,426,206	28,068,258	26,717,942	25,368,801	24,029,863	22,701,131
12	Low density rural extension	250	£33,729,758	56,399,725	54,148,594	51,913,671	49,694,955	47,492,446	45,306,144	43,136,049	40,982,161	38,844,481	36,723,008	34,617,741
13	Low density rural extension	250	£25,297,318	51,079,230	49,041,508	47,018,435	45,010,010	43,016,233	41,037,103	39,063,368	37,098,676	35,148,763	33,213,630	31,293,277
14	Low density edge of settlement houses/flats	500	£42,162,197	105,655,509	101,561,370	97,496,593	93,461,178	89,455,126	85,467,937	81,496,112	77,553,865	73,641,198	69,758,109	65,904,598
15	Low density edge of settlement houses/flats	500	£44,288,022	62,030,742	58,689,231	55,372,342	52,080,074	48,812,429	45,569,406	42,351,004	39,157,224	35,988,066	32,843,531	29,723,616
16	High density houses	500	£25,297,318	74,457,948	71,107,215	67,781,188	64,479,866	61,203,250	57,951,339	54,724,132	51,518,526	48,325,513	45,157,340	42,014,008
17	High density flats	500	£9,849,656	74,476,091	71,125,358	67,799,332	64,498,010	61,221,393	57,969,481	54,742,275	51,536,445	48,343,433	45,175,260	42,031,928
18	High density flats	500	£7,369,527	113,514,506	109,478,241	105,460,631	101,472,145	97,512,782	93,582,540	89,681,423	85,809,428	81,944,801	78,099,943	74,284,479
19	High density flats	500	£5,916,880	74,512,377	71,161,645	67,835,618	64,534,296	61,257,680	58,005,768	54,778,562	51,572,285	48,379,273	45,211,100	42,067,767
20	Low density flats and houses	700	£33,056,580	143,370,640	137,786,462	132,242,371	126,738,367	121,274,451	115,850,622	110,455,828	105,084,031	99,752,571	94,461,450	89,210,667
21	High density flats	700	£8,255,287	153,853,302	148,368,077	142,905,979	137,470,842	132,075,424	126,719,722	121,403,738	116,127,471	110,890,921	105,662,298	100,469,438
22	Low density edge of settlement houses	1,935	£342,789,292	292,013,647	280,318,497	268,707,621	257,181,022	245,738,700	234,380,653	223,106,882	211,917,387	200,812,169	189,791,226	178,851,733
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	292,013,647	280,318,497	268,707,621	257,181,022	245,738,700	234,380,653	223,106,882	211,917,387	200,812,169	189,791,226	178,851,733
24	New Settlement	2,560	£201,563,647	306,819,425	293,619,357	280,514,286	267,504,210	254,589,130	241,769,046	229,043,959	216,413,867	203,878,771	191,438,282	179,078,589
25	Low density edge of settlement houses/flats	6,973	£342,789,292	478,345,183	454,076,084	429,983,794	406,021,054	382,223,294	358,602,755	335,109,556	311,775,154	288,587,543	265,530,785	242,602,832
26	Low density edge of settlement houses	3,870	£685,578,584	314,697,441	300,829,306	287,055,690	273,382,074	259,808,461	246,334,847	232,941,703	219,641,696	206,441,870	193,332,361	180,301,579
27	New Settlement	5,120	£907,018,695	310,908,160	297,291,008	283,766,369	270,339,842	257,003,749	243,744,496	230,583,557	217,501,958	204,504,961	191,589,801	178,753,340
28	New settlement - High density flats and houses	7,335	£173,254,743	386,679,446	368,151,984	349,743,894	331,439,470	313,269,713	295,189,842	277,238,636	259,372,115	241,619,357	223,955,649	206,369,158
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
68	Leisure use	-	£1,062,913	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236	- 2,494,236
69	Leisure use	-	£1,062,913	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618	- 2,495,618
70	Community use	-	£589,861	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491	- 3,327,491
71	Community use	-	£553,404	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363	- 4,159,363
72	Community use	-	£664,208	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236	- 4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,045,599	1,042,133	1,038,654	1,035,165	1,031,664	1,028,153	1,024,629	1,021,095	1,017,549	1,013,992	1,010,423
2	Low density rural extension	6	£74,000	1,528,104	1,520,547	1,512,990	1,505,434	1,497,876	1,490,319	1,482,763	1,475,206	1,467,648	1,460,092	1,452,535
3	Low density flats	12	£59,200	2,146,382	2,051,020	1,956,359	1,862,402	1,769,147	1,676,593	1,584,744	1,493,596	1,403,150	1,313,407	1,224,367
4	Low density rural extension	12	£148,000	3,056,208	2,940,056	2,824,733	2,710,240	2,596,579	2,483,748	2,371,748	2,260,578	2,150,239	2,040,730	1,932,052
5	Medium density flats	50	£114,700	8,606,314	8,222,044	7,840,607	7,462,001	7,086,228	6,713,287	6,343,178	5,975,901	5,611,456	5,249,844	4,891,063
6	Low density rural extension	50	£684,500	12,226,613	11,758,858	11,294,449	10,833,390	10,375,678	9,921,315	9,468,532	9,015,663	8,566,188	8,120,107	7,677,419
7	Low density rural extension	50	£617,900	12,226,613	11,758,858	11,294,449	10,833,390	10,375,678	9,921,315	9,468,532	9,015,663	8,566,188	8,120,107	7,677,419
8	Extra care scheme	60	£177,600	5,848,291	5,580,682	5,313,072	5,045,463	4,777,853	4,510,244	4,242,635	3,975,026	3,707,416	3,439,807	3,172,197
9	Retirement	60	£177,600	11,602,064	11,250,547	10,898,265	10,543,257	10,188,249	9,833,241	9,478,234	9,123,226	8,768,219	8,413,211	8,058,203
10	Integrtated Retirement Scheme	120	£370,000	23,709,167	23,004,151	22,299,135	21,594,118	20,889,103	20,182,868	19,471,005	18,759,141	18,047,279	17,335,415	16,623,553
11	Low density edge of settlement houses/flats	150	£925,000	36,367,511	34,959,041	33,560,675	32,172,414	30,794,258	29,426,206	28,068,258	26,717,942	25,368,801	24,029,863	22,701,131
12	Low density rural extension	250	£3,522,400	56,399,725	54,148,594	51,913,671	49,694,955	47,492,446	45,306,144	43,136,049	40,982,161	38,844,481	36,723,008	34,617,741
13	Low density rural extension	250	£2,641,800	51,079,230	49,041,508	47,018,435	45,010,010	43,016,233	41,037,103	39,063,368	37,098,676	35,148,763	33,213,630	31,293,277
14	Low density edge of settlement houses/flats	500	£4,403,000	105,655,509	101,561,370	97,496,593	93,461,178	89,455,126	85,467,937	81,496,112	77,553,865	73,641,198	69,758,109	65,904,598
15	Low density edge of settlement houses/flats	500	£4,625,000	62,030,742	58,689,231	55,372,342	52,080,074	48,812,429	45,569,406	42,351,004	39,157,224	35,988,066	32,843,531	29,723,616
16	High density houses	500	£2,641,800	74,457,948	71,107,215	67,781,188	64,479,866	61,203,250	57,951,339	54,724,132	51,518,526	48,325,513	45,157,340	42,014,008
17	High density flats	500	£1,028,600	74,476,091	71,125,358	67,799,332	64,498,010	61,221,393	57,969,481	54,742,275	51,536,445	48,343,433	45,175,260	42,031,928
18	High density flats	500	£769,600	113,514,506	109,478,241	105,460,631	101,472,145	97,512,782	93,582,540	89,681,423	85,809,428	81,944,801	78,099,943	74,284,479
19	High density flats	500	£617,900	74,512,377	71,161,645	67,835,618	64,534,296	61,257,680	58,005,768	54,778,562	51,572,285	48,379,273	45,211,100	42,067,767
20	Low density flats and houses	700	£3,452,100	143,370,640	137,786,462	132,242,371	126,738,367	121,274,451	115,850,622	110,455,828	105,084,031	99,752,571	94,461,450	89,210,667
21	High density flats	700	£862,100	153,853,302	148,368,077	142,905,979	137,470,842	132,075,424	126,719,722	121,403,738	116,127,471	110,890,921	105,662,298	100,469,438
22	Low density edge of settlement houses	1,935	£35,797,500	292,013,647	280,318,497	268,707,621	257,181,022	245,738,700	234,380,653	223,106,882	211,917,387	200,812,169	189,791,226	178,851,733
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	292,013,647	280,318,497	268,707,621	257,181,022	245,738,700	234,380,653	223,106,882	211,917,387	200,812,169	189,791,226	178,851,733
24	New Settlement	2,560	£21,049,300	306,819,425	293,619,357	280,514,286	267,504,210	254,589,130	241,769,046	229,043,959	216,413,867	203,878,771	191,438,282	179,078,589
25	Low density edge of settlement houses/flats	6,973	£35,797,500	478,345,183	454,076,084	429,983,794	406,021,054	382,223,294	358,602,755	335,109,556	311,775,154	288,587,543	265,530,785	242,602,832
26	Low density edge of settlement houses	3,870	£71,595,000	314,697,441	300,829,306	287,055,690	273,382,074	259,808,461	246,334,847	232,941,703	219,641,696	206,441,870	193,332,361	180,301,579
27	New Settlement	5,120	£94,720,000	310,908,160	297,291,008	283,766,369	270,339,842	257,003,749	243,744,496	230,583,557	217,501,958	204,504,961	191,589,801	178,753,340
28	New settlement - High density flats and houses	7,335	£18,093,000	386,679,446	368,151,984	349,743,894	331,439,470	313,269,713	295,189,842	277,238,636	259,372,115	241,619,357	223,955,649	206,369,158
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £8,375 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	395	409	425	443	463	485	511	541	576	617
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	443	378	307	229	141	42	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	1,140	1,116	1,088	1,059	1,026	990	950	904	852	791
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	213	160	100	34	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	1,536	1,532	1,527	1,520	1,513	1,506	1,497	1,486	1,474	1,460
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	1,547	1,543	1,539	1,534	1,528	1,522	1,514	1,504	1,493	1,480
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	752	688	617	539	452	354	244	117	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	26	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	966	943	917	890	859	826	788	745	695	637
18	High density flats	47,594	0	£21,325,544	1,937	1,950	1,964	1,981	2,001	2,024	2,052	2,084	2,123	2,169
19	High density flats	47,594	0	£17,121,951	1,206	1,195	1,184	1,172	1,159	1,145	1,130	1,114	1,095	1,073
20	Low density flats and houses	66,631	0	£95,657,370	716	666	610	549	481	404	317	218	102	-
21	High density flats	66,631	0	£23,888,711	1,951	1,967	1,985	2,005	2,030	2,058	2,091	2,130	2,176	2,231
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	1,334	1,398	1,469	1,548	1,638	1,739	1,854	1,987	2,142	2,326
2	Low density rural extension	571	0	£708,608	1,435	1,496	1,565	1,641	1,727	1,825	1,936	2,065	2,215	2,392
3	Low density flats	1,142	0	£566,887	1,383	1,368	1,352	1,334	1,316	1,295	1,273	1,248	1,220	1,188
4	Low density rural extension	1,142	0	£1,417,217	1,435	1,403	1,369	1,332	1,291	1,245	1,194	1,136	1,070	992
5	Medium density flats	4,759	0	£1,098,343	1,578	1,576	1,574	1,573	1,573	1,573	1,574	1,577	1,580	1,586
6	Low density rural extension	4,759	0	£6,554,627	1,192	1,151	1,107	1,058	1,004	943	875	796	704	598
7	Low density rural extension	4,759	0	£5,916,880	1,326	1,292	1,255	1,215	1,171	1,122	1,066	1,002	928	842
8	Extra care scheme	4,350	0	£1,700,660	953	939	923	905	884	861	835	804	769	727
9	Retirement	4,350	0	£1,700,660	2,276	2,311	2,349	2,392	2,439	2,493	2,554	2,625	2,708	2,806
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	2,318	2,355	2,395	2,441	2,492	2,550	2,615	2,691	2,779	2,882
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	1,927	1,924	1,922	1,921	1,920	1,921	1,922	1,924	1,927	1,932
12	Low density rural extension	23,797	0	£33,729,758	953	903	849	789	723	649	565	469	358	229
13	Low density rural extension	23,797	0	£25,297,318	1,083	1,050	1,014	975	931	882	826	763	690	605
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	1,334	1,314	1,292	1,268	1,242	1,213	1,181	1,144	1,102	1,054
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	373	319	259	193	119	36	-	-	-	-
16	High density houses	47,594	0	£25,297,318	1,033	1,013	992	969	943	915	883	848	806	759
17	High density flats	47,594	0	£9,849,656	1,358	1,355	1,353	1,351	1,349	1,348	1,347	1,348	1,348	1,350
18	High density flats	47,594	0	£7,369,527	2,230	2,258	2,290	2,326	2,368	2,415	2,471	2,536	2,612	2,702
19	High density flats	47,594	0	£5,916,880	1,441	1,443	1,446	1,449	1,453	1,459	1,467	1,476	1,487	1,501
20	Low density flats and houses	66,631	0	£33,056,580	1,656	1,655	1,654	1,654	1,655	1,657	1,659	1,663	1,668	1,676
21	High density flats	66,631	0	£8,255,287	2,185	2,213	2,245	2,281	2,323	2,371	2,426	2,491	2,567	2,658
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	965	949	932	913	892	870	844	816	783	746
24	New Settlement	243,680	0	£201,563,647	432	398	360	318	272	220	161	94	16	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	204	176	146	112	74	32	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	306	294	281	267	251	233	213	190	163	132
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	1,779	1,866	1,963	2,071	2,193	2,331	2,489	2,671	2,883	3,134
2	Low density rural extension	571	0	£74,000	2,546	2,666	2,800	2,949	3,116	3,307	3,524	3,774	4,067	4,413
3	Low density flats	1,142	0	£59,200	1,827	1,836	1,845	1,857	1,871	1,888	1,908	1,932	1,961	1,996
4	Low density rural extension	1,142	0	£148,000	2,546	2,573	2,604	2,639	2,680	2,726	2,781	2,845	2,921	3,013
5	Medium density flats	4,759	0	£114,700	1,784	1,793	1,804	1,816	1,831	1,849	1,870	1,895	1,925	1,962
6	Low density rural extension	4,759	0	£684,500	2,425	2,449	2,477	2,509	2,545	2,588	2,637	2,693	2,760	2,841
7	Low density rural extension	4,759	0	£617,900	2,439	2,464	2,493	2,525	2,563	2,606	2,657	2,715	2,783	2,866
8	Extra care scheme	4,350	0	£177,600	1,304	1,307	1,312	1,317	1,322	1,328	1,335	1,343	1,352	1,364
9	Retirement	4,350	0	£177,600	2,626	2,679	2,738	2,803	2,877	2,960	3,054	3,164	3,291	3,442
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,683	2,739	2,801	2,870	2,948	3,036	3,136	3,252	3,386	3,546
11	Low density edge of settlement houses/flats	14,278	0	£925,000	2,482	2,509	2,540	2,575	2,615	2,662	2,716	2,779	2,853	2,942
12	Low density rural extension	23,797	0	£3,522,400	2,222	2,239	2,259	2,283	2,310	2,341	2,378	2,422	2,474	2,537
13	Low density rural extension	23,797	0	£2,641,800	2,035	2,052	2,072	2,095	2,121	2,151	2,186	2,228	2,277	2,336
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	2,127	2,149	2,173	2,201	2,234	2,271	2,314	2,365	2,425	2,497
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	1,206	1,196	1,185	1,173	1,161	1,147	1,132	1,116	1,098	1,078
16	High density houses	47,594	0	£2,641,800	1,509	1,514	1,521	1,529	1,538	1,549	1,563	1,580	1,600	1,624
17	High density flats	47,594	0	£1,028,600	1,543	1,550	1,559	1,569	1,581	1,595	1,612	1,633	1,657	1,686
18	High density flats	47,594	0	£769,600	2,369	2,404	2,444	2,489	2,541	2,600	2,669	2,749	2,843	2,954
19	High density flats	47,594	0	£617,900	1,553	1,560	1,569	1,580	1,593	1,608	1,626	1,647	1,673	1,704
20	Low density flats and houses	66,631	0	£3,452,100	2,100	2,122	2,148	2,177	2,210	2,249	2,294	2,347	2,409	2,483
21	High density flats	66,631	0	£862,100	2,296	2,330	2,369	2,412	2,462	2,518	2,584	2,661	2,752	2,860
22	Low density edge of settlement houses	184,188	0	£35,797,500	1,391	1,397	1,405	1,414	1,425	1,438	1,453	1,471	1,493	1,520
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	1,521	1,534	1,549	1,566	1,587	1,610	1,638	1,670	1,709	1,756
24	New Settlement	243,680	0	£21,049,300	1,173	1,177	1,183	1,190	1,198	1,208	1,219	1,233	1,250	1,271
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	667	663	660	656	652	648	644	640	635	629
26	Low density edge of settlement houses	368,376	0	£71,595,000	660	655	650	644	639	632	626	618	610	601
27	New Settlement	487,360	0	£94,720,000	444	438	431	424	416	408	398	388	375	361
28	New settlement - High density flats and houses	698,200	0	£18,093,000	528	528	528	528	528	529	530	532	534	536
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

GREATER CAMBRIDGE CIL VIABILITY ################ AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	1,236,305	1,232,057	1,227,799	1,223,529	1,219,247	1,214,955	1,210,651	1,206,336	1,202,010	1,197,672	1,193,323
2	Low density rural extension	6	£2,050,533	1,752,464	1,743,988	1,735,513	1,727,038	1,718,562	1,710,087	1,701,612	1,693,136	1,684,661	1,676,186	1,667,711
3	Low density flats	12	£1,640,426	2,527,793	2,411,877	2,296,819	2,182,620	2,069,280	1,956,797	1,845,175	1,734,409	1,624,503	1,515,455	1,407,267
4	Low density rural extension	12	£4,101,066	3,504,928	3,364,594	3,225,274	3,086,969	2,949,677	2,813,399	2,678,136	2,543,888	2,410,653	2,278,433	2,147,227
5	Medium density flats	50	£3,178,326	10,124,960	9,658,853	9,196,199	8,737,000	8,281,253	7,828,960	7,380,122	6,934,737	6,492,806	6,054,329	5,619,306
6	Low density rural extension	50	£18,967,431	14,013,256	13,449,219	12,889,264	12,333,387	11,781,077	11,228,684	10,680,410	10,136,256	9,596,222	9,060,309	8,528,517
7	Low density rural extension	50	£17,121,951	14,013,256	13,449,219	12,889,264	12,333,387	11,781,077	11,228,684	10,680,410	10,136,256	9,596,222	9,060,309	8,528,517
8	Extra care scheme	60	£4,921,279	7,022,885	6,696,545	6,370,206	6,043,867	5,717,528	5,391,189	5,064,850	4,738,511	4,412,172	4,085,833	3,759,494
9	Retirement	60	£4,921,279	13,099,077	12,669,530	12,239,983	11,810,435	11,380,888	10,951,340	10,521,793	10,092,245	9,662,697	9,233,150	8,803,602
10	Integrtated Retirement Scheme	120	£10,252,666	26,672,746	25,819,551	24,966,356	24,113,162	23,257,740	22,398,188	21,538,637	20,679,086	19,819,535	18,959,985	18,100,433
11	Low density edge of settlement houses/flats	150	£25,631,664	41,626,554	39,934,682	38,255,067	36,587,709	34,932,608	33,289,764	31,650,393	30,021,902	28,405,758	26,801,960	25,210,510
12	Low density rural extension	250	£97,605,376	64,725,104	62,025,332	59,345,174	56,684,631	54,043,702	51,422,389	48,820,689	46,238,606	43,676,137	41,133,283	38,610,044
13	Low density rural extension	250	£73,204,032	58,854,725	56,397,994	53,959,092	51,534,907	49,118,875	46,720,786	44,340,640	41,978,437	39,634,177	37,307,860	34,997,081
14	Low density edge of settlement houses/flats	500	£122,006,720	120,991,308	116,070,745	111,181,426	106,311,081	101,476,559	96,677,860	91,914,987	87,187,938	82,496,713	77,841,313	73,203,946
15	Low density edge of settlement houses/flats	500	£128,158,319	75,262,849	71,204,918	67,177,064	63,179,287	59,211,587	55,273,965	51,366,419	47,488,949	43,641,556	39,824,241	36,037,002
16	High density houses	500	£73,204,032	87,581,299	83,523,369	79,492,028	75,483,029	71,504,204	67,555,554	63,637,080	59,748,782	55,890,659	52,062,711	48,264,940
17	High density flats	500	£28,502,410	87,599,442	83,541,513	79,509,949	75,500,948	71,522,124	67,573,475	63,655,001	59,766,702	55,908,579	52,080,632	48,282,859
18	High density flats	500	£21,325,544	128,554,945	123,698,268	118,876,867	114,090,742	109,339,891	104,624,316	99,944,015	95,276,971	90,638,398	86,035,351	81,467,828
19	High density flats	500	£17,121,951	87,635,729	83,577,798	79,545,788	75,536,788	71,557,963	67,609,314	63,690,840	59,802,541	55,944,418	52,116,471	48,318,698
20	Low density flats and houses	700	£95,657,370	164,079,013	157,378,890	150,727,331	144,124,336	137,545,711	131,015,859	124,534,785	118,102,488	111,718,970	105,384,230	99,098,267
21	High density flats	700	£23,888,711	174,205,301	167,596,260	161,035,248	154,522,268	148,057,319	141,640,399	135,271,510	128,950,651	122,648,379	116,390,463	110,180,869
22	Low density edge of settlement houses	1,935	£991,945,392	334,228,818	320,258,754	306,390,244	292,623,291	278,957,892	265,394,050	251,922,906	238,550,238	225,279,249	212,109,937	199,042,302
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	334,228,818	320,258,754	306,390,244	292,623,291	278,957,892	265,394,050	251,922,906	238,550,238	225,279,249	212,109,937	199,042,302
24	New Settlement	2,560	£583,274,143	354,380,212	338,628,032	322,990,264	307,466,907	292,057,962	276,763,429	261,583,308	246,507,881	231,540,801	216,688,227	201,950,159
25	Low density edge of settlement houses/flats	6,973	£991,945,392	566,800,603	537,819,804	509,051,646	480,496,126	452,130,856	423,934,100	395,950,459	368,141,857	340,507,371	313,056,038	285,760,984
26	Low density edge of settlement houses	3,870	£1,983,890,784	364,405,642	347,895,878	331,484,317	315,192,975	299,021,850	282,970,943	267,033,330	251,193,235	235,473,566	219,874,323	204,361,738
27	New Settlement	5,120	£2,624,682,381	359,480,849	343,291,920	327,208,890	311,227,145	295,363,243	279,613,189	263,952,443	248,409,774	232,962,163	217,618,844	202,366,616
28	New settlement - High density flats and houses	7,335	£501,355,345	453,444,336	431,384,396	409,462,399	387,701,792	366,070,182	344,581,133	323,231,652	302,008,668	280,911,171	259,943,206	239,073,513
29	Coliving - 100 units	-	£1,537,900	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£2,563,166	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£3,588,433	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£4,613,699	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£2,563,166	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£10,252,666	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£6,664,233	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£3,075,800	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£6,664,233	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£9,329,926	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£2,050,533	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£4,101,066	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£6,151,599	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£2,563,166	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£5,120,728	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£7,699,368	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£10,252,666	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£10,252,666	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£10,252,666	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£10,252,666	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£2,050,533	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£3,075,800	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£3,075,800	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£4,273,581	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£5,353,111	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£922,740	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£1,435,373	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£1,640,558	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£2,050,533	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£2,458,448	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	1,236,305	1,232,057	1,227,799	1,223,529	1,219,247	1,214,955	1,210,651	1,206,336	1,202,010	1,197,672	1,193,323
2	Low density rural extension	6	£708,608	1,752,464	1,743,988	1,735,513	1,727,038	1,718,562	1,710,087	1,701,612	1,693,136	1,684,661	1,676,186	1,667,711
3	Low density flats	12	£566,887	2,527,793	2,411,877	2,296,819	2,182,620	2,069,280	1,956,797	1,845,175	1,734,409	1,624,503	1,515,455	1,407,267
4	Low density rural extension	12	£1,417,217	3,504,928	3,364,594	3,225,274	3,086,969	2,949,677	2,813,399	2,678,136	2,543,888	2,410,653	2,278,433	2,147,227
5	Medium density flats	50	£1,098,343	10,124,960	9,658,853	9,196,199	8,737,000	8,281,253	7,828,960	7,380,122	6,934,737	6,492,806	6,054,329	5,619,306
6	Low density rural extension	50	£6,554,627	14,013,256	13,449,219	12,889,264	12,333,387	11,781,077	11,228,684	10,680,410	10,136,256	9,596,222	9,060,309	8,528,517
7	Low density rural extension	50	£5,916,880	14,013,256	13,449,219	12,889,264	12,333,387	11,781,077	11,228,684	10,680,410	10,136,256	9,596,222	9,060,309	8,528,517
8	Extra care scheme	60	£1,700,660	7,022,885	6,696,545	6,370,206	6,043,867	5,717,528	5,391,189	5,064,850	4,738,511	4,412,172	4,085,833	3,759,494
9	Retirement	60	£1,700,660	13,099,077	12,669,530	12,239,983	11,810,435	11,380,888	10,951,340	10,521,793	10,092,245	9,662,697	9,233,150	8,803,602
10	Integrtated Retirement Scheme	120	£3,543,042	26,672,746	25,819,551	24,966,356	24,113,162	23,257,740	22,398,188	21,538,637	20,679,086	19,819,535	18,959,985	18,100,433
11	Low density edge of settlement houses/flats	150	£8,857,604	41,626,554	39,934,682	38,255,067	36,587,709	34,932,608	33,289,764	31,650,393	30,021,902	28,405,758	26,801,960	25,210,510
12	Low density rural extension	250	£33,729,758	64,725,104	62,025,332	59,345,174	56,684,631	54,043,702	51,422,389	48,820,689	46,238,606	43,676,137	41,133,283	38,610,044
13	Low density rural extension	250	£25,297,318	58,854,725	56,397,994	53,959,092	51,534,907	49,118,875	46,720,786	44,340,640	41,978,437	39,634,177	37,307,860	34,997,081
14	Low density edge of settlement houses/flats	500	£42,162,197	120,991,308	116,070,745	111,181,426	106,311,081	101,476,559	96,677,860	91,914,987	87,187,938	82,496,713	77,841,313	73,203,946
15	Low density edge of settlement houses/flats	500	£44,288,022	75,262,849	71,204,918	67,177,064	63,179,287	59,211,587	55,273,965	51,366,419	47,488,949	43,641,556	39,824,241	36,037,002
16	High density houses	500	£25,297,318	87,581,299	83,523,369	79,492,028	75,483,029	71,504,204	67,555,554	63,637,080	59,748,782	55,890,659	52,062,711	48,264,940
17	High density flats	500	£9,849,656	87,599,442	83,541,513	79,509,949	75,500,948	71,522,124	67,573,475	63,655,001	59,766,702	55,908,579	52,080,632	48,282,859
18	High density flats	500	£7,369,527	128,554,945	123,698,268	118,876,867	114,090,742	109,339,891	104,624,316	99,944,015	95,276,971	90,638,398	86,035,351	81,467,828
19	High density flats	500	£5,916,880	87,635,729	83,577,798	79,545,788	75,536,788	71,557,963	67,609,314	63,690,840	59,802,541	55,944,418	52,116,471	48,318,698
20	Low density flats and houses	700	£33,056,580	164,079,013	157,378,890	150,727,331	144,124,336	137,545,711	131,015,859	124,534,785	118,102,488	111,718,970	105,384,230	99,098,267
21	High density flats	700	£8,255,287	174,205,301	167,596,260	161,035,248	154,522,268	148,057,319	141,640,399	135,271,510	128,950,651	122,648,379	116,390,463	110,180,869
22	Low density edge of settlement houses	1,935	£342,789,292	334,228,818	320,258,754	306,390,244	292,623,291	278,957,892	265,394,050	251,922,906	238,550,238	225,279,249	212,109,937	199,042,302
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	334,228,818	320,258,754	306,390,244	292,623,291	278,957,892	265,394,050	251,922,906	238,550,238	225,279,249	212,109,937	199,042,302
24	New Settlement	2,560	£201,563,647	354,380,212	338,628,032	322,990,264	307,466,907	292,057,962	276,763,429	261,583,308	246,507,881	231,540,801	216,688,227	201,950,159
25	Low density edge of settlement houses/flats	6,973	£342,789,292	566,800,603	537,819,804	509,051,646	480,496,126	452,130,856	423,934,100	395,950,459	368,141,857	340,507,371	313,056,038	285,760,984
26	Low density edge of settlement houses	3,870	£685,578,584	364,405,642	347,895,878	331,484,317	315,192,975	299,021,850	282,970,943	267,033,330	251,193,235	235,473,566	219,874,323	204,361,738
27	New Settlement	5,120	£907,018,695	359,480,849	343,291,920	327,208,890	311,227,145	295,363,243	279,613,189	263,952,443	248,409,774	232,962,163	217,618,844	202,366,616
28	New settlement - High density flats and houses	7,335	£173,254,743	453,444,336	431,384,396	409,462,399	387,701,792	366,070,182	344,581,133	323,231,652	302,008,668	280,911,171	259,943,206	239,073,513
29	Coliving - 100 units	-	£531,456	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£885,760	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£1,240,065	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£1,594,369	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£885,760	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£3,543,042	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£2,302,977	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£1,062,913	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£2,302,977	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£3,224,168	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£708,608	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£1,417,217	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£2,125,825	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£885,760	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£1,769,584	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£2,660,692	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£3,543,042	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£3,543,042	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£3,543,042	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£3,543,042	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427
54	Student development (medium density) 100 beds	-	£708,608	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
55	Student development (medium density) 150 beds	-	£1,062,913	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
56	Student development (medium density) 200 beds	-	£1,062,913	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
57	Student development (medium density) 250 beds	-	£1,476,833	20,275,826	19,546,043	18,816,260	18,086,477	17,356,693	16,626,910	15,897,127	15,167,344	14,437,560	13,707,777	12,977,994
58	Student development (medium density) 300 beds	-	£1,849,889	24,330,991	23,455,252	22,579,512	21,703,772	20,828,032	19,952,292	19,076,552	18,200,812	17,325,072	16,449,332	15,573,592
59	Student development (high density) 100 beds	-	£318,874	6,635,725	6,396,886	6,158,048	5,919,210	5,680,372	5,441,534	5,202,696	4,963,858	4,725,020	4,486,181	4,247,343
60	Student development (high density) 150 beds	-	£496,026	9,953,588	9,595,331	9,237,072	8,878,815	8,520,558	8,162,301	7,804,044	7,445,787	7,087,529	6,729,272	6,371,015
61	Student development (high density) 200 beds	-	£566,932	13,271,450	12,793,774	12,316,098	11,838,421	11,360,744	10,883,068	10,405,392	9,927,715	9,450,039	8,972,363	8,494,687
62	Student development (high density) 250 beds	-	£708,608	16,589,312	15,992,217	15,395,122	14,798,026	14,200,931	13,603,835	13,006,740	12,409,644	11,812,549	11,215,454	10,618,358
63	Student development (high density) 300 beds	-	£849,573	19,907,175	19,190,660	18,474,146	17,757,632	17,041,117	16,324,603	15,608,088	14,891,573	14,175,059	13,458,544	12,742,030
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	1,236,305	1,232,057	1,227,799	1,223,529	1,219,247	1,214,955	1,210,651	1,206,336	1,202,010	1,197,672	1,193,323
2	Low density rural extension	6	£74,000	1,752,464	1,743,988	1,735,513	1,727,038	1,718,562	1,710,087	1,701,612	1,693,136	1,684,661	1,676,186	1,667,711
3	Low density flats	12	£59,200	2,527,793	2,411,877	2,296,819	2,182,620	2,069,280	1,956,797	1,845,175	1,734,409	1,624,503	1,515,455	1,407,267
4	Low density rural extension	12	£148,000	3,504,928	3,364,594	3,225,274	3,086,969	2,949,677	2,813,399	2,678,136	2,543,888	2,410,653	2,278,433	2,147,227
5	Medium density flats	50	£114,700	10,124,960	9,658,853	9,196,199	8,737,000	8,281,253	7,828,960	7,380,122	6,934,737	6,492,806	6,054,329	5,619,306
6	Low density rural extension	50	£684,500	14,013,256	13,449,219	12,889,264	12,333,387	11,781,077	11,228,684	10,680,410	10,136,256	9,596,222	9,060,309	8,528,517
7	Low density rural extension	50	£617,900	14,013,256	13,449,219	12,889,264	12,333,387	11,781,077	11,228,684	10,680,410	10,136,256	9,596,222	9,060,309	8,528,517
8	Extra care scheme	60	£177,600	7,022,885	6,696,545	6,370,206	6,043,867	5,717,528	5,391,189	5,064,850	4,738,511	4,412,172	4,085,833	3,759,494
9	Retirement	60	£177,600	13,099,077	12,669,530	12,239,983	11,810,435	11,380,888	10,951,340	10,521,793	10,092,245	9,662,697	9,233,150	8,803,602
10	Integrtated Retirement Scheme	120	£370,000	26,672,746	25,819,551	24,966,356	24,113,162	23,257,740	22,398,188	21,538,637	20,679,086	19,819,535	18,959,985	18,100,433
11	Low density edge of settlement houses/flats	150	£925,000	41,626,554	39,934,682	38,255,067	36,587,709	34,932,608	33,289,764	31,650,393	30,021,902	28,405,758	26,801,960	25,210,510
12	Low density rural extension	250	£3,522,400	64,725,104	62,025,332	59,345,174	56,684,631	54,043,702	51,422,389	48,820,689	46,238,606	43,676,137	41,133,283	38,610,044
13	Low density rural extension	250	£2,641,800	58,854,725	56,397,994	53,959,092	51,534,907	49,118,875	46,720,786	44,340,640	41,978,437	39,634,177	37,307,860	34,997,081
14	Low density edge of settlement houses/flats	500	£4,403,000	120,991,308	116,070,745	111,181,426	106,311,081	101,476,559	96,677,860	91,914,987	87,187,938	82,496,713	77,841,313	73,203,946
15	Low density edge of settlement houses/flats	500	£4,625,000	75,262,849	71,204,918	67,177,064	63,179,287	59,211,587	55,273,965	51,366,419	47,488,949	43,641,556	39,824,241	36,037,002
16	High density houses	500	£2,641,800	87,581,299	83,523,369	79,492,028	75,483,029	71,504,204	67,555,554	63,637,080	59,748,782	55,890,659	52,062,711	48,264,940
17	High density flats	500	£1,028,600	87,599,442	83,541,513	79,509,949	75,500,948	71,522,124	67,573,475	63,655,001	59,766,702	55,908,579	52,080,632	48,282,859
18	High density flats	500	£769,600	128,554,945	123,698,268	118,876,867	114,090,742	109,339,891	104,624,316	99,944,015	95,276,971	90,638,398	86,035,351	81,467,828
19	High density flats	500	£617,900	87,635,729	83,577,798	79,545,788	75,536,788	71,557,963	67,609,314	63,690,840	59,802,541	55,944,418	52,116,471	48,318,698
20	Low density flats and houses	700	£3,452,100	164,079,013	157,378,890	150,727,331	144,124,336	137,545,711	131,015,859	124,534,785	118,102,488	111,718,970	105,384,230	99,098,267
21	High density flats	700	£862,100	174,205,301	167,596,260	161,035,248	154,522,268	148,057,319	141,640,399	135,271,510	128,950,651	122,648,379	116,390,463	110,180,869
22	Low density edge of settlement houses	1,935	£35,797,500	334,228,818	320,258,754	306,390,244	292,623,291	278,957,892	265,394,050	251,922,906	238,550,238	225,279,249	212,109,937	199,042,302
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	334,228,818	320,258,754	306,390,244	292,623,291	278,957,892	265,394,050	251,922,906	238,550,238	225,279,249	212,109,937	199,042,302
24	New Settlement	2,560	£21,049,300	354,380,212	338,628,032	322,990,264	307,466,907	292,057,962	276,763,429	261,583,308	246,507,881	231,540,801	216,688,227	201,950,159
25	Low density edge of settlement houses/flats	6,973	£35,797,500	566,800,603	537,819,804	509,051,646	480,496,126	452,130,856	423,934,100	395,950,459	368,141,857	340,507,371	313,056,038	285,760,984
26	Low density edge of settlement houses	3,870	£71,595,000	364,405,642	347,895,878	331,484,317	315,192,975	299,021,850	282,970,943	267,033,330	251,193,235	235,473,566	219,874,323	204,361,738
27	New Settlement	5,120	£94,720,000	359,480,849	343,291,920	327,208,890	311,227,145	295,363,243	279,613,189	263,952,443	248,409,774	232,962,163	217,618,844	202,366,616
28	New settlement - High density flats and houses	7,335	£18,093,000	453,444,336	431,384,396	409,462,399	387,701,792	366,070,182	344,581,133	323,231,652	302,008,668	280,911,171	259,943,206	239,073,513
29	Coliving - 100 units	-	£55,500	7,373,028	7,107,652	6,842,276	6,576,900	6,311,524	6,046,149	5,780,773	5,515,398	5,250,022	4,984,646	4,719,271
30	Coliving - 150 units	-	£92,500	11,059,542	10,661,478	10,263,414	9,865,350	9,467,287	9,069,224	8,671,160	8,273,097	7,875,033	7,476,969	7,078,905
31	Coliving - 200 units	-	£129,500	14,746,056	14,215,304	13,684,552	13,153,801	12,623,050	12,092,298	11,561,547	11,030,795	10,500,043	9,969,293	9,438,541
32	Coliving - 250 units	-	£166,500	18,432,569	17,769,130	17,105,690	16,442,252	15,778,812	15,115,373	14,451,933	13,788,494	13,125,055	12,461,615	11,798,176
33	Retail (comparison)	-	£92,500	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130	9,003,130
34	Retail (convenience)	-	£370,000	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568	2,507,568
35	Office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
36	Office	-	£240,500	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
37	Science park lab	-	£111,000	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597	5,751,597
38	Science park lab	-	£240,500	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192	11,503,192
39	Science park lab	-	£336,700	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789	17,254,789
40	City Centre office	-	£74,000	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439	3,957,439
41	City Centre office	-	£148,000	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878	7,914,878
42	City Centre office	-	£222,000	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317	11,872,317
43	Out of town office	-	£92,500	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724	1,707,724
44	Out of town office	-	£184,798	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448	3,415,448
45	Out of town office	-	£277,856	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173	5,123,173
46	Industrial (40% plot ratio)	-	£370,000	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755	4,141,755
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194	5,177,194
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
49	Data Centre	-	£370,000	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633	6,212,633
50	Industrial (35% plot ratio)	-	£370,000	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035	3,624,035
51	Industrial (30% plot ratio)	-	£370,000	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316	3,106,316
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775	20,708,775
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427	31,603,427

GREATER CAMBRIDGE CIL Sales value £9,000 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	729	759	793	831	873	922	977	1,040	1,114	1,202
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	777	711	638	558	469	369	256	127	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	1,460	1,433	1,405	1,374	1,340	1,303	1,261	1,214	1,161	1,099
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	483	430	370	304	229	144	47	-	-	-
9	Retirement	4,350	0	£4,921,279	1,880	1,875	1,869	1,863	1,856	1,848	1,839	1,829	1,817	1,802
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	1,887	1,883	1,879	1,874	1,869	1,861	1,853	1,844	1,833	1,820
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	1,120	1,054	982	903	814	715	602	473	324	149
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	302	228	147	56	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	1,242	1,217	1,191	1,162	1,130	1,095	1,055	1,011	960	901
18	High density flats	47,594	0	£21,325,544	2,253	2,264	2,277	2,293	2,312	2,334	2,360	2,390	2,427	2,472
19	High density flats	47,594	0	£17,121,951	1,482	1,470	1,457	1,444	1,430	1,414	1,398	1,380	1,360	1,337
20	Low density flats and houses	66,631	0	£95,657,370	1,027	975	918	856	786	708	619	518	402	265
21	High density flats	66,631	0	£23,888,711	2,256	2,270	2,287	2,307	2,329	2,356	2,388	2,426	2,470	2,524
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	19	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
30	Coliving - 150 units	0	3,000	£2,563,166	2,832	2,699	2,567	2,434	2,301	2,169	2,036	1,903	1,771	1,638
31	Coliving - 200 units	0	4,000	£3,588,433	2,789	2,657	2,524	2,391	2,259	2,126	1,993	1,861	1,728	1,595
32	Coliving - 250 units	0	5,000	£4,613,699	2,764	2,631	2,498	2,366	2,233	2,100	1,968	1,835	1,702	1,570
33	Retail (comparison)	0	4,000	£2,563,166	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
36	Office	0	15,000	£6,664,233	347	347	347	347	347	347	347	347	347	347
37	Science park lab	0	5,000	£3,075,800	535	535	535	535	535	535	535	535	535	535
38	Science park lab	0	10,000	£6,664,233	484	484	484	484	484	484	484	484	484	484
39	Science park lab	0	15,000	£9,329,926	528	528	528	528	528	528	528	528	528	528
40	City Centre office	0	5,000	£2,050,533	381	381	381	381	381	381	381	381	381	381
41	City Centre office	0	10,000	£4,101,066	381	381	381	381	381	381	381	381	381	381
42	City Centre office	0	15,000	£6,151,599	381	381	381	381	381	381	381	381	381	381
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	2,661	2,529	2,396	2,263	2,130	1,998	1,865	1,732	1,600	1,467
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	2,918	2,785	2,652	2,520	2,387	2,254	2,121	1,989	1,856	1,723
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	2,909	2,777	2,644	2,511	2,379	2,246	2,113	1,981	1,848	1,715
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	2,875	2,743	2,610	2,477	2,345	2,212	2,079	1,947	1,814	1,681
59	Student development (high density) 100 beds	0	1,800	£922,740	3,174	3,041	2,909	2,776	2,643	2,510	2,378	2,245	2,112	1,980
60	Student development (high density) 150 beds	0	2,700	£1,435,373	3,155	3,022	2,890	2,757	2,624	2,491	2,359	2,226	2,093	1,961
61	Student development (high density) 200 beds	0	3,600	£1,640,558	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
62	Student development (high density) 250 beds	0	4,500	£2,050,533	3,231	3,098	2,965	2,833	2,700	2,567	2,435	2,302	2,169	2,037
63	Student development (high density) 300 beds	0	5,400	£2,458,448	3,231	3,099	2,966	2,833	2,700	2,568	2,435	2,302	2,170	2,037
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	1,668	1,748	1,837	1,936	2,048	2,175	2,319	2,486	2,681	2,910
2	Low density rural extension	571	0	£708,608	1,828	1,908	1,998	2,098	2,210	2,338	2,484	2,652	2,848	3,080
3	Low density flats	1,142	0	£566,887	1,717	1,700	1,683	1,664	1,644	1,622	1,599	1,573	1,543	1,510
4	Low density rural extension	1,142	0	£1,417,217	1,828	1,795	1,759	1,720	1,677	1,630	1,577	1,517	1,450	1,371
5	Medium density flats	4,759	0	£1,098,343	1,897	1,893	1,891	1,888	1,887	1,886	1,886	1,887	1,889	1,893
6	Low density rural extension	4,759	0	£6,554,627	1,567	1,525	1,479	1,428	1,373	1,309	1,238	1,158	1,065	957
7	Low density rural extension	4,759	0	£5,916,880	1,701	1,666	1,628	1,586	1,540	1,488	1,430	1,364	1,288	1,201
8	Extra care scheme	4,350	0	£1,700,660	1,223	1,209	1,193	1,175	1,154	1,131	1,105	1,074	1,039	997
9	Retirement	4,350	0	£1,700,660	2,620	2,654	2,692	2,734	2,782	2,835	2,897	2,968	3,051	3,148
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	2,659	2,695	2,736	2,782	2,833	2,890	2,955	3,030	3,118	3,222
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	2,295	2,291	2,288	2,285	2,283	2,282	2,280	2,280	2,282	2,285
12	Low density rural extension	23,797	0	£33,729,758	1,302	1,252	1,196	1,135	1,067	991	906	809	697	566
13	Low density rural extension	23,797	0	£25,297,318	1,410	1,376	1,338	1,297	1,251	1,200	1,143	1,078	1,004	918
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	1,656	1,635	1,611	1,586	1,558	1,527	1,493	1,455	1,412	1,363
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	651	595	534	467	392	308	212	103	-	-
16	High density houses	47,594	0	£25,297,318	1,309	1,288	1,265	1,241	1,214	1,184	1,151	1,114	1,071	1,022
17	High density flats	47,594	0	£9,849,656	1,634	1,630	1,626	1,623	1,620	1,617	1,615	1,614	1,613	1,613
18	High density flats	47,594	0	£7,369,527	2,546	2,573	2,603	2,638	2,678	2,725	2,779	2,842	2,916	3,005
19	High density flats	47,594	0	£5,916,880	1,717	1,718	1,719	1,721	1,724	1,728	1,734	1,742	1,752	1,765
20	Low density flats and houses	66,631	0	£33,056,580	1,966	1,964	1,962	1,961	1,960	1,960	1,961	1,964	1,968	1,974
21	High density flats	66,631	0	£8,255,287	2,491	2,517	2,548	2,583	2,623	2,669	2,723	2,787	2,861	2,951
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	1,194	1,177	1,159	1,139	1,118	1,094	1,068	1,038	1,005	966
24	New Settlement	243,680	0	£201,563,647	627	592	554	511	464	411	352	284	205	113
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	337	309	278	244	206	163	114	59	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	401	389	376	361	345	327	307	284	257	226
29	Coliving - 100 units	0	2,000	£531,456	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
30	Coliving - 150 units	0	3,000	£885,760	3,391	3,259	3,126	2,993	2,861	2,728	2,595	2,462	2,330	2,197
31	Coliving - 200 units	0	4,000	£1,240,065	3,376	3,244	3,111	2,978	2,846	2,713	2,580	2,448	2,315	2,182
32	Coliving - 250 units	0	5,000	£1,594,369	3,368	3,235	3,102	2,970	2,837	2,704	2,572	2,439	2,306	2,173
33	Retail (comparison)	0	4,000	£885,760	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029	2,029
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
36	Office	0	15,000	£2,302,977	638	638	638	638	638	638	638	638	638	638
37	Science park lab	0	5,000	£1,062,913	938	938	938	938	938	938	938	938	938	938
38	Science park lab	0	10,000	£2,302,977	920	920	920	920	920	920	920	920	920	920
39	Science park lab	0	15,000	£3,224,168	935	935	935	935	935	935	935	935	935	935
40	City Centre office	0	5,000	£708,608	650	650	650	650	650	650	650	650	650	650
41	City Centre office	0	10,000	£1,417,217	650	650	650	650	650	650	650	650	650	650
42	City Centre office	0	15,000	£2,125,825	650	650	650	650	650	650	650	650	650	650
43	Out of town office	0	5,000	£885,760	164	164	164	164	164	164	164	164	164	164
44	Out of town office	0	10,000	£1,769,584	165	165	165	165	165	165	165	165	165	165
45	Out of town office	0	15,000	£2,660,692	164	164	164	164	164	164	164	164	164	164
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	150	150	150	150	150	150	150	150	150	150
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	327	327	327	327	327	327	327	327	327	327
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
49	Data Centre	0	6,000	£3,543,042	445	445	445	445	445	445	445	445	445	445
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	23	23	23	23	23	23	23	23	23	23
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	26	26	26	26	26	26	26	26	26	26
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	50	50	50	50	50	50	50	50	50	50
54	Student development (medium density) 100 beds	0	2,000	£708,608	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	3,332	3,200	3,067	2,934	2,801	2,669	2,536	2,403	2,271	2,138
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	3,421	3,288	3,155	3,023	2,890	2,757	2,625	2,492	2,359	2,227
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	3,418	3,285	3,153	3,020	2,887	2,755	2,622	2,489	2,356	2,224
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	3,406	3,274	3,141	3,008	2,875	2,743	2,610	2,477	2,345	2,212
59	Student development (high density) 100 beds	0	1,800	£318,874	3,509	3,377	3,244	3,111	2,979	2,846	2,713	2,581	2,448	2,315
60	Student development (high density) 150 beds	0	2,700	£496,026	3,503	3,370	3,237	3,105	2,972	2,839	2,707	2,574	2,441	2,309
61	Student development (high density) 200 beds	0	3,600	£566,932	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
62	Student development (high density) 250 beds	0	4,500	£708,608	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
63	Student development (high density) 300 beds	0	5,400	£849,573	3,529	3,396	3,264	3,131	2,998	2,866	2,733	2,600	2,468	2,335
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	2,113	2,216	2,331	2,459	2,604	2,767	2,954	3,170	3,421	3,719
2	Low density rural extension	571	0	£74,000	2,939	3,078	3,232	3,405	3,599	3,820	4,071	4,362	4,700	5,101
3	Low density flats	1,142	0	£59,200	2,161	2,168	2,177	2,187	2,200	2,215	2,234	2,256	2,284	2,318
4	Low density rural extension	1,142	0	£148,000	2,939	2,964	2,993	3,027	3,066	3,111	3,164	3,227	3,301	3,391
5	Medium density flats	4,759	0	£114,700	2,103	2,111	2,120	2,131	2,145	2,161	2,181	2,205	2,234	2,269
6	Low density rural extension	4,759	0	£684,500	2,801	2,823	2,849	2,879	2,914	2,954	3,000	3,055	3,121	3,200
7	Low density rural extension	4,759	0	£617,900	2,815	2,838	2,865	2,896	2,932	2,973	3,020	3,077	3,144	3,225
8	Extra care scheme	4,350	0	£177,600	1,574	1,577	1,582	1,587	1,592	1,598	1,605	1,613	1,622	1,634
9	Retirement	4,350	0	£177,600	2,970	3,023	3,081	3,146	3,219	3,302	3,397	3,507	3,634	3,785
10	Integrtated Retirement Scheme	8,700	0	£370,000	3,023	3,079	3,141	3,211	3,288	3,376	3,476	3,591	3,726	3,885
11	Low density edge of settlement houses/flats	14,278	0	£925,000	2,851	2,876	2,905	2,938	2,977	3,022	3,074	3,135	3,208	3,295
12	Low density rural extension	23,797	0	£3,522,400	2,572	2,588	2,606	2,628	2,654	2,684	2,719	2,762	2,812	2,874
13	Low density rural extension	23,797	0	£2,641,800	2,362	2,378	2,396	2,417	2,441	2,470	2,503	2,543	2,591	2,649
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	2,450	2,470	2,493	2,519	2,550	2,585	2,627	2,676	2,735	2,805
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	1,484	1,473	1,460	1,447	1,434	1,419	1,403	1,386	1,366	1,345
16	High density houses	47,594	0	£2,641,800	1,785	1,789	1,794	1,801	1,809	1,819	1,831	1,846	1,865	1,888
17	High density flats	47,594	0	£1,028,600	1,819	1,825	1,832	1,841	1,851	1,864	1,880	1,899	1,922	1,950
18	High density flats	47,594	0	£769,600	2,685	2,719	2,757	2,801	2,851	2,909	2,977	3,055	3,147	3,257
19	High density flats	47,594	0	£617,900	1,828	1,835	1,843	1,852	1,863	1,877	1,893	1,913	1,937	1,967
20	Low density flats and houses	66,631	0	£3,452,100	2,411	2,432	2,456	2,484	2,516	2,553	2,596	2,647	2,708	2,781
21	High density flats	66,631	0	£862,100	2,602	2,634	2,671	2,713	2,761	2,817	2,882	2,957	3,046	3,152
22	Low density edge of settlement houses	184,188	0	£35,797,500	1,620	1,626	1,632	1,640	1,650	1,662	1,676	1,694	1,715	1,740
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	1,750	1,762	1,776	1,793	1,812	1,835	1,861	1,893	1,931	1,976
24	New Settlement	243,680	0	£21,049,300	1,368	1,372	1,377	1,383	1,390	1,399	1,410	1,423	1,440	1,460
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	800	796	792	788	784	780	775	770	765	759
26	Low density edge of settlement houses	368,376	0	£71,595,000	795	790	784	778	772	765	758	750	741	732
27	New Settlement	487,360	0	£94,720,000	543	537	530	523	515	506	496	485	473	458
28	New settlement - High density flats and houses	698,200	0	£18,093,000	624	623	623	623	623	623	624	626	627	630
29	Coliving - 100 units	0	2,000	£55,500	3,659	3,526	3,393	3,261	3,128	2,995	2,863	2,730	2,597	2,465
30	Coliving - 150 units	0	3,000	£92,500	3,656	3,523	3,390	3,258	3,125	2,992	2,860	2,727	2,594	2,461
31	Coliving - 200 units	0	4,000	£129,500	3,654	3,521	3,389	3,256	3,123	2,991	2,858	2,725	2,593	2,460
32	Coliving - 250 units	0	5,000	£166,500	3,653	3,521	3,388	3,255	3,122	2,990	2,857	2,724	2,592	2,459
33	Retail (comparison)	0	4,000	£92,500	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228	2,228
34	Retail (convenience)	0	3,000	£370,000	713	713	713	713	713	713	713	713	713	713
35	Office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
36	Office	0	15,000	£240,500	775	775	775	775	775	775	775	775	775	775
37	Science park lab	0	5,000	£111,000	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
38	Science park lab	0	10,000	£240,500	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126	1,126
39	Science park lab	0	15,000	£336,700	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
40	City Centre office	0	5,000	£74,000	777	777	777	777	777	777	777	777	777	777
41	City Centre office	0	10,000	£148,000	777	777	777	777	777	777	777	777	777	777
42	City Centre office	0	15,000	£222,000	777	777	777	777	777	777	777	777	777	777
43	Out of town office	0	5,000	£92,500	323	323	323	323	323	323	323	323	323	323
44	Out of town office	0	10,000	£184,798	323	323	323	323	323	323	323	323	323	323
45	Out of town office	0	15,000	£277,856	323	323	323	323	323	323	323	323	323	323
46	Industrial (40% plot ratio)	0	4,000	£370,000	943	943	943	943	943	943	943	943	943	943
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	961	961	961	961	961	961	961	961	961	961
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
49	Data Centre	0	6,000	£370,000	974	974	974	974	974	974	974	974	974	974
50	Industrial (35% plot ratio)	0	3,500	£370,000	930	930	930	930	930	930	930	930	930	930
51	Industrial (30% plot ratio)	0	3,000	£370,000	912	912	912	912	912	912	912	912	912	912
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	930	930	930	930	930	930	930	930	930	930
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	949	949	949	949	949	949	949	949	949	949

Appendix 5 - Sensitivity outputs

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	-1,228,630	-1,223,931	-1,219,241	-1,214,558	-1,209,884	-1,205,219	-1,200,562	-1,195,913	-1,191,274	-1,186,643	-1,182,020
2	Low density rural extension	6	£2,050,533	-588,305	-587,502	-586,699	-585,896	-585,093	-584,289	-583,487	-582,684	-581,880	-581,078	-580,274
3	Low density flats	12	£1,640,426	-2,401,174	-2,400,481	-2,399,752	-2,398,988	-2,398,191	-2,397,358	-2,396,489	-2,395,586	-2,394,648	-2,393,675	-2,392,668
4	Low density rural extension	12	£4,101,066	-1,176,610	-1,182,561	-1,188,465	-1,194,324	-1,200,135	-1,205,902	-1,211,622	-1,217,297	-1,222,926	-1,228,508	-1,234,045
5	Medium density flats	50	£3,178,326	-9,632,773	-9,631,468	-9,630,014	-9,628,412	-9,626,661	-9,624,761	-9,622,714	-9,620,516	-9,618,171	-9,615,677	-9,613,034
6	Low density rural extension	50	£18,967,431	-4,704,383	-4,730,055	-4,755,532	-4,780,814	-4,805,903	-4,830,796	-4,855,495	-4,880,000	-4,904,310	-4,928,425	-4,952,346
7	Low density rural extension	50	£17,121,951	-4,704,383	-4,730,055	-4,755,532	-4,780,814	-4,805,903	-4,830,796	-4,855,495	-4,880,000	-4,904,310	-4,928,425	-4,952,346
8	Extra care scheme	60	£4,921,279	-9,174,710	-9,193,727	-9,212,745	-9,231,762	-9,250,779	-9,269,797	-9,288,814	-9,307,832	-9,326,849	-9,345,868	-9,364,885
9	Retirement	60	£4,921,279	-2,935,405	-2,967,476	-2,999,548	-3,031,619	-3,063,691	-3,095,762	-3,127,834	-3,159,905	-3,191,977	-3,224,048	-3,256,120
10	Integrtated Retirement Scheme	120	£10,252,666	-4,397,907	-4,465,584	-4,533,261	-4,600,938	-4,668,615	-4,736,293	-4,803,970	-4,871,647	-4,939,324	-5,007,001	-5,074,679
11	Low density edge of settlement houses/flats	150	£25,631,664	-13,554,418	-13,649,852	-13,744,601	-13,838,662	-13,932,036	-14,024,725	-14,116,726	-14,208,041	-14,298,668	-14,388,610	-14,477,865
12	Low density rural extension	250	£97,605,376	-25,170,875	-25,321,643	-25,471,267	-25,619,746	-25,767,082	-25,913,273	-26,058,320	-26,202,222	-26,344,980	-26,486,595	-26,627,064
13	Low density rural extension	250	£73,204,032	-28,139,252	-28,190,700	-28,241,551	-28,291,806	-28,341,465	-28,390,527	-28,438,993	-28,486,863	-28,534,137	-28,580,815	-28,626,896
14	Low density edge of settlement houses/flats	500	£122,006,720	-45,999,136	-46,152,161	-46,303,873	-46,454,273	-46,603,358	-46,751,131	-46,897,592	-47,042,739	-47,186,574	-47,329,095	-47,470,304
15	Low density edge of settlement houses/flats	500	£128,158,319	-106,356,317	-106,268,076	-106,178,877	-106,088,719	-105,997,604	-105,905,531	-105,812,499	-105,718,508	-105,623,560	-105,527,653	-105,430,789
16	High density houses	500	£73,204,032	-92,383,506	-92,295,265	-92,206,066	-92,115,909	-92,024,793	-91,932,720	-91,839,687	-91,745,697	-91,650,749	-91,554,843	-91,457,978
17	High density flats	500	£28,502,410	-92,362,926	-92,274,685	-92,185,486	-92,095,328	-92,004,213	-91,912,140	-91,819,108	-91,725,117	-91,630,169	-91,534,262	-91,437,398
18	High density flats	500	£21,325,544	-38,041,463	-38,170,361	-38,297,983	-38,424,325	-38,549,392	-38,673,181	-38,795,692	-38,916,926	-39,036,882	-39,155,561	-39,272,962
19	High density flats	500	£17,121,951	-92,321,766	-92,233,525	-92,144,326	-92,054,169	-91,963,053	-91,870,980	-91,777,948	-91,683,958	-91,589,010	-91,493,104	-91,396,239
20	Low density flats and houses	700	£95,657,370	-62,890,027	-63,122,400	-63,352,844	-63,581,359	-63,807,945	-64,032,602	-64,255,331	-64,476,131	-64,695,003	-64,911,945	-65,126,959
21	High density flats	700	£23,888,711	-52,011,853	-52,210,718	-52,407,706	-52,602,815	-52,796,047	-52,987,400	-53,176,874	-53,364,472	-53,550,191	-53,734,031	-53,915,994
22	Low density edge of settlement houses	1,935	£991,945,392	-154,385,185	-155,315,703	-156,239,345	-157,156,111	-158,066,002	-158,969,017	-159,865,156	-160,754,420	-161,636,807	-162,512,318	-163,380,954
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-154,385,185	-155,315,703	-156,239,345	-157,156,111	-158,066,002	-158,969,017	-159,865,156	-160,754,420	-161,636,807	-162,512,318	-163,380,954
24	New Settlement	2,560	£583,274,143	-217,074,171	-218,533,776	-219,983,376	-221,422,971	-222,852,563	-224,272,151	-225,681,735	-227,081,314	-228,470,890	-229,850,462	-231,220,029
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-801,505,124	-804,642,454	-807,753,229	-810,837,449	-813,895,115	-816,926,226	-819,930,781	-822,908,782	-825,860,228	-828,785,119	-831,683,456
26	Low density edge of settlement houses	3,870	£1,983,890,784	-295,958,921	-298,411,078	-300,846,907	-303,266,406	-305,669,576	-308,056,418	-310,426,931	-312,781,115	-315,118,970	-317,440,496	-319,745,695
27	New Settlement	5,120	£2,624,682,381	-329,540,704	-333,020,981	-336,479,060	-339,914,941	-343,328,624	-346,720,109	-350,089,396	-353,436,485	-356,761,375	-360,064,068	-363,344,563
28	New settlement - High density flats and houses	7,335	£501,355,345	-627,952,610	-632,165,603	-636,348,623	-640,501,669	-644,624,741	-648,717,840	-652,780,964	-656,814,115	-660,817,293	-664,790,496	-668,733,726
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	-1,228,630	-1,223,931	-1,219,241	-1,214,558	-1,209,884	-1,205,219	-1,200,562	-1,195,913	-1,191,274	-1,186,643	-1,182,020
2	Low density rural extension	6	£708,608	-588,305	-587,502	-586,699	-585,896	-585,093	-584,289	-583,487	-582,684	-581,880	-581,078	-580,274
3	Low density flats	12	£566,887	-2,401,174	-2,400,481	-2,399,752	-2,398,988	-2,398,191	-2,397,358	-2,396,489	-2,395,586	-2,394,648	-2,393,675	-2,392,668
4	Low density rural extension	12	£1,417,217	-1,176,610	-1,182,561	-1,188,465	-1,194,324	-1,200,135	-1,205,902	-1,211,622	-1,217,297	-1,222,926	-1,228,508	-1,234,045
5	Medium density flats	50	£1,098,343	-9,632,773	-9,631,468	-9,630,014	-9,628,412	-9,626,661	-9,624,761	-9,622,714	-9,620,516	-9,618,171	-9,615,677	-9,613,034
6	Low density rural extension	50	£6,554,627	-4,704,383	-4,730,055	-4,755,532	-4,780,814	-4,805,903	-4,830,796	-4,855,495	-4,880,000	-4,904,310	-4,928,425	-4,952,346
7	Low density rural extension	50	£5,916,880	-4,704,383	-4,730,055	-4,755,532	-4,780,814	-4,805,903	-4,830,796	-4,855,495	-4,880,000	-4,904,310	-4,928,425	-4,952,346
8	Extra care scheme	60	£1,700,660	-9,174,710	-9,193,727	-9,212,745	-9,231,762	-9,250,779	-9,269,797	-9,288,814	-9,307,832	-9,326,849	-9,345,868	-9,364,885
9	Retirement	60	£1,700,660	-2,935,405	-2,967,476	-2,999,548	-3,031,619	-3,063,691	-3,095,762	-3,127,834	-3,159,905	-3,191,977	-3,224,048	-3,256,120
10	Integrtated Retirement Scheme	120	£3,543,042	-4,397,907	-4,465,584	-4,533,261	-4,600,938	-4,668,615	-4,736,293	-4,803,970	-4,871,647	-4,939,324	-5,007,001	-5,074,679
11	Low density edge of settlement houses/flats	150	£8,857,604	-13,554,418	-13,649,852	-13,744,601	-13,838,662	-13,932,036	-14,024,725	-14,116,726	-14,208,041	-14,298,668	-14,388,610	-14,477,865
12	Low density rural extension	250	£33,729,758	-25,170,875	-25,321,643	-25,471,267	-25,619,746	-25,767,082	-25,913,273	-26,058,320	-26,202,222	-26,344,980	-26,486,595	-26,627,064
13	Low density rural extension	250	£25,297,318	-28,139,252	-28,190,700	-28,241,551	-28,291,806	-28,341,465	-28,390,527	-28,438,993	-28,486,863	-28,534,137	-28,580,815	-28,626,896
14	Low density edge of settlement houses/flats	500	£42,162,197	-45,999,136	-46,152,161	-46,303,873	-46,454,273	-46,603,358	-46,751,131	-46,897,592	-47,042,739	-47,186,574	-47,329,095	-47,470,304
15	Low density edge of settlement houses/flats	500	£44,288,022	-106,356,317	-106,268,076	-106,178,877	-106,088,719	-105,997,604	-105,905,531	-105,812,499	-105,718,508	-105,623,560	-105,527,653	-105,430,789
16	High density houses	500	£25,297,318	-92,383,506	-92,295,265	-92,206,066	-92,115,909	-92,024,793	-91,932,720	-91,839,687	-91,745,697	-91,650,749	-91,554,843	-91,457,978
17	High density flats	500	£9,849,656	-92,362,926	-92,274,685	-92,185,486	-92,095,328	-92,004,213	-91,912,140	-91,819,108	-91,725,117	-91,630,169	-91,534,262	-91,437,398
18	High density flats	500	£7,369,527	-38,041,463	-38,170,361	-38,297,983	-38,424,325	-38,549,392	-38,673,181	-38,795,692	-38,916,926	-39,036,882	-39,155,561	-39,272,962
19	High density flats	500	£5,916,880	-92,321,766	-92,233,525	-92,144,326	-92,054,169	-91,963,053	-91,870,980	-91,777,948	-91,683,958	-91,589,010	-91,493,104	-91,396,239
20	Low density flats and houses	700	£33,056,580	-62,890,027	-63,122,400	-63,352,844	-63,581,359	-63,807,945	-64,032,602	-64,255,331	-64,476,131	-64,695,003	-64,911,945	-65,126,959
21	High density flats	700	£8,255,287	-52,011,853	-52,210,718	-52,407,706	-52,602,815	-52,796,047	-52,987,400	-53,176,874	-53,364,472	-53,550,191	-53,734,031	-53,915,994
22	Low density edge of settlement houses	1,935	£342,789,292	-154,385,185	-155,315,703	-156,239,345	-157,156,111	-158,066,002	-158,969,017	-159,865,156	-160,754,420	-161,636,807	-162,512,318	-163,380,954
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-154,385,185	-155,315,703	-156,239,345	-157,156,111	-158,066,002	-158,969,017	-159,865,156	-160,754,420	-161,636,807	-162,512,318	-163,380,954
24	New Settlement	2,560	£201,563,647	-217,074,171	-218,533,776	-219,983,376	-221,422,971	-222,852,563	-224,272,151	-225,681,735	-227,081,314	-228,470,890	-229,850,462	-231,220,029
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-801,505,124	-804,642,454	-807,753,229	-810,837,449	-813,895,115	-816,926,226	-819,930,781	-822,908,782	-825,860,228	-828,785,119	-831,683,456
26	Low density edge of settlement houses	3,870	£685,578,584	-295,958,921	-298,411,078	-300,846,907	-303,266,406	-305,669,576	-308,056,418	-310,426,931	-312,781,115	-315,118,970	-317,440,496	-319,745,695
27	New Settlement	5,120	£907,018,695	-329,540,704	-333,020,981	-336,479,060	-339,914,941	-343,328,624	-346,720,109	-350,089,396	-353,436,485	-356,761,375	-360,064,068	-363,344,563
28	New settlement - High density flats and houses	7,335	£173,254,743	-627,952,610	-632,165,603	-636,348,623	-640,501,669	-644,624,741	-648,717,840	-652,780,964	-656,814,115	-660,817,293	-664,790,496	-668,733,726
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	-1,228,630	-1,223,931	-1,219,241	-1,214,558	-1,209,884	-1,205,219	-1,200,562	-1,195,913	-1,191,274	-1,186,643	-1,182,020
2	Low density rural extension	6	£74,000	-588,305	-587,502	-586,699	-585,896	-585,093	-584,289	-583,487	-582,684	-581,880	-581,078	-580,274
3	Low density flats	12	£59,200	-2,401,174	-2,400,481	-2,399,752	-2,398,988	-2,398,191	-2,397,358	-2,396,489	-2,395,586	-2,394,648	-2,393,675	-2,392,668
4	Low density rural extension	12	£148,000	-1,176,610	-1,182,561	-1,188,465	-1,194,324	-1,200,135	-1,205,902	-1,211,622	-1,217,297	-1,222,926	-1,228,508	-1,234,045
5	Medium density flats	50	£114,700	-9,632,773	-9,631,468	-9,630,014	-9,628,412	-9,626,661	-9,624,761	-9,622,714	-9,620,516	-9,618,171	-9,615,677	-9,613,034
6	Low density rural extension	50	£684,500	-4,704,383	-4,730,055	-4,755,532	-4,780,814	-4,805,903	-4,830,796	-4,855,495	-4,880,000	-4,904,310	-4,928,425	-4,952,346
7	Low density rural extension	50	£617,900	-4,704,383	-4,730,055	-4,755,532	-4,780,814	-4,805,903	-4,830,796	-4,855,495	-4,880,000	-4,904,310	-4,928,425	-4,952,346
8	Extra care scheme	60	£177,600	-9,174,710	-9,193,727	-9,212,745	-9,231,762	-9,250,779	-9,269,797	-9,288,814	-9,307,832	-9,326,849	-9,345,868	-9,364,885
9	Retirement	60	£177,600	-2,935,405	-2,967,476	-2,999,548	-3,031,619	-3,063,691	-3,095,762	-3,127,834	-3,159,905	-3,191,977	-3,224,048	-3,256,120
10	Integrtated Retirement Scheme	120	£370,000	-4,397,907	-4,465,584	-4,533,261	-4,600,938	-4,668,615	-4,736,293	-4,803,970	-4,871,647	-4,939,324	-5,007,001	-5,074,679
11	Low density edge of settlement houses/flats	150	£925,000	-13,554,418	-13,649,852	-13,744,601	-13,838,662	-13,932,036	-14,024,725	-14,116,726	-14,208,041	-14,298,668	-14,388,610	-14,477,865
12	Low density rural extension	250	£3,522,400	-25,170,875	-25,321,643	-25,471,267	-25,619,746	-25,767,082	-25,913,273	-26,058,320	-26,202,222	-26,344,980	-26,486,595	-26,627,064
13	Low density rural extension	250	£2,641,800	-28,139,252	-28,190,700	-28,241,551	-28,291,806	-28,341,465	-28,390,527	-28,438,993	-28,486,863	-28,534,137	-28,580,815	-28,626,896
14	Low density edge of settlement houses/flats	500	£4,403,000	-45,999,136	-46,152,161	-46,303,873	-46,454,273	-46,603,358	-46,751,131	-46,897,592	-47,042,739	-47,186,574	-47,329,095	-47,470,304
15	Low density edge of settlement houses/flats	500	£4,625,000	-106,356,317	-106,268,076	-106,178,877	-106,088,719	-105,997,604	-105,905,531	-105,812,499	-105,718,508	-105,623,560	-105,527,653	-105,430,789
16	High density houses	500	£2,641,800	-92,383,506	-92,295,265	-92,206,066	-92,115,909	-92,024,793	-91,932,720	-91,839,687	-91,745,697	-91,650,749	-91,554,843	-91,457,978
17	High density flats	500	£1,028,600	-92,362,926	-92,274,685	-92,185,486	-92,095,328	-92,004,213	-91,912,140	-91,819,108	-91,725,117	-91,630,169	-91,534,262	-91,437,398
18	High density flats	500	£769,600	-38,041,463	-38,170,361	-38,297,983	-38,424,325	-38,549,392	-38,673,181	-38,795,692	-38,916,926	-39,036,882	-39,155,561	-39,272,962
19	High density flats	500	£617,900	-92,321,766	-92,233,525	-92,144,326	-92,054,169	-91,963,053	-91,870,980	-91,777,948	-91,683,958	-91,589,010	-91,493,104	-91,396,239
20	Low density flats and houses	700	£3,452,100	-62,890,027	-63,122,400	-63,352,844	-63,581,359	-63,807,945	-64,032,602	-64,255,331	-64,476,131	-64,695,003	-64,911,945	-65,126,959
21	High density flats	700	£862,100	-52,011,853	-52,210,718	-52,407,706	-52,602,815	-52,796,047	-52,987,400	-53,176,874	-53,364,472	-53,550,191	-53,734,031	-53,915,994
22	Low density edge of settlement houses	1,935	£35,797,500	-154,385,185	-155,315,703	-156,239,345	-157,156,111	-158,066,002	-158,969,017	-159,865,156	-160,754,420	-161,636,807	-162,512,318	-163,380,954
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-154,385,185	-155,315,703	-156,239,345	-157,156,111	-158,066,002	-158,969,017	-159,865,156	-160,754,420	-161,636,807	-162,512,318	-163,380,954
24	New Settlement	2,560	£21,049,300	-217,074,171	-218,533,776	-219,983,376	-221,422,971	-222,852,563	-224,272,151	-225,681,735	-227,081,314	-228,470,890	-229,850,462	-231,220,029
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-801,505,124	-804,642,454	-807,753,229	-810,837,449	-813,895,115	-816,926,226	-819,930,781	-822,908,782	-825,860,228	-828,785,119	-831,683,456
26	Low density edge of settlement houses	3,870	£71,595,000	-295,958,921	-298,411,078	-300,846,907	-303,266,406	-305,669,576	-308,056,418	-310,426,931	-312,781,115	-315,118,970	-317,440,496	-319,745,695
27	New Settlement	5,120	£94,720,000	-329,540,704	-333,020,981	-336,479,060	-339,914,941	-343,328,624	-346,720,109	-350,089,396	-353,436,485	-356,761,375	-360,064,068	-363,344,563
28	New settlement - High density flats and houses	7,335	£18,093,000	-627,952,610	-632,165,603	-636,348,623	-640,501,669	-644,624,741	-648,717,840	-652,780,964	-656,814,115	-660,817,293	-664,790,496	-668,733,726
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £4,000 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1

	Description	Resi floorspace	Non-resi floorspace	BLV	Residual land values 0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Resi floorspace	Non-resi floorspace	BLV	Residual land values 0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£8,255,287	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3

	Description	Resi floorspace	Non-resi floorspace	BLV	Residual land values 0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£74,000	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£617,900	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£925,000	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£3,522,400	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£862,100	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	-1,013,269	-1,009,223	-1,005,185	-1,001,155	-997,134	-993,121	-989,118	-985,122	-981,135	-977,156	-973,186
2	Low density rural extension	6	£2,050,533	-334,939	-334,904	-334,869	-334,834	-334,799	-334,763	-334,729	-334,693	-334,658	-334,622	-334,587
3	Low density flats	12	£1,640,426	-1,970,453	-1,987,831	-2,005,071	-2,022,175	-2,039,142	-2,055,973	-2,072,666	-2,089,223	-2,105,643	-2,121,926	-2,138,072
4	Low density rural extension	12	£4,101,066	-669,880	-697,089	-724,134	-751,013	-777,726	-804,274	-830,655	-856,871	-882,920	-908,803	-934,522
5	Medium density flats	50	£3,178,326	-7,894,954	-7,966,607	-8,037,699	-8,108,232	-8,178,204	-8,247,617	-8,316,468	-8,384,759	-8,452,492	-8,519,663	-8,586,275
6	Low density rural extension	50	£18,967,431	-2,659,891	-2,771,394	-2,882,220	-2,992,368	-3,101,836	-3,210,625	-3,318,736	-3,426,169	-3,532,922	-3,638,997	-3,744,394
7	Low density rural extension	50	£17,121,951	-2,659,891	-2,771,394	-2,882,220	-2,992,368	-3,101,836	-3,210,625	-3,318,736	-3,426,169	-3,532,922	-3,638,997	-3,744,394
8	Extra care scheme	60	£4,921,279	-7,830,597	-7,902,130	-7,973,662	-8,045,194	-8,116,726	-8,188,258	-8,259,791	-8,331,323	-8,402,856	-8,474,388	-8,545,920
9	Retirement	60	£4,921,279	-1,200,955	-1,300,973	-1,400,992	-1,501,010	-1,601,028	-1,701,046	-1,801,065	-1,901,082	-2,001,101	-2,101,119	-2,201,138
10	Integrtated Retirement Scheme	120	£10,252,666	-892,286	-1,097,383	-1,302,480	-1,507,578	-1,712,675	-1,917,772	-2,122,870	-2,327,966	-2,533,063	-2,738,161	-2,943,258
11	Low density edge of settlement houses/flats	150	£25,631,664	-7,466,207	-7,817,875	-8,167,410	-8,514,813	-8,860,082	-9,203,220	-9,544,226	-9,883,099	-10,219,840	-10,554,450	-10,886,926
12	Low density rural extension	250	£97,605,376	-15,322,776	-15,888,264	-16,450,268	-17,008,787	-17,563,823	-18,115,374	-18,663,442	-19,208,025	-19,749,124	-20,286,739	-20,820,870
13	Low density rural extension	250	£73,204,032	-18,649,883	-19,097,979	-19,543,242	-19,985,673	-20,425,271	-20,862,036	-21,295,968	-21,727,067	-22,155,334	-22,580,768	-23,003,369
14	Low density edge of settlement houses/flats	500	£122,006,720	-26,866,372	-27,819,645	-28,767,093	-29,708,716	-30,644,513	-31,574,485	-32,498,631	-33,416,951	-34,329,446	-35,236,116	-36,136,959
15	Low density edge of settlement houses/flats	500	£128,158,319	-90,093,468	-90,685,438	-91,272,615	-91,854,997	-92,432,587	-93,005,381	-93,573,382	-94,136,588	-94,695,002	-95,248,621	-95,797,446
16	High density houses	500	£73,204,032	-76,120,656	-76,712,627	-77,299,803	-77,882,186	-78,459,775	-79,032,570	-79,600,570	-80,163,778	-80,722,190	-81,275,809	-81,824,635
17	High density flats	500	£28,502,410	-76,100,077	-76,692,047	-77,279,224	-77,861,606	-78,439,196	-79,011,990	-79,579,991	-80,143,198	-80,701,611	-81,255,230	-81,804,055
18	High density flats	500	£21,325,544	-19,195,690	-20,112,834	-21,024,254	-21,929,953	-22,829,930	-23,724,184	-24,612,716	-25,495,525	-26,372,611	-27,243,975	-28,109,617
19	High density flats	500	£17,121,951	-76,058,917	-76,650,888	-77,238,065	-77,820,447	-78,398,036	-78,970,831	-79,538,832	-80,102,038	-80,660,452	-81,214,070	-81,762,896
20	Low density flats and houses	700	£95,657,370	-36,493,325	-37,830,463	-39,159,441	-40,480,262	-41,792,923	-43,097,426	-44,393,770	-45,681,954	-46,961,980	-48,233,847	-49,497,556
21	High density flats	700	£23,888,711	-26,011,100	-27,298,161	-28,577,205	-29,848,235	-31,111,250	-32,366,251	-33,613,236	-34,852,207	-36,083,164	-37,306,105	-38,521,032
22	Low density edge of settlement houses	1,935	£991,945,392	-90,331,871	-93,956,327	-97,558,710	-101,139,020	-104,697,257	-108,233,420	-111,747,509	-115,239,525	-118,709,467	-122,157,337	-125,583,132
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-90,331,871	-93,956,327	-97,558,710	-101,139,020	-104,697,257	-108,233,420	-111,747,509	-115,239,525	-118,709,467	-122,157,337	-125,583,132
24	New Settlement	2,560	£583,274,143	-137,527,891	-142,341,519	-147,126,218	-151,881,988	-156,608,828	-161,306,739	-165,975,720	-170,615,773	-175,226,895	-179,809,089	-184,362,354
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-624,574,837	-635,202,191	-645,760,712	-656,250,405	-666,671,266	-677,023,296	-687,306,497	-697,520,866	-707,666,404	-717,743,112	-727,750,989
26	Low density edge of settlement houses	3,870	£1,983,890,784	-192,726,814	-199,551,744	-206,335,662	-213,078,569	-219,780,465	-226,441,350	-233,061,224	-239,640,086	-246,177,939	-252,674,778	-259,130,608
27	New Settlement	5,120	£2,624,682,381	-207,530,137	-216,195,501	-224,809,393	-233,371,812	-241,882,758	-250,342,231	-258,750,231	-267,106,758	-275,411,813	-283,665,394	-291,867,503
28	New settlement - High density flats and houses	7,335	£501,355,345	-461,023,923	-472,330,891	-483,567,833	-494,734,749	-505,831,639	-516,858,502	-527,815,340	-538,702,151	-549,518,937	-560,265,696	-570,942,429
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	-1,013,269	-1,009,223	-1,005,185	-1,001,155	-997,134	-993,121	-989,118	-985,122	-981,135	-977,156	-973,186
2	Low density rural extension	6	£708,608	-334,939	-334,904	-334,869	-334,834	-334,799	-334,763	-334,729	-334,693	-334,658	-334,622	-334,587
3	Low density flats	12	£566,887	-1,970,453	-1,987,831	-2,005,071	-2,022,175	-2,039,142	-2,055,973	-2,072,666	-2,089,223	-2,105,643	-2,121,926	-2,138,072
4	Low density rural extension	12	£1,417,217	-669,880	-697,089	-724,134	-751,013	-777,726	-804,274	-830,655	-856,871	-882,920	-908,803	-934,522
5	Medium density flats	50	£1,098,343	-7,894,954	-7,966,607	-8,037,699	-8,108,232	-8,178,204	-8,247,617	-8,316,468	-8,384,759	-8,452,492	-8,519,663	-8,586,275
6	Low density rural extension	50	£6,554,627	-2,659,891	-2,771,394	-2,882,220	-2,992,368	-3,101,836	-3,210,625	-3,318,736	-3,426,169	-3,532,922	-3,638,997	-3,744,394
7	Low density rural extension	50	£5,916,880	-2,659,891	-2,771,394	-2,882,220	-2,992,368	-3,101,836	-3,210,625	-3,318,736	-3,426,169	-3,532,922	-3,638,997	-3,744,394
8	Extra care scheme	60	£1,700,660	-7,830,597	-7,902,130	-7,973,662	-8,045,194	-8,116,726	-8,188,258	-8,259,791	-8,331,323	-8,402,856	-8,474,388	-8,545,920
9	Retirement	60	£1,700,660	-1,200,955	-1,300,973	-1,400,992	-1,501,010	-1,601,028	-1,701,046	-1,801,065	-1,901,082	-2,001,101	-2,101,119	-2,201,138
10	Integrtated Retirement Scheme	120	£3,543,042	-892,286	-1,097,383	-1,302,480	-1,507,578	-1,712,675	-1,917,772	-2,122,870	-2,327,966	-2,533,063	-2,738,161	-2,943,258
11	Low density edge of settlement houses/flats	150	£8,857,604	-7,466,207	-7,817,875	-8,167,410	-8,514,813	-8,860,082	-9,203,220	-9,544,226	-9,883,099	-10,219,840	-10,554,450	-10,886,926
12	Low density rural extension	250	£33,729,758	-15,322,776	-15,888,264	-16,450,268	-17,008,787	-17,563,823	-18,115,374	-18,663,442	-19,208,025	-19,749,124	-20,286,739	-20,820,870
13	Low density rural extension	250	£25,297,318	-18,649,883	-19,097,979	-19,543,242	-19,985,673	-20,425,271	-20,862,036	-21,295,968	-21,727,067	-22,155,334	-22,580,768	-23,003,369
14	Low density edge of settlement houses/flats	500	£42,162,197	-26,866,372	-27,819,645	-28,767,093	-29,708,716	-30,644,513	-31,574,485	-32,498,631	-33,416,951	-34,329,446	-35,236,116	-36,136,959
15	Low density edge of settlement houses/flats	500	£44,288,022	-90,093,468	-90,685,438	-91,272,615	-91,854,997	-92,432,587	-93,005,381	-93,573,382	-94,136,588	-94,695,002	-95,248,621	-95,797,446
16	High density houses	500	£25,297,318	-76,120,656	-76,712,627	-77,299,803	-77,882,186	-78,459,775	-79,032,570	-79,600,570	-80,163,778	-80,722,190	-81,275,809	-81,824,635
17	High density flats	500	£9,849,656	-76,100,077	-76,692,047	-77,279,224	-77,861,606	-78,439,196	-79,011,990	-79,579,991	-80,143,198	-80,701,611	-81,255,230	-81,804,055
18	High density flats	500	£7,369,527	-19,195,690	-20,112,834	-21,024,254	-21,929,953	-22,829,930	-23,724,184	-24,612,716	-25,495,525	-26,372,611	-27,243,975	-28,109,617
19	High density flats	500	£5,916,880	-76,058,917	-76,650,888	-77,238,065	-77,820,447	-78,398,036	-78,970,831	-79,538,832	-80,102,038	-80,660,452	-81,214,070	-81,762,896
20	Low density flats and houses	700	£33,056,580	-36,493,325	-37,830,463	-39,159,441	-40,480,262	-41,792,923	-43,097,426	-44,393,770	-45,681,954	-46,961,980	-48,233,847	-49,497,556
21	High density flats	700	£8,255,287	-26,011,100	-27,298,161	-28,577,205	-29,848,235	-31,111,250	-32,366,251	-33,613,236	-34,852,207	-36,083,164	-37,306,105	-38,521,032
22	Low density edge of settlement houses	1,935	£342,789,292	-90,331,871	-93,956,327	-97,558,710	-101,139,020	-104,697,257	-108,233,420	-111,747,509	-115,239,525	-118,709,467	-122,157,337	-125,583,132
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-90,331,871	-93,956,327	-97,558,710	-101,139,020	-104,697,257	-108,233,420	-111,747,509	-115,239,525	-118,709,467	-122,157,337	-125,583,132
24	New Settlement	2,560	£201,563,647	-137,527,891	-142,341,519	-147,126,218	-151,881,988	-156,608,828	-161,306,739	-165,975,720	-170,615,773	-175,226,895	-179,809,089	-184,362,354
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-624,574,837	-635,202,191	-645,760,712	-656,250,405	-666,671,266	-677,023,296	-687,306,497	-697,520,866	-707,666,404	-717,743,112	-727,750,989
26	Low density edge of settlement houses	3,870	£685,578,584	-192,726,814	-199,551,744	-206,335,662	-213,078,569	-219,780,465	-226,441,350	-233,061,224	-239,640,086	-246,177,939	-252,674,778	-259,130,608
27	New Settlement	5,120	£907,018,695	-207,530,137	-216,195,501	-224,809,393	-233,371,812	-241,882,758	-250,342,231	-258,750,231	-267,106,758	-275,411,813	-283,665,394	-291,867,503
28	New settlement - High density flats and houses	7,335	£173,254,743	-461,023,923	-472,330,891	-483,567,833	-494,734,749	-505,831,639	-516,858,502	-527,815,340	-538,702,151	-549,518,937	-560,265,696	-570,942,429
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	-1,013,269	-1,009,223	-1,005,185	-1,001,155	-997,134	-993,121	-989,118	-985,122	-981,135	-977,156	-973,186
2	Low density rural extension	6	£74,000	-334,939	-334,904	-334,869	-334,834	-334,799	-334,763	-334,729	-334,693	-334,658	-334,622	-334,587
3	Low density flats	12	£59,200	-1,970,453	-1,987,831	-2,005,071	-2,022,175	-2,039,142	-2,055,973	-2,072,666	-2,089,223	-2,105,643	-2,121,926	-2,138,072
4	Low density rural extension	12	£148,000	-669,880	-697,089	-724,134	-751,013	-777,726	-804,274	-830,655	-856,871	-882,920	-908,803	-934,522
5	Medium density flats	50	£114,700	-7,894,954	-7,966,607	-8,037,699	-8,108,232	-8,178,204	-8,247,617	-8,316,468	-8,384,759	-8,452,492	-8,519,663	-8,586,275
6	Low density rural extension	50	£684,500	-2,659,891	-2,771,394	-2,882,220	-2,992,368	-3,101,836	-3,210,625	-3,318,736	-3,426,169	-3,532,922	-3,638,997	-3,744,394
7	Low density rural extension	50	£617,900	-2,659,891	-2,771,394	-2,882,220	-2,992,368	-3,101,836	-3,210,625	-3,318,736	-3,426,169	-3,532,922	-3,638,997	-3,744,394
8	Extra care scheme	60	£177,600	-7,830,597	-7,902,130	-7,973,662	-8,045,194	-8,116,726	-8,188,258	-8,259,791	-8,331,323	-8,402,856	-8,474,388	-8,545,920
9	Retirement	60	£177,600	-1,200,955	-1,300,973	-1,400,992	-1,501,010	-1,601,028	-1,701,046	-1,801,065	-1,901,082	-2,001,101	-2,101,119	-2,201,138
10	Integrtated Retirement Scheme	120	£370,000	-892,286	-1,097,383	-1,302,480	-1,507,578	-1,712,675	-1,917,772	-2,122,870	-2,327,966	-2,533,063	-2,738,161	-2,943,258
11	Low density edge of settlement houses/flats	150	£925,000	-7,466,207	-7,817,875	-8,167,410	-8,514,813	-8,860,082	-9,203,220	-9,544,226	-9,883,099	-10,219,840	-10,554,450	-10,886,926
12	Low density rural extension	250	£3,522,400	-15,322,776	-15,888,264	-16,450,268	-17,008,787	-17,563,823	-18,115,374	-18,663,442	-19,208,025	-19,749,124	-20,286,739	-20,820,870
13	Low density rural extension	250	£2,641,800	-18,649,883	-19,097,979	-19,543,242	-19,985,673	-20,425,271	-20,862,036	-21,295,968	-21,727,067	-22,155,334	-22,580,768	-23,003,369
14	Low density edge of settlement houses/flats	500	£4,403,000	-26,866,372	-27,819,645	-28,767,093	-29,708,716	-30,644,513	-31,574,485	-32,498,631	-33,416,951	-34,329,446	-35,236,116	-36,136,959
15	Low density edge of settlement houses/flats	500	£4,625,000	-90,093,468	-90,685,438	-91,272,615	-91,854,997	-92,432,587	-93,005,381	-93,573,382	-94,136,588	-94,695,002	-95,248,621	-95,797,446
16	High density houses	500	£2,641,800	-76,120,656	-76,712,627	-77,299,803	-77,882,186	-78,459,775	-79,032,570	-79,600,570	-80,163,778	-80,722,190	-81,275,809	-81,824,635
17	High density flats	500	£1,028,600	-76,100,077	-76,692,047	-77,279,224	-77,861,606	-78,439,196	-79,011,990	-79,579,991	-80,143,198	-80,701,611	-81,255,230	-81,804,055
18	High density flats	500	£769,600	-19,195,690	-20,112,834	-21,024,254	-21,929,953	-22,829,930	-23,724,184	-24,612,716	-25,495,525	-26,372,611	-27,243,975	-28,109,617
19	High density flats	500	£617,900	-76,058,917	-76,650,888	-77,238,065	-77,820,447	-78,398,036	-78,970,831	-79,538,832	-80,102,038	-80,660,452	-81,214,070	-81,762,896
20	Low density flats and houses	700	£3,452,100	-36,493,325	-37,830,463	-39,159,441	-40,480,262	-41,792,923	-43,097,426	-44,393,770	-45,681,954	-46,961,980	-48,233,847	-49,497,556
21	High density flats	700	£862,100	-26,011,100	-27,298,161	-28,577,205	-29,848,235	-31,111,250	-32,366,251	-33,613,236	-34,852,207	-36,083,164	-37,306,105	-38,521,032
22	Low density edge of settlement houses	1,935	£35,797,500	-90,331,871	-93,956,327	-97,558,710	-101,139,020	-104,697,257	-108,233,420	-111,747,509	-115,239,525	-118,709,467	-122,157,337	-125,583,132
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-90,331,871	-93,956,327	-97,558,710	-101,139,020	-104,697,257	-108,233,420	-111,747,509	-115,239,525	-118,709,467	-122,157,337	-125,583,132
24	New Settlement	2,560	£21,049,300	-137,527,891	-142,341,519	-147,126,218	-151,881,988	-156,608,828	-161,306,739	-165,975,720	-170,615,773	-175,226,895	-179,809,089	-184,362,354
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-624,574,837	-635,202,191	-645,760,712	-656,250,405	-666,671,266	-677,023,296	-687,306,497	-697,520,866	-707,666,404	-717,743,112	-727,750,989
26	Low density edge of settlement houses	3,870	£71,595,000	-192,726,814	-199,551,744	-206,335,662	-213,078,569	-219,780,465	-226,441,350	-233,061,224	-239,640,086	-246,177,939	-252,674,778	-259,130,608
27	New Settlement	5,120	£94,720,000	-207,530,137	-216,195,501	-224,809,393	-233,371,812	-241,882,758	-250,342,231	-258,750,231	-267,106,758	-275,411,813	-283,665,394	-291,867,503
28	New settlement - High density flats and houses	7,335	£18,093,000	-461,023,923	-472,330,891	-483,567,833	-494,734,749	-505,831,639	-516,858,502	-527,815,340	-538,702,151	-549,518,937	-560,265,696	-570,942,429
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £4,625 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1

Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2

Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£8,255,287	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3

Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£74,000	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£617,900	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£925,000	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£3,522,400	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£862,100	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################# AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£820,213	-797,909	-794,515	-791,130	-787,752	-784,384	-781,024	-777,673	-774,330	-770,995	-767,670	-764,352
2	Low density rural extension	6	£2,050,533	-81,574	-82,307	-83,039	-83,772	-84,504	-85,237	-85,970	-86,702	-87,436	-88,168	-88,901
3	Low density flats	12	£1,640,426	-1,539,732	-1,575,181	-1,610,391	-1,645,362	-1,680,095	-1,714,589	-1,748,844	-1,782,860	-1,816,638	-1,850,177	-1,883,477
4	Low density rural extension	12	£4,101,066	-163,148	-211,619	-259,804	-307,704	-355,318	-402,645	-449,687	-496,444	-542,914	-589,099	-634,998
5	Medium density flats	50	£3,178,326	-6,157,136	-6,301,746	-6,445,385	-6,588,052	-6,729,747	-6,870,471	-7,010,223	-7,149,003	-7,286,812	-7,423,649	-7,559,514
6	Low density rural extension	50	£18,967,431	-615,398	-812,735	-1,008,909	-1,203,920	-1,397,769	-1,590,454	-1,781,977	-1,972,338	-2,161,534	-2,349,569	-2,536,441
7	Low density rural extension	50	£17,121,951	-615,398	-812,735	-1,008,909	-1,203,920	-1,397,769	-1,590,454	-1,781,977	-1,972,338	-2,161,534	-2,349,569	-2,536,441
8	Extra care scheme	60	£4,921,279	-6,486,485	-6,610,532	-6,734,579	-6,858,626	-6,982,674	-7,106,720	-7,230,767	-7,354,815	-7,478,862	-7,602,908	-7,726,956
9	Retirement	60	£4,921,279	524,910	359,648	194,385	29,123	-138,366	-306,331	-474,296	-642,261	-810,226	-978,191	-1,146,156
10	Integrtated Retirement Scheme	120	£10,252,666	2,522,718	2,190,452	1,858,185	1,525,919	1,193,652	861,385	529,119	196,852	-137,628	-475,329	-813,030
11	Low density edge of settlement houses/flats	150	£25,631,664	-1,377,997	-1,985,897	-2,590,219	-3,190,962	-3,788,128	-4,381,716	-4,971,726	-5,558,158	-6,141,013	-6,720,289	-7,295,988
12	Low density rural extension	250	£97,605,376	-5,474,678	-6,454,886	-7,429,269	-8,397,829	-9,360,564	-10,317,477	-11,268,564	-12,213,827	-13,153,268	-14,086,884	-15,014,675
13	Low density rural extension	250	£73,204,032	-9,160,512	-10,005,258	-10,844,934	-11,679,540	-12,509,077	-13,333,544	-14,152,943	-14,967,271	-15,776,531	-16,580,721	-17,379,842
14	Low density edge of settlement houses/flats	500	£122,006,720	-7,882,211	-9,598,512	-11,304,691	-13,000,748	-14,686,682	-16,397,838	-18,099,670	-19,791,164	-21,472,318	-23,143,135	-24,803,614
15	Low density edge of settlement houses/flats	500	£128,158,319	-73,830,619	-75,102,801	-76,366,352	-77,621,275	-78,867,568	-80,105,231	-81,334,264	-82,554,669	-83,766,443	-84,969,588	-86,164,103
16	High density houses	500	£73,204,032	-59,857,807	-61,129,989	-62,393,542	-63,648,464	-64,894,756	-66,132,420	-67,361,454	-68,581,857	-69,793,632	-70,996,777	-72,191,292
17	High density flats	500	£28,502,410	-59,837,228	-61,109,410	-62,372,961	-63,627,884	-64,874,177	-66,111,840	-67,340,873	-68,561,278	-69,773,052	-70,976,197	-72,170,712
18	High density flats	500	£21,325,544	-640,349	-2,285,966	-3,941,442	-5,590,608	-7,229,821	-8,859,078	-10,478,382	-12,087,730	-13,708,340	-15,332,390	-16,946,273
19	High density flats	500	£17,121,951	-59,796,068	-61,068,250	-62,331,802	-63,586,724	-64,833,017	-66,070,680	-67,299,714	-68,520,118	-69,731,892	-70,935,037	-72,129,553
20	Low density flats and houses	700	£95,657,370	-10,348,880	-12,736,908	-15,110,858	-17,470,732	-19,816,531	-22,162,249	-24,532,207	-26,887,777	-29,228,958	-31,555,750	-33,868,153
21	High density flats	700	£23,888,711	-551,584	-2,836,731	-5,108,257	-7,366,159	-9,626,305	-11,893,597	-14,147,046	-16,386,651	-18,616,137	-20,878,179	-23,126,070
22	Low density edge of settlement houses	1,935	£991,945,392	-27,682,494	-33,604,816	-39,517,277	-45,484,809	-51,473,284	-57,498,393	-63,629,863	-69,724,631	-75,782,129	-81,802,355	-87,785,310
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-27,682,494	-33,604,816	-39,517,277	-45,484,809	-51,473,284	-57,498,393	-63,629,863	-69,724,631	-75,782,129	-81,802,355	-87,785,310
24	New Settlement	2,560	£583,274,143	-58,617,297	-66,426,081	-74,324,971	-82,341,004	-90,365,093	-98,341,327	###########	###########	###########	###########	###########
25	Low density edge of settlement houses/flats	6,973	£991,945,392	###########	###########	###########	-501,663,360	###########	###########	###########	###########	###########	###########	###########
26	Low density edge of settlement houses	3,870	£1,983,890,784	-89,548,444	###########	###########	-122,890,732	###########	###########	###########	###########	###########	###########	###########
27	New Settlement	5,120	£2,624,682,381	-85,633,205	-99,370,022	###########	-126,828,682	###########	###########	###########	###########	###########	###########	###########
28	New settlement - High density flats and houses	7,335	£501,355,345	###########	###########	###########	-348,967,829	###########	###########	###########	###########	###########	###########	###########
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£283,443	-797,909	-794,515	-791,130	-787,752	-784,384	-781,024	-777,673	-774,330	-770,995	-767,670	-764,352
2	Low density rural extension	6	£708,608	-81,574	-82,307	-83,039	-83,772	-84,504	-85,237	-85,970	-86,702	-87,436	-88,168	-88,901
3	Low density flats	12	£566,887	-1,539,732	-1,575,181	-1,610,391	-1,645,362	-1,680,095	-1,714,589	-1,748,844	-1,782,860	-1,816,638	-1,850,177	-1,883,477
4	Low density rural extension	12	£1,417,217	-163,148	-211,619	-259,804	-307,704	-355,318	-402,645	-449,687	-496,444	-542,914	-589,099	-634,998
5	Medium density flats	50	£1,098,343	-6,157,136	-6,301,746	-6,445,385	-6,588,052	-6,729,747	-6,870,471	-7,010,223	-7,149,003	-7,286,812	-7,423,649	-7,559,514
6	Low density rural extension	50	£6,554,627	-615,398	-812,735	-1,008,909	-1,203,920	-1,397,769	-1,590,454	-1,781,977	-1,972,338	-2,161,534	-2,349,569	-2,536,441
7	Low density rural extension	50	£5,916,880	-615,398	-812,735	-1,008,909	-1,203,920	-1,397,769	-1,590,454	-1,781,977	-1,972,338	-2,161,534	-2,349,569	-2,536,441
8	Extra care scheme	60	£1,700,660	-6,486,485	-6,610,532	-6,734,579	-6,858,626	-6,982,674	-7,106,720	-7,230,767	-7,354,815	-7,478,862	-7,602,908	-7,726,956
9	Retirement	60	£1,700,660	524,910	359,648	194,385	29,123	-138,366	-306,331	-474,296	-642,261	-810,226	-978,191	-1,146,156
10	Integrtated Retirement Scheme	120	£3,543,042	2,522,718	2,190,452	1,858,185	1,525,919	1,193,652	861,385	529,119	196,852	-137,628	-475,329	-813,030
11	Low density edge of settlement houses/flats	150	£8,857,604	-1,377,997	-1,985,897	-2,590,219	-3,190,962	-3,788,128	-4,381,716	-4,971,726	-5,558,158	-6,141,013	-6,720,289	-7,295,988
12	Low density rural extension	250	£33,729,758	-5,474,678	-6,454,886	-7,429,269	-8,397,829	-9,360,564	-10,317,477	-11,268,564	-12,213,827	-13,153,268	-14,086,884	-15,014,675
13	Low density rural extension	250	£25,297,318	-9,160,512	-10,005,258	-10,844,934	-11,679,540	-12,509,077	-13,333,544	-14,152,943	-14,967,271	-15,776,531	-16,580,721	-17,379,842
14	Low density edge of settlement houses/flats	500	£42,162,197	-7,882,211	-9,598,512	-11,304,691	-13,000,748	-14,686,682	-16,397,838	-18,099,670	-19,791,164	-21,472,318	-23,143,135	-24,803,614
15	Low density edge of settlement houses/flats	500	£44,288,022	-73,830,619	-75,102,801	-76,366,352	-77,621,275	-78,867,568	-80,105,231	-81,334,264	-82,554,669	-83,766,443	-84,969,588	-86,164,103
16	High density houses	500	£25,297,318	-59,857,807	-61,129,989	-62,393,542	-63,648,464	-64,894,756	-66,132,420	-67,361,454	-68,581,857	-69,793,632	-70,996,777	-72,191,292
17	High density flats	500	£9,849,656	-59,837,228	-61,109,410	-62,372,961	-63,627,884	-64,874,177	-66,111,840	-67,340,873	-68,561,278	-69,773,052	-70,976,197	-72,170,712
18	High density flats	500	£7,369,527	-640,349	-2,285,966	-3,941,442	-5,590,608	-7,229,821	-8,859,078	-10,478,382	-12,087,730	-13,708,340	-15,332,390	-16,946,273
19	High density flats	500	£5,916,880	-59,796,068	-61,068,250	-62,331,802	-63,586,724	-64,833,017	-66,070,680	-67,299,714	-68,520,118	-69,731,892	-70,935,037	-72,129,553
20	Low density flats and houses	700	£33,056,580	-10,348,880	-12,736,908	-15,110,858	-17,470,732	-19,816,531	-22,162,249	-24,532,207	-26,887,777	-29,228,958	-31,555,750	-33,868,153
21	High density flats	700	£8,255,287	-551,584	-2,836,731	-5,108,257	-7,366,159	-9,626,305	-11,893,597	-14,147,046	-16,386,651	-18,616,137	-20,878,179	-23,126,070
22	Low density edge of settlement houses	1,935	£342,789,292	-27,682,494	-33,604,816	-39,517,277	-45,484,809	-51,473,284	-57,498,393	-63,629,863	-69,724,631	-75,782,129	-81,802,355	-87,785,310
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-27,682,494	-33,604,816	-39,517,277	-45,484,809	-51,473,284	-57,498,393	-63,629,863	-69,724,631	-75,782,129	-81,802,355	-87,785,310
24	New Settlement	2,560	£201,563,647	-58,617,297	-66,426,081	-74,324,971	-82,341,004	-90,365,093	-98,341,327	###########	###########	###########	###########	###########
25	Low density edge of settlement houses/flats	6,973	£342,789,292	###########	###########	###########	-501,663,360	###########	###########	###########	###########	###########	###########	###########
26	Low density edge of settlement houses	3,870	£685,578,584	-89,548,444	###########	###########	-122,890,732	###########	###########	###########	###########	###########	###########	###########
27	New Settlement	5,120	£907,018,695	-85,633,205	-99,370,022	###########	-126,828,682	###########	###########	###########	###########	###########	###########	###########
28	New settlement - High density flats and houses	7,335	£173,254,743	###########	###########	###########	-348,967,829	###########	###########	###########	###########	###########	###########	###########
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£29,600	-797,909	-794,515	-791,130	-787,752	-784,384	-781,024	-777,673	-774,330	-770,995	-767,670	-764,352
2	Low density rural extension	6	£74,000	-81,574	-82,307	-83,039	-83,772	-84,504	-85,237	-85,970	-86,702	-87,436	-88,168	-88,901
3	Low density flats	12	£59,200	-1,539,732	-1,575,181	-1,610,391	-1,645,362	-1,680,095	-1,714,589	-1,748,844	-1,782,860	-1,816,638	-1,850,177	-1,883,477
4	Low density rural extension	12	£148,000	-163,148	-211,619	-259,804	-307,704	-355,318	-402,645	-449,687	-496,444	-542,914	-589,099	-634,998
5	Medium density flats	50	£114,700	-6,157,136	-6,301,746	-6,445,385	-6,588,052	-6,729,747	-6,870,471	-7,010,223	-7,149,003	-7,286,812	-7,423,649	-7,559,514
6	Low density rural extension	50	£684,500	-615,398	-812,735	-1,008,909	-1,203,920	-1,397,769	-1,590,454	-1,781,977	-1,972,338	-2,161,534	-2,349,569	-2,536,441
7	Low density rural extension	50	£617,900	-615,398	-812,735	-1,008,909	-1,203,920	-1,397,769	-1,590,454	-1,781,977	-1,972,338	-2,161,534	-2,349,569	-2,536,441
8	Extra care scheme	60	£177,600	-6,486,485	-6,610,532	-6,734,579	-6,858,626	-6,982,674	-7,106,720	-7,230,767	-7,354,815	-7,478,862	-7,602,908	-7,726,956
9	Retirement	60	£177,600	524,910	359,648	194,385	29,123	-138,366	-306,331	-474,296	-642,261	-810,226	-978,191	-1,146,156
10	Integrtated Retirement Scheme	120	£370,000	2,522,718	2,190,452	1,858,185	1,525,919	1,193,652	861,385	529,119	196,852	-137,628	-475,329	-813,030
11	Low density edge of settlement houses/flats	150	£925,000	-1,377,997	-1,985,897	-2,590,219	-3,190,962	-3,788,128	-4,381,716	-4,971,726	-5,558,158	-6,141,013	-6,720,289	-7,295,988
12	Low density rural extension	250	£3,522,400	-5,474,678	-6,454,886	-7,429,269	-8,397,829	-9,360,564	-10,317,477	-11,268,564	-12,213,827	-13,153,268	-14,086,884	-15,014,675
13	Low density rural extension	250	£2,641,800	-9,160,512	-10,005,258	-10,844,934	-11,679,540	-12,509,077	-13,333,544	-14,152,943	-14,967,271	-15,776,531	-16,580,721	-17,379,842
14	Low density edge of settlement houses/flats	500	£4,403,000	-7,882,211	-9,598,512	-11,304,691	-13,000,748	-14,686,682	-16,397,838	-18,099,670	-19,791,164	-21,472,318	-23,143,135	-24,803,614
15	Low density edge of settlement houses/flats	500	£4,625,000	-73,830,619	-75,102,801	-76,366,352	-77,621,275	-78,867,568	-80,105,231	-81,334,264	-82,554,669	-83,766,443	-84,969,588	-86,164,103
16	High density houses	500	£2,641,800	-59,857,807	-61,129,989	-62,393,542	-63,648,464	-64,894,756	-66,132,420	-67,361,454	-68,581,857	-69,793,632	-70,996,777	-72,191,292
17	High density flats	500	£1,028,600	-59,837,228	-61,109,410	-62,372,961	-63,627,884	-64,874,177	-66,111,840	-67,340,873	-68,561,278	-69,773,052	-70,976,197	-72,170,712
18	High density flats	500	£769,600	-640,349	-2,285,966	-3,941,442	-5,590,608	-7,229,821	-8,859,078	-10,478,382	-12,087,730	-13,708,340	-15,332,390	-16,946,273
19	High density flats	500	£617,900	-59,796,068	-61,068,250	-62,331,802	-63,586,724	-64,833,017	-66,070,680	-67,299,714	-68,520,118	-69,731,892	-70,935,037	-72,129,553
20	Low density flats and houses	700	£3,452,100	-10,348,880	-12,736,908	-15,110,858	-17,470,732	-19,816,531	-22,162,249	-24,532,207	-26,887,777	-29,228,958	-31,555,750	-33,868,153
21	High density flats	700	£862,100	-551,584	-2,836,731	-5,108,257	-7,366,159	-9,626,305	-11,893,597	-14,147,046	-16,386,651	-18,616,137	-20,878,179	-23,126,070
22	Low density edge of settlement houses	1,935	£35,797,500	-27,682,494	-33,604,816	-39,517,277	-45,484,809	-51,473,284	-57,498,393	-63,629,863	-69,724,631	-75,782,129	-81,802,355	-87,785,310
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-27,682,494	-33,604,816	-39,517,277	-45,484,809	-51,473,284	-57,498,393	-63,629,863	-69,724,631	-75,782,129	-81,802,355	-87,785,310
24	New Settlement	2,560	£21,049,300	-58,617,297	-66,426,081	-74,324,971	-82,341,004	-90,365,093	-98,341,327	###########	###########	###########	###########	###########
25	Low density edge of settlement houses/flats	6,973	£35,797,500	###########	###########	###########	-501,663,360	###########	###########	###########	###########	###########	###########	###########
26	Low density edge of settlement houses	3,870	£71,595,000	-89,548,444	###########	###########	-122,890,732	###########	###########	###########	###########	###########	###########	###########
27	New Settlement	5,120	£94,720,000	-85,633,205	-99,370,022	###########	-126,828,682	###########	###########	###########	###########	###########	###########	###########
28	New settlement - High density flats and houses	7,335	£18,093,000	###########	###########	###########	-348,967,829	###########	###########	###########	###########	###########	###########	###########
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL ################# AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1										Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	############	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	############	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-

BLV2										Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£8,255,287	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-

BLV3										Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1	Low density flats	577	0	£29,600	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£74,000	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£59,200	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£114,700	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£617,900	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	80	44	4	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	247	220	190	156	118	75	26	-	-
11	Low density edge of settlement houses/flats	14,436	0	£925,000	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£3,522,400	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£2,641,800	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£617,900	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£862,100	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£35,797,500	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£21,049,300	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	-582,548	-579,807	-577,074	-574,350	-571,634	-568,927	-566,228	-563,538	-560,856	-558,182	-555,518
2	Low density rural extension	6	£2,050,533	169,027	167,550	166,074	164,598	163,121	161,645	160,169	158,693	157,216	155,740	154,264
3	Low density flats	12	£1,640,426	-1,109,011	-1,163,741	-1,218,122	-1,272,157	-1,325,843	-1,379,180	-1,432,170	-1,484,812	-1,537,106	-1,589,051	-1,640,649
4	Low density rural extension	12	£4,101,066	338,053	268,044	198,442	129,248	60,462	-8,047	-77,130	-145,798	-214,052	-281,892	-349,317
5	Medium density flats	50	£3,178,326	-4,419,318	-4,641,755	-4,862,780	-5,082,392	-5,300,591	-5,517,377	-5,732,750	-5,946,711	-6,159,258	-6,370,393	-6,580,116
6	Low density rural extension	50	£18,967,431	1,406,097	1,121,848	839,254	558,314	279,029	1,398	-279,068	-557,876	-835,001	-1,110,445	-1,384,207
7	Low density rural extension	50	£17,121,951	1,406,097	1,121,848	839,254	558,314	279,029	1,398	-279,068	-557,876	-835,001	-1,110,445	-1,384,207
8	Extra care scheme	60	£4,921,279	-5,142,372	-5,322,713	-5,503,052	-5,683,391	-5,863,731	-6,044,070	-6,224,410	-6,404,750	-6,585,089	-6,765,428	-6,945,768
9	Retirement	60	£4,921,279	2,216,944	1,982,280	1,747,616	1,512,952	1,278,287	1,043,624	808,959	573,388	336,522	99,656	-139,454
10	Integrtated Retirement Scheme	120	£10,252,666	5,876,068	5,405,060	4,934,053	4,463,045	3,992,037	3,521,029	3,050,021	2,579,014	2,108,006	1,636,998	1,165,991
11	Low density edge of settlement houses/flats	150	£25,631,664	4,634,416	3,767,565	2,905,759	2,048,996	1,197,277	350,602	-499,061	-1,349,331	-2,194,476	-3,034,494	-3,869,386
12	Low density rural extension	250	£97,605,376	4,211,211	2,832,620	1,462,104	99,662	-1,275,224	-2,654,255	-4,034,801	-5,407,018	-6,770,904	-8,126,462	-9,473,691
13	Low density rural extension	250	£73,204,032	192,475	-1,048,449	-2,285,191	-3,514,606	-4,736,691	-5,951,448	-7,169,667	-8,393,275	-9,609,413	-10,818,080	-12,019,277
14	Low density edge of settlement houses/flats	500	£122,006,720	10,520,527	8,043,228	5,580,354	3,131,903	697,877	-1,749,884	-4,200,211	-6,666,532	-9,117,975	-11,554,540	-13,999,181
15	Low density edge of settlement houses/flats	500	£128,158,319	-57,567,770	-59,566,384	-61,552,253	-63,525,375	-65,485,752	-67,433,381	-69,368,264	-71,290,401	-73,199,792	-75,096,436	-76,980,334
16	High density houses	500	£73,204,032	-43,594,958	-45,593,573	-47,579,442	-49,552,564	-51,512,940	-53,460,570	-55,395,454	-57,317,590	-59,226,981	-61,123,625	-63,007,523
17	High density flats	500	£28,502,410	-43,574,379	-45,572,993	-47,558,862	-49,531,984	-51,492,361	-53,439,990	-55,374,873	-57,297,010	-59,206,401	-61,103,045	-62,986,943
18	High density flats	500	£21,325,544	17,221,726	14,824,562	12,441,460	10,069,709	7,692,943	5,330,369	2,981,988	647,800	-1,699,546	-4,043,060	-6,401,748
19	High density flats	500	£17,121,951	-43,533,219	-45,531,834	-47,517,702	-49,490,825	-51,451,201	-53,398,831	-55,333,714	-57,255,851	-59,165,242	-61,061,886	-62,945,784
20	Low density flats and houses	700	£95,657,370	14,824,797	11,432,807	8,060,562	4,683,834	1,311,601	-2,074,030	-5,460,806	-8,827,277	-12,218,219	-15,599,325	-18,966,730
21	High density flats	700	£23,888,711	23,913,037	20,600,061	17,306,515	14,032,399	10,777,712	7,542,455	4,326,627	1,107,671	-2,141,270	-5,388,347	-8,615,443
22	Low density edge of settlement houses	1,935	£991,945,392	28,817,845	21,207,355	13,567,730	5,879,561	-1,939,722	-9,981,000	-18,192,219	-26,426,791	-34,729,540	-43,145,730	-51,721,079
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	28,817,845	21,207,355	13,567,730	5,879,561	-1,939,722	-9,981,000	-18,192,219	-26,426,791	-34,729,540	-43,145,730	-51,721,079
24	New Settlement	2,560	£583,274,143	11,223,983	1,993,570	-7,520,731	-17,279,486	-27,364,331	-37,845,650	-48,486,253	-59,325,832	-70,454,912	-81,650,854	-92,778,684
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-270,714,263	-296,801,460	-322,732,357	-348,506,955	-374,125,254	-399,587,253	-424,892,954	-450,042,355	-475,035,457	-499,872,258	-524,552,762
26	Low density edge of settlement houses	3,870	£1,983,890,784	-3,295,109	-14,204,743	-25,580,098	-37,651,607	-50,762,821	-65,066,668	-79,979,947	-95,277,247	-110,482,474	-125,595,627	-140,616,706
27	New Settlement	5,120	£2,624,682,381	4,646,726	-6,330,600	-17,957,579	-30,411,762	-44,163,990	-60,075,624	-77,996,552	-96,685,801	-115,263,047	-133,728,290	-152,081,531
28	New settlement - High density flats and houses	7,335	£501,355,345	-127,460,759	-153,107,109	-178,894,828	-204,529,706	-230,011,744	-255,340,942	-280,517,300	-305,540,818	-330,411,496	-355,129,334	-379,694,332
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

GREATER CAMBRIDGE CIL Sales value £5,875 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1

									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	0	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	-582,548	-579,807	-577,074	-574,350	-571,634	-568,927	-566,228	-563,538	-560,856	-558,182	-555,518
2	Low density rural extension	6	£708,608	169,027	167,550	166,074	164,598	163,121	161,645	160,169	158,693	157,216	155,740	154,264
3	Low density flats	12	£566,887	-1,109,011	-1,163,741	-1,218,122	-1,272,157	-1,325,843	-1,379,180	-1,432,170	-1,484,812	-1,537,106	-1,589,051	-1,640,649
4	Low density rural extension	12	£1,417,217	338,053	268,044	198,442	129,248	60,462	-8,047	-77,130	-145,798	-214,052	-281,892	-349,317
5	Medium density flats	50	£1,098,343	-4,419,318	-4,641,755	-4,862,780	-5,082,392	-5,300,591	-5,517,377	-5,732,750	-5,946,711	-6,159,258	-6,370,393	-6,580,116
6	Low density rural extension	50	£6,554,627	1,406,097	1,121,848	839,254	558,314	279,029	1,398	-279,068	-557,876	-835,001	-1,110,445	-1,384,207
7	Low density rural extension	50	£5,916,880	1,406,097	1,121,848	839,254	558,314	279,029	1,398	-279,068	-557,876	-835,001	-1,110,445	-1,384,207
8	Extra care scheme	60	£1,700,660	-5,142,372	-5,322,713	-5,503,052	-5,683,391	-5,863,731	-6,044,070	-6,224,410	-6,404,750	-6,585,089	-6,765,428	-6,945,768
9	Retirement	60	£1,700,660	2,216,944	1,982,280	1,747,616	1,512,952	1,278,287	1,043,624	808,959	573,388	336,522	99,656	-139,454
10	Integrtated Retirement Scheme	120	£3,543,042	5,876,068	5,405,060	4,934,053	4,463,045	3,992,037	3,521,029	3,050,021	2,579,014	2,108,006	1,636,998	1,165,991
11	Low density edge of settlement houses/flats	150	£8,857,604	4,634,416	3,767,565	2,905,759	2,048,996	1,197,277	350,602	-499,061	-1,349,331	-2,194,476	-3,034,494	-3,869,386
12	Low density rural extension	250	£33,729,758	4,211,211	2,832,620	1,462,104	99,662	-1,275,224	-2,654,255	-4,034,801	-5,407,018	-6,770,904	-8,126,462	-9,473,691
13	Low density rural extension	250	£25,297,318	192,475	-1,048,449	-2,285,191	-3,514,606	-4,736,691	-5,951,448	-7,169,667	-8,393,275	-9,609,413	-10,818,080	-12,019,277
14	Low density edge of settlement houses/flats	500	£42,162,197	10,520,527	8,043,228	5,580,354	3,131,903	697,877	-1,749,884	-4,200,211	-6,666,532	-9,117,975	-11,554,540	-13,999,181
15	Low density edge of settlement houses/flats	500	£44,288,022	-57,567,770	-59,566,384	-61,552,253	-63,525,375	-65,485,752	-67,433,381	-69,368,264	-71,290,401	-73,199,792	-75,096,436	-76,980,334
16	High density houses	500	£25,297,318	-43,594,958	-45,593,573	-47,579,442	-49,552,564	-51,512,940	-53,460,570	-55,395,454	-57,317,590	-59,226,981	-61,123,625	-63,007,523
17	High density flats	500	£9,849,656	-43,574,379	-45,572,993	-47,558,862	-49,531,984	-51,492,361	-53,439,990	-55,374,873	-57,297,010	-59,206,401	-61,103,045	-62,986,943
18	High density flats	500	£7,369,527	17,221,726	14,824,562	12,441,460	10,069,709	7,692,943	5,330,369	2,981,988	647,800	-1,699,546	-4,043,060	-6,401,748
19	High density flats	500	£5,916,880	-43,533,219	-45,531,834	-47,517,702	-49,490,825	-51,451,201	-53,398,831	-55,333,714	-57,255,851	-59,165,242	-61,061,886	-62,945,784
20	Low density flats and houses	700	£33,056,580	14,824,797	11,432,807	8,060,562	4,683,834	1,311,601	-2,074,030	-5,460,806	-8,827,277	-12,218,219	-15,599,325	-18,966,730
21	High density flats	700	£8,255,287	23,913,037	20,600,061	17,306,515	14,032,399	10,777,712	7,542,455	4,326,627	1,107,671	-2,141,270	-5,388,347	-8,615,443
22	Low density edge of settlement houses	1,935	£342,789,292	28,817,845	21,207,355	13,567,730	5,879,561	-1,939,722	-9,981,000	-18,192,219	-26,426,791	-34,729,540	-43,145,730	-51,721,079
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	28,817,845	21,207,355	13,567,730	5,879,561	-1,939,722	-9,981,000	-18,192,219	-26,426,791	-34,729,540	-43,145,730	-51,721,079
24	New Settlement	2,560	£201,563,647	11,223,983	1,993,570	-7,520,731	-17,279,486	-27,364,331	-37,845,650	-48,486,253	-59,325,832	-70,454,912	-81,650,854	-92,778,684
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-270,714,263	-296,801,460	-322,732,357	-348,506,955	-374,125,254	-399,587,253	-424,892,954	-450,042,355	-475,035,457	-499,872,258	-524,552,762
26	Low density edge of settlement houses	3,870	£685,578,584	-3,295,109	-14,204,743	-25,580,098	-37,651,607	-50,762,821	-65,066,668	-79,979,947	-95,277,247	-110,482,474	-125,595,627	-140,616,706
27	New Settlement	5,120	£907,018,695	4,646,726	-6,330,600	-17,957,579	-30,411,762	-44,163,990	-60,075,624	-77,996,552	-96,685,801	-115,263,047	-133,728,290	-152,081,531
28	New settlement - High density flats and houses	7,335	£173,254,743	-127,460,759	-153,107,109	-178,894,828	-204,529,706	-230,011,744	-255,340,942	-280,517,300	-305,540,818	-330,411,496	-355,129,334	-379,694,332
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BLV2

									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	119	68	12	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	268	225	178	124	65	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	205	163	117	66	8	-	-	-	-	-
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£8,255,287	232	193	149	101	47	-	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	-582,548	-579,807	-577,074	-574,350	-571,634	-568,927	-566,228	-563,538	-560,856	-558,182	-555,518
2	Low density rural extension	6	£74,000	169,027	167,550	166,074	164,598	163,121	161,645	160,169	158,693	157,216	155,740	154,264
3	Low density flats	12	£59,200	-1,109,011	-1,163,741	-1,218,122	-1,272,157	-1,325,843	-1,379,180	-1,432,170	-1,484,812	-1,537,106	-1,589,051	-1,640,649
4	Low density rural extension	12	£148,000	338,053	268,044	198,442	129,248	60,462	-8,047	-77,130	-145,798	-214,052	-281,892	-349,317
5	Medium density flats	50	£114,700	-4,419,318	-4,641,755	-4,862,780	-5,082,392	-5,300,591	-5,517,377	-5,732,750	-5,946,711	-6,159,258	-6,370,393	-6,580,116
6	Low density rural extension	50	£684,500	1,406,097	1,121,848	839,254	558,314	279,029	1,398	-279,068	-557,876	-835,001	-1,110,445	-1,384,207
7	Low density rural extension	50	£617,900	1,406,097	1,121,848	839,254	558,314	279,029	1,398	-279,068	-557,876	-835,001	-1,110,445	-1,384,207
8	Extra care scheme	60	£177,600	-5,142,372	-5,322,713	-5,503,052	-5,683,391	-5,863,731	-6,044,070	-6,224,410	-6,404,750	-6,585,089	-6,765,428	-6,945,768
9	Retirement	60	£177,600	2,216,944	1,982,280	1,747,616	1,512,952	1,278,287	1,043,624	808,959	573,388	336,522	99,656	-139,454
10	Integrtated Retirement Scheme	120	£370,000	5,876,068	5,405,060	4,934,053	4,463,045	3,992,037	3,521,029	3,050,021	2,579,014	2,108,006	1,636,998	1,165,991
11	Low density edge of settlement houses/flats	150	£925,000	4,634,416	3,767,565	2,905,759	2,048,996	1,197,277	350,602	-499,061	-1,349,331	-2,194,476	-3,034,494	-3,869,386
12	Low density rural extension	250	£3,522,400	4,211,211	2,832,620	1,462,104	99,662	-1,275,224	-2,654,255	-4,034,801	-5,407,018	-6,770,904	-8,126,462	-9,473,691
13	Low density rural extension	250	£2,641,800	192,475	-1,048,449	-2,285,191	-3,514,606	-4,736,691	-5,951,448	-7,169,667	-8,393,275	-9,609,413	-10,818,080	-12,019,277
14	Low density edge of settlement houses/flats	500	£4,403,000	10,520,527	8,043,228	5,580,354	3,131,903	697,877	-1,749,884	-4,200,211	-6,666,532	-9,117,975	-11,554,540	-13,999,181
15	Low density edge of settlement houses/flats	500	£4,625,000	-57,567,770	-59,566,384	-61,552,253	-63,525,375	-65,485,752	-67,433,381	-69,368,264	-71,290,401	-73,199,792	-75,096,436	-76,980,334
16	High density houses	500	£2,641,800	-43,594,958	-45,593,573	-47,579,442	-49,552,564	-51,512,940	-53,460,570	-55,395,454	-57,317,590	-59,226,981	-61,123,625	-63,007,523
17	High density flats	500	£1,028,600	-43,574,379	-45,572,993	-47,558,862	-49,531,984	-51,492,361	-53,439,990	-55,374,873	-57,297,010	-59,206,401	-61,103,045	-62,986,943
18	High density flats	500	£769,600	17,221,726	14,824,562	12,441,460	10,069,709	7,692,943	5,330,369	2,981,988	647,800	-1,699,546	-4,043,060	-6,401,748
19	High density flats	500	£617,900	-43,533,219	-45,531,834	-47,517,702	-49,490,825	-51,451,201	-53,398,831	-55,333,714	-57,255,851	-59,165,242	-61,061,886	-62,945,784
20	Low density flats and houses	700	£3,452,100	14,824,797	11,432,807	8,060,562	4,683,834	1,311,601	-2,074,030	-5,460,806	-8,827,277	-12,218,219	-15,599,325	-18,966,730
21	High density flats	700	£862,100	23,913,037	20,600,061	17,306,515	14,032,399	10,777,712	7,542,455	4,326,627	1,107,671	-2,141,270	-5,388,347	-8,615,443
22	Low density edge of settlement houses	1,935	£35,797,500	28,817,845	21,207,355	13,567,730	5,879,561	-1,939,722	-9,981,000	-18,192,219	-26,426,791	-34,729,540	-43,145,730	-51,721,079
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	28,817,845	21,207,355	13,567,730	5,879,561	-1,939,722	-9,981,000	-18,192,219	-26,426,791	-34,729,540	-43,145,730	-51,721,079
24	New Settlement	2,560	£21,049,300	11,223,983	1,993,570	-7,520,731	-17,279,486	-27,364,331	-37,845,650	-48,486,253	-59,325,832	-70,454,912	-81,650,854	-92,778,684
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-270,714,263	-296,801,460	-322,732,357	-348,506,955	-374,125,254	-399,587,253	-424,892,954	-450,042,355	-475,035,457	-499,872,258	-524,552,762
26	Low density edge of settlement houses	3,870	£71,595,000	-3,295,109	-14,204,743	-25,580,098	-37,651,607	-50,762,821	-65,066,668	-79,979,947	-95,277,247	-110,482,474	-125,595,627	-140,616,706
27	New Settlement	5,120	£94,720,000	4,646,726	-6,330,600	-17,957,579	-30,411,762	-44,163,990	-60,075,624	-77,996,552	-96,685,801	-115,263,047	-133,728,290	-152,081,531
28	New settlement - High density flats and houses	7,335	£18,093,000	-127,460,759	-153,107,109	-178,894,828	-204,529,706	-230,011,744	-255,340,942	-280,517,300	-305,540,818	-330,411,496	-355,129,334	-379,694,332
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

BLV3

									Residual land values				
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£74,000	165	171	177	185	193	202	213	226	240	257
3	Low density flats	1,155	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	165	109	49	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	150	96	36	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£617,900	164	110	51	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	469	437	401	361	316	265	207	140	61	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	633	609	583	553	520	483	440	391	333	265
11	Low density edge of settlement houses/flats	14,436	0	£925,000	257	207	152	92	24	-	-	-	-	-
12	Low density rural extension	24,061	0	£3,522,400	29	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	127	80	27	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	342	307	270	227	180	126	66	-	-	-
19	High density flats	48,121	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	169	125	76	22	-	-	-	-	-	-
21	High density flats	67,370	0	£862,100	342	308	271	230	184	132	73	6	-	-
22	Low density edge of settlement houses	186,229	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	91	52	10	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
				Residual land values										
1	Low density flats	6	£820,213	-367,187	-365,099	-363,019	-360,948	-358,884	-356,829	-354,784	-352,746	-350,716	-348,696	-346,683
2	Low density rural extension	6	£2,050,533	418,315	416,083	413,852	411,620	409,387	407,156	404,924	402,693	400,461	398,229	395,997
3	Low density flats	12	£1,640,426	-678,289	-755,795	-832,823	-909,372	-985,443	-1,061,034	-1,136,147	-1,210,782	-1,284,938	-1,358,616	-1,431,815
4	Low density rural extension	12	£4,101,066	836,630	740,257	644,442	549,186	454,488	360,349	266,769	173,748	81,285	-10,792	-103,630
5	Medium density flats	50	£3,178,326	-2,681,499	-2,995,830	-3,308,223	-3,618,675	-3,927,188	-4,233,762	-4,538,396	-4,841,091	-5,141,847	-5,440,663	-5,737,539
6	Low density rural extension	50	£18,967,431	3,417,690	3,027,070	2,638,714	2,252,623	1,868,795	1,487,233	1,107,934	730,900	356,129	-16,644	-392,941
7	Low density rural extension	50	£17,121,951	3,417,690	3,027,070	2,638,714	2,252,623	1,868,795	1,487,233	1,107,934	730,900	356,129	-16,644	-392,941
8	Extra care scheme	60	£4,921,279	-3,798,261	-4,045,805	-4,293,351	-4,540,896	-4,788,441	-5,035,987	-5,283,531	-5,531,076	-5,778,622	-6,026,167	-6,273,711
9	Retirement	60	£4,921,279	3,898,299	3,579,567	3,260,835	2,942,103	2,623,371	2,304,639	1,985,907	1,667,176	1,348,444	1,029,712	710,980
10	Integrtated Retirement Scheme	120	£10,252,666	9,215,802	8,579,420	7,943,037	7,306,654	6,670,271	6,032,126	5,393,711	4,755,297	4,116,884	3,478,469	2,840,055
11	Low density edge of settlement houses/flats	150	£25,631,664	10,536,806	9,365,961	8,201,900	7,044,625	5,894,136	4,750,431	3,613,512	2,483,379	1,347,843	219,108	-917,533
12	Low density rural extension	250	£97,605,376	13,690,504	11,825,244	9,970,846	8,127,310	6,277,901	4,439,158	2,611,379	794,564	-1,027,828	-2,857,741	-4,698,866
13	Low density rural extension	250	£73,204,032	9,249,727	7,563,498	5,887,125	4,220,610	2,563,953	917,151	-751,404	-2,427,545	-4,093,533	-5,749,367	-7,418,382
14	Low density edge of settlement houses/flats	500	£122,006,720	28,487,752	25,085,798	21,703,564	18,341,052	14,998,262	11,675,193	8,371,847	5,053,770	1,754,259	-1,550,264	-4,864,795
15	Low density edge of settlement houses/flats	500	£128,158,319	-41,304,919	-44,163,499	-47,004,402	-49,827,631	-52,633,185	-55,421,064	-58,191,268	-60,943,797	-63,678,652	-66,395,831	-69,095,335
16	High density houses	500	£73,204,032	-27,332,109	-30,190,687	-33,031,591	-35,854,820	-38,660,374	-41,448,253	-44,218,457	-46,970,986	-49,705,841	-52,423,019	-55,122,525
17	High density flats	500	£28,502,410	-27,311,528	-30,170,108	-33,011,011	-35,834,240	-38,639,794	-41,427,673	-44,197,877	-46,950,406	-49,685,261	-52,402,440	-55,101,944
18	High density flats	500	£21,325,544	34,830,486	31,520,711	28,229,967	24,938,323	21,666,089	18,413,267	15,179,856	11,965,857	8,771,267	5,596,090	2,416,532
19	High density flats	500	£17,121,951	-27,270,369	-30,128,948	-32,969,851	-35,793,081	-38,598,635	-41,386,513	-44,156,717	-46,909,247	-49,644,101	-52,361,281	-55,060,785
20	Low density flats and houses	700	£95,657,370	39,371,504	34,716,066	30,087,613	25,486,146	20,888,021	16,299,353	11,737,913	7,203,701	2,696,719	-1,862,965	-6,446,807
21	High density flats	700	£23,888,711	47,941,717	43,383,794	38,852,430	34,347,626	29,869,383	25,417,699	20,992,576	16,594,012	12,191,391	7,806,806	3,449,020
22	Low density edge of settlement houses	1,935	£991,945,392	79,515,695	69,605,152	59,690,990	49,801,592	39,913,606	30,003,450	20,047,299	10,016,583	-171,040	-10,781,321	-21,755,988
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	79,515,695	69,605,152	59,690,990	49,801,592	39,913,606	30,003,450	20,047,299	10,016,583	-171,040	-10,781,321	-21,755,988
24	New Settlement	2,560	£583,274,143	70,508,183	58,945,514	47,353,020	35,701,622	23,946,363	12,049,517	-70,258	-12,741,426	-25,964,963	-39,923,029	-54,323,231
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-99,312,830	-131,367,424	-164,810,269	-199,483,507	-234,296,847	-268,900,268	-303,293,770	-337,477,354	-371,451,019	-405,214,764	-438,768,591
26	Low density edge of settlement houses	3,870	£1,983,890,784	61,587,533	49,031,309	36,342,975	23,460,572	10,281,139	-3,392,108	-17,905,316	-33,522,077	-51,044,987	-70,381,554	-90,564,899
27	New Settlement	5,120	£2,624,682,381	68,570,070	56,100,500	43,461,620	30,584,527	17,356,614	3,599,296	-11,150,608	-27,315,990	-45,902,885	-68,491,786	-92,925,037
28	New settlement - High density flats and houses	7,335	£501,355,345	-2,785,330	-23,312,100	-45,396,065	-70,036,189	-99,197,772	-132,041,493	-165,791,934	-199,338,946	-232,682,529	-265,822,684	-298,759,411
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
				Residual land values										
1	Low density flats	6	£283,443	-367,187	-365,099	-363,019	-360,948	-358,884	-356,829	-354,784	-352,746	-350,716	-348,696	-346,683
2	Low density rural extension	6	£708,608	418,315	416,083	413,852	411,620	409,387	407,156	404,924	402,693	400,461	398,229	395,997
3	Low density flats	12	£566,887	-678,289	-755,795	-832,823	-909,372	-985,443	-1,061,034	-1,136,147	-1,210,782	-1,284,938	-1,358,616	-1,431,815
4	Low density rural extension	12	£1,417,217	836,630	740,257	644,442	549,186	454,488	360,349	266,769	173,748	81,285	-10,792	-103,630
5	Medium density flats	50	£1,098,343	-2,681,499	-2,995,830	-3,308,223	-3,618,675	-3,927,188	-4,233,762	-4,538,396	-4,841,091	-5,141,847	-5,440,663	-5,737,539
6	Low density rural extension	50	£6,554,627	3,417,690	3,027,070	2,638,714	2,252,623	1,868,795	1,487,233	1,107,934	730,900	356,129	-16,644	-392,941
7	Low density rural extension	50	£5,916,880	3,417,690	3,027,070	2,638,714	2,252,623	1,868,795	1,487,233	1,107,934	730,900	356,129	-16,644	-392,941
8	Extra care scheme	60	£1,700,660	-3,798,261	-4,045,805	-4,293,351	-4,540,896	-4,788,441	-5,035,987	-5,283,531	-5,531,076	-5,778,622	-6,026,167	-6,273,711
9	Retirement	60	£1,700,660	3,898,299	3,579,567	3,260,835	2,942,103	2,623,371	2,304,639	1,985,907	1,667,176	1,348,444	1,029,712	710,980
10	Integrtated Retirement Scheme	120	£3,543,042	9,215,802	8,579,420	7,943,037	7,306,654	6,670,271	6,032,126	5,393,711	4,755,297	4,116,884	3,478,469	2,840,055
11	Low density edge of settlement houses/flats	150	£8,857,604	10,536,806	9,365,961	8,201,900	7,044,625	5,894,136	4,750,431	3,613,512	2,483,379	1,347,843	219,108	-917,533
12	Low density rural extension	250	£33,729,758	13,690,504	11,825,244	9,970,846	8,127,310	6,277,901	4,439,158	2,611,379	794,564	-1,027,828	-2,857,741	-4,698,866
13	Low density rural extension	250	£25,297,318	9,249,727	7,563,498	5,887,125	4,220,610	2,563,953	917,151	-751,404	-2,427,545	-4,093,533	-5,749,367	-7,418,382
14	Low density edge of settlement houses/flats	500	£42,162,197	28,487,752	25,085,798	21,703,564	18,341,052	14,998,262	11,675,193	8,371,847	5,053,770	1,754,259	-1,550,264	-4,864,795
15	Low density edge of settlement houses/flats	500	£44,288,022	-41,304,919	-44,163,499	-47,004,402	-49,827,631	-52,633,185	-55,421,064	-58,191,268	-60,943,797	-63,678,652	-66,395,831	-69,095,335
16	High density houses	500	£25,297,318	-27,332,109	-30,190,687	-33,031,591	-35,854,820	-38,660,374	-41,448,253	-44,218,457	-46,970,986	-49,705,841	-52,423,019	-55,122,525
17	High density flats	500	£9,849,656	-27,311,528	-30,170,108	-33,011,011	-35,834,240	-38,639,794	-41,427,673	-44,197,877	-46,950,406	-49,685,261	-52,402,440	-55,101,944
18	High density flats	500	£7,369,527	34,830,486	31,520,711	28,229,967	24,938,323	21,666,089	18,413,267	15,179,856	11,965,857	8,771,267	5,596,090	2,416,532
19	High density flats	500	£5,916,880	-27,270,369	-30,128,948	-32,969,851	-35,793,081	-38,598,635	-41,386,513	-44,156,717	-46,909,247	-49,644,101	-52,361,281	-55,060,785
20	Low density flats and houses	700	£33,056,580	39,371,504	34,716,066	30,087,613	25,486,146	20,888,021	16,299,353	11,737,913	7,203,701	2,696,719	-1,862,965	-6,446,807
21	High density flats	700	£8,255,287	47,941,717	43,383,794	38,852,430	34,347,626	29,869,383	25,417,699	20,992,576	16,594,012	12,191,391	7,806,806	3,449,020
22	Low density edge of settlement houses	1,935	£342,789,292	79,515,695	69,605,152	59,690,990	49,801,592	39,913,606	30,003,450	20,047,299	10,016,583	-171,040	-10,781,321	-21,755,988
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	79,515,695	69,605,152	59,690,990	49,801,592	39,913,606	30,003,450	20,047,299	10,016,583	-171,040	-10,781,321	-21,755,988
24	New Settlement	2,560	£201,563,647	70,508,183	58,945,514	47,353,020	35,701,622	23,946,363	12,049,517	-70,258	-12,741,426	-25,964,963	-39,923,029	-54,323,231
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-99,312,830	-131,367,424	-164,810,269	-199,483,507	-234,296,847	-268,900,268	-303,293,770	-337,477,354	-371,451,019	-405,214,764	-438,768,591
26	Low density edge of settlement houses	3,870	£685,578,584	61,587,533	49,031,309	36,342,975	23,460,572	10,281,139	-3,392,108	-17,905,316	-33,522,077	-51,044,987	-70,381,554	-90,564,899
27	New Settlement	5,120	£907,018,695	68,570,070	56,100,500	43,461,620	30,584,527	17,356,614	3,599,296	-11,150,608	-27,315,990	-45,902,885	-68,491,786	-92,925,037
28	New settlement - High density flats and houses	7,335	£173,254,743	-2,785,330	-23,312,100	-45,396,065	-70,036,189	-99,197,772	-132,041,493	-165,791,934	-199,338,946	-232,682,529	-265,822,684	-298,759,411
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
				Residual land values										
1	Low density flats	6	£29,600	-367,187	-365,099	-363,019	-360,948	-358,884	-356,829	-354,784	-352,746	-350,716	-348,696	-346,683
2	Low density rural extension	6	£74,000	418,315	416,083	413,852	411,620	409,387	407,156	404,924	402,693	400,461	398,229	395,997
3	Low density flats	12	£59,200	-678,289	-755,795	-832,823	-909,372	-985,443	-1,061,034	-1,136,147	-1,210,782	-1,284,938	-1,358,616	-1,431,815
4	Low density rural extension	12	£148,000	836,630	740,257	644,442	549,186	454,488	360,349	266,769	173,748	81,285	-10,792	-103,630
5	Medium density flats	50	£114,700	-2,681,499	-2,995,830	-3,308,223	-3,618,675	-3,927,188	-4,233,762	-4,538,396	-4,841,091	-5,141,847	-5,440,663	-5,737,539
6	Low density rural extension	50	£684,500	3,417,690	3,027,070	2,638,714	2,252,623	1,868,795	1,487,233	1,107,934	730,900	356,129	-16,644	-392,941
7	Low density rural extension	50	£617,900	3,417,690	3,027,070	2,638,714	2,252,623	1,868,795	1,487,233	1,107,934	730,900	356,129	-16,644	-392,941
8	Extra care scheme	60	£177,600	-3,798,261	-4,045,805	-4,293,351	-4,540,896	-4,788,441	-5,035,987	-5,283,531	-5,531,076	-5,778,622	-6,026,167	-6,273,711
9	Retirement	60	£177,600	3,898,299	3,579,567	3,260,835	2,942,103	2,623,371	2,304,639	1,985,907	1,667,176	1,348,444	1,029,712	710,980
10	Integrtated Retirement Scheme	120	£370,000	9,215,802	8,579,420	7,943,037	7,306,654	6,670,271	6,032,126	5,393,711	4,755,297	4,116,884	3,478,469	2,840,055
11	Low density edge of settlement houses/flats	150	£925,000	10,536,806	9,365,961	8,201,900	7,044,625	5,894,136	4,750,431	3,613,512	2,483,379	1,347,843	219,108	-917,533
12	Low density rural extension	250	£3,522,400	13,690,504	11,825,244	9,970,846	8,127,310	6,277,901	4,439,158	2,611,379	794,564	-1,027,828	-2,857,741	-4,698,866
13	Low density rural extension	250	£2,641,800	9,249,727	7,563,498	5,887,125	4,220,610	2,563,953	917,151	-751,404	-2,427,545	-4,093,533	-5,749,367	-7,418,382
14	Low density edge of settlement houses/flats	500	£4,403,000	28,487,752	25,085,798	21,703,564	18,341,052	14,998,262	11,675,193	8,371,847	5,053,770	1,754,259	-1,550,264	-4,864,795
15	Low density edge of settlement houses/flats	500	£4,625,000	-41,304,919	-44,163,499	-47,004,402	-49,827,631	-52,633,185	-55,421,064	-58,191,268	-60,943,797	-63,678,652	-66,395,831	-69,095,335
16	High density houses	500	£2,641,800	-27,332,109	-30,190,687	-33,031,591	-35,854,820	-38,660,374	-41,448,253	-44,218,457	-46,970,986	-49,705,841	-52,423,019	-55,122,525
17	High density flats	500	£1,028,600	-27,311,528	-30,170,108	-33,011,011	-35,834,240	-38,639,794	-41,427,673	-44,197,877	-46,950,406	-49,685,261	-52,402,440	-55,101,944
18	High density flats	500	£769,600	34,830,486	31,520,711	28,229,967	24,938,323	21,666,089	18,413,267	15,179,856	11,965,857	8,771,267	5,596,090	2,416,532
19	High density flats	500	£617,900	-27,270,369	-30,128,948	-32,969,851	-35,793,081	-38,598,635	-41,386,513	-44,156,717	-46,909,247	-49,644,101	-52,361,281	-55,060,785
20	Low density flats and houses	700	£3,452,100	39,371,504	34,716,066	30,087,613	25,486,146	20,888,021	16,299,353	11,737,913	7,203,701	2,696,719	-1,862,965	-6,446,807
21	High density flats	700	£862,100	47,941,717	43,383,794	38,852,430	34,347,626	29,869,383	25,417,699	20,992,576	16,594,012	12,191,391	7,806,806	3,449,020
22	Low density edge of settlement houses	1,935	£35,797,500	79,515,695	69,605,152	59,690,990	49,801,592	39,913,606	30,003,450	20,047,299	10,016,583	-171,040	-10,781,321	-21,755,988
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	79,515,695	69,605,152	59,690,990	49,801,592	39,913,606	30,003,450	20,047,299	10,016,583	-171,040	-10,781,321	-21,755,988
24	New Settlement	2,560	£21,049,300	70,508,183	58,945,514	47,353,020	35,701,622	23,946,363	12,049,517	-70,258	-12,741,426	-25,964,963	-39,923,029	-54,323,231
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-99,312,830	-131,367,424	-164,810,269	-199,483,507	-234,296,847	-268,900,268	-303,293,770	-337,477,354	-371,451,019	-405,214,764	-438,768,591
26	Low density edge of settlement houses	3,870	£71,595,000	61,587,533	49,031,309	36,342,975	23,460,572	10,281,139	-3,392,108	-17,905,316	-33,522,077	-51,044,987	-70,381,554	-90,564,899
27	New Settlement	5,120	£94,720,000	68,570,070	56,100,500	43,461,620	30,584,527	17,356,614	3,599,296	-11,150,608	-27,315,990	-45,902,885	-68,491,786	-92,925,037
28	New settlement - High density flats and houses	7,335	£18,093,000	-2,785,330	-23,312,100	-45,396,065	-70,036,189	-99,197,772	-132,041,493	-165,791,934	-199,338,946	-232,682,529	-265,822,684	-298,759,411
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £6,500 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
					Residual land values									
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	281	223	159	88	9	-	-	-	-	-
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	357	305	247	183	111	30	-	-	-	-
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
					Residual land values									
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	505	455	399	336	265	185	94	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	652	609	562	509	449	381	304	214	110	-
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	116	37	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	571	528	482	430	371	306	232	147	49	-
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	94	26	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£8,255,287	589	549	505	456	401	340	270	190	97	-
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
					Residual land values									
1	Low density flats	577	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£74,000	596	624	654	688	726	769	819	876	942	1,021
3	Low density flats	1,155	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	596	540	478	409	332	245	147	34	-	-
5	Medium density flats	4,812	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	568	512	451	383	308	222	126	15	-	-
7	Low density rural extension	4,812	0	£617,900	582	527	467	400	325	241	145	36	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	855	823	788	748	703	652	594	527	449	356
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,017	993	967	938	905	868	825	775	718	650
11	Low density edge of settlement houses/flats	14,436	0	£925,000	666	615	560	499	430	353	266	166	49	-
12	Low density rural extension	24,061	0	£3,522,400	423	363	298	225	143	51	-	-	-	-
13	Low density rural extension	24,061	0	£2,641,800	275	215	150	77	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	501	452	399	341	275	201	118	21	-	-
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	708	673	634	591	543	489	428	358	277	182
19	High density flats	48,121	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	533	488	439	385	324	254	176	86	-	-
21	High density flats	67,370	0	£862,100	699	664	627	585	538	486	427	359	280	187
22	Low density edge of settlement houses	186,229	0	£35,797,500	235	191	143	88	28	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	363	326	285	239	188	129	62	-	-	-
24	New Settlement	246,380	0	£21,049,300	201	162	119	70	15	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	-151,827	-150,391	-148,963	-147,545	-146,134	-144,732	-143,339	-141,954	-140,577	-139,209	-137,850
2	Low density rural extension	6	£2,050,533	667,604	664,616	661,629	658,642	655,655	652,668	649,679	646,692	643,705	640,718	637,730
3	Low density flats	12	£1,640,426	-247,568	-347,850	-447,523	-546,587	-645,043	-742,888	-840,124	-936,752	-1,032,771	-1,128,180	-1,222,981
4	Low density rural extension	12	£4,101,066	1,335,206	1,212,469	1,090,441	969,122	848,514	728,615	609,426	490,948	373,179	256,120	139,771
5	Medium density flats	50	£3,178,326	-943,680	-1,349,906	-1,753,665	-2,154,959	-2,553,786	-2,950,148	-3,344,043	-3,735,472	-4,124,435	-4,510,931	-4,894,963
6	Low density rural extension	50	£18,967,431	5,409,582	4,916,369	4,426,008	3,938,500	3,453,844	2,972,040	2,490,444	2,010,697	1,533,823	1,059,824	588,698
7	Low density rural extension	50	£17,121,951	5,409,582	4,916,369	4,426,008	3,938,500	3,453,844	2,972,040	2,490,444	2,010,697	1,533,823	1,059,824	588,698
8	Extra care scheme	60	£4,921,279	-2,454,148	-2,768,899	-3,083,650	-3,398,401	-3,713,151	-4,027,902	-4,342,653	-4,657,403	-4,972,154	-5,286,905	-5,601,656
9	Retirement	60	£4,921,279	5,579,653	5,176,854	4,774,054	4,371,254	3,968,455	3,565,655	3,162,856	2,760,057	2,357,256	1,954,457	1,551,658
10	Integrtated Retirement Scheme	120	£10,252,666	12,530,665	11,728,540	10,926,414	10,124,288	9,322,161	8,520,035	7,717,910	6,915,784	6,113,658	5,311,531	4,509,406
11	Low density edge of settlement houses/flats	150	£25,631,664	16,438,643	14,955,714	13,481,359	12,015,578	10,558,371	9,109,737	7,669,678	6,238,193	4,815,281	3,400,943	1,995,180
12	Low density rural extension	250	£97,605,376	23,096,173	20,733,550	18,384,640	16,049,443	13,727,959	11,420,188	9,126,130	6,845,785	4,568,841	2,293,056	31,121
13	Low density rural extension	250	£73,204,032	18,213,614	16,069,874	13,938,611	11,819,825	9,699,415	7,586,127	5,485,431	3,397,329	1,321,821	-761,543	-2,874,788
14	Low density edge of settlement houses/flats	500	£122,006,720	46,238,370	41,922,803	37,632,192	33,366,537	29,125,838	24,910,094	20,686,752	16,488,195	12,314,788	8,166,534	4,033,462
15	Low density edge of settlement houses/flats	500	£128,158,319	-25,042,070	-28,760,612	-32,456,551	-36,129,887	-39,780,618	-43,408,746	-47,014,271	-50,597,193	-54,157,512	-57,695,226	-61,210,338
16	High density houses	500	£73,204,032	-11,206,118	-14,852,900	-18,483,740	-22,157,075	-25,807,807	-29,435,936	-33,041,461	-36,624,382	-40,184,700	-43,722,415	-47,237,526
17	High density flats	500	£28,502,410	-11,185,870	-14,832,651	-18,463,160	-22,136,496	-25,787,227	-29,415,355	-33,020,880	-36,603,802	-40,164,121	-43,701,835	-47,216,947
18	High density flats	500	£21,325,544	52,246,243	48,015,540	43,809,404	39,627,835	35,470,832	31,338,397	27,230,530	23,147,229	19,088,495	15,038,691	10,997,762
19	High density flats	500	£17,121,951	-11,145,373	-14,792,154	-18,422,001	-22,095,336	-25,746,068	-29,374,196	-32,979,721	-36,562,642	-40,122,961	-43,660,675	-47,175,787
20	Low density flats and houses	700	£95,657,370	63,590,727	57,688,603	51,820,607	45,986,738	40,147,792	34,342,713	28,571,994	22,835,637	17,133,641	11,426,185	5,735,409
21	High density flats	700	£23,888,711	71,557,033	65,799,630	60,075,653	54,385,102	48,706,393	43,054,420	37,436,045	31,847,244	26,258,321	20,703,222	15,181,950
22	Low density edge of settlement houses	1,935	£991,945,392	128,347,522	116,020,679	103,729,506	91,489,039	79,280,698	67,112,788	54,946,663	42,778,832	30,573,401	18,287,580	5,839,794
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	128,347,522	116,020,679	103,729,506	91,489,039	79,280,698	67,112,788	54,946,663	42,778,832	30,573,401	18,287,580	5,839,794
24	New Settlement	2,560	£583,274,143	126,503,324	112,357,401	98,236,782	84,108,054	69,969,857	55,781,655	41,515,891	27,110,298	12,479,671	-2,578,424	-18,499,763
25	Low density edge of settlement houses/flats	6,973	£991,945,392	31,557,284	2,008,610	-29,187,416	-62,318,448	-98,625,236	-139,074,282	-181,694,586	-224,912,352	-267,866,579	-310,557,269	-352,984,420
26	Low density edge of settlement houses	3,870	£1,983,890,784	121,120,899	106,068,872	90,976,093	75,828,606	60,571,789	45,151,126	29,459,348	13,358,490	-3,482,213	-21,700,814	-42,097,889
27	New Settlement	5,120	£2,624,682,381	126,924,380	112,070,512	97,173,786	82,187,396	67,070,701	51,735,262	36,083,771	19,918,078	2,934,042	-15,721,112	-37,178,846
28	New settlement - High density flats and houses	7,335	£501,355,345	85,893,314	64,446,428	42,523,637	19,909,591	-3,848,323	-29,717,103	-58,744,056	-94,019,183	-134,953,562	-176,516,034	-217,824,489
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	-151,827	-150,391	-148,963	-147,545	-146,134	-144,732	-143,339	-141,954	-140,577	-139,209	-137,850
2	Low density rural extension	6	£708,608	667,604	664,616	661,629	658,642	655,655	652,668	649,679	646,692	643,705	640,718	637,730
3	Low density flats	12	£566,887	-247,568	-347,850	-447,523	-546,587	-645,043	-742,888	-840,124	-936,752	-1,032,771	-1,128,180	-1,222,981
4	Low density rural extension	12	£1,417,217	1,335,206	1,212,469	1,090,441	969,122	848,514	728,615	609,426	490,948	373,179	256,120	139,771
5	Medium density flats	50	£1,098,343	-943,680	-1,349,906	-1,753,665	-2,154,959	-2,553,786	-2,950,148	-3,344,043	-3,735,472	-4,124,435	-4,510,931	-4,894,963
6	Low density rural extension	50	£6,554,627	5,409,582	4,916,369	4,426,008	3,938,500	3,453,844	2,972,040	2,490,444	2,010,697	1,533,823	1,059,824	588,698
7	Low density rural extension	50	£5,916,880	5,409,582	4,916,369	4,426,008	3,938,500	3,453,844	2,972,040	2,490,444	2,010,697	1,533,823	1,059,824	588,698
8	Extra care scheme	60	£1,700,660	-2,454,148	-2,768,899	-3,083,650	-3,398,401	-3,713,151	-4,027,902	-4,342,653	-4,657,403	-4,972,154	-5,286,905	-5,601,656
9	Retirement	60	£1,700,660	5,579,653	5,176,854	4,774,054	4,371,254	3,968,455	3,565,655	3,162,856	2,760,057	2,357,256	1,954,457	1,551,658
10	Integrtated Retirement Scheme	120	£3,543,042	12,530,665	11,728,540	10,926,414	10,124,288	9,322,161	8,520,035	7,717,910	6,915,784	6,113,658	5,311,531	4,509,406
11	Low density edge of settlement houses/flats	150	£8,857,604	16,438,643	14,955,714	13,481,359	12,015,578	10,558,371	9,109,737	7,669,678	6,238,193	4,815,281	3,400,943	1,995,180
12	Low density rural extension	250	£33,729,758	23,096,173	20,733,550	18,384,640	16,049,443	13,727,959	11,420,188	9,126,130	6,845,785	4,568,841	2,293,056	31,121
13	Low density rural extension	250	£25,297,318	18,213,614	16,069,874	13,938,611	11,819,825	9,699,415	7,586,127	5,485,431	3,397,329	1,321,821	-761,543	-2,874,788
14	Low density edge of settlement houses/flats	500	£42,162,197	46,238,370	41,922,803	37,632,192	33,366,537	29,125,838	24,910,094	20,686,752	16,488,195	12,314,788	8,166,534	4,033,462
15	Low density edge of settlement houses/flats	500	£44,288,022	-25,042,070	-28,760,612	-32,456,551	-36,129,887	-39,780,618	-43,408,746	-47,014,271	-50,597,193	-54,157,512	-57,695,226	-61,210,338
16	High density houses	500	£25,297,318	-11,206,118	-14,852,900	-18,483,740	-22,157,075	-25,807,807	-29,435,936	-33,041,461	-36,624,382	-40,184,700	-43,722,415	-47,237,526
17	High density flats	500	£9,849,656	-11,185,870	-14,832,651	-18,463,160	-22,136,496	-25,787,227	-29,415,355	-33,020,880	-36,603,802	-40,164,121	-43,701,835	-47,216,947
18	High density flats	500	£7,369,527	52,246,243	48,015,540	43,809,404	39,627,835	35,470,832	31,338,397	27,230,530	23,147,229	19,088,495	15,038,691	10,997,762
19	High density flats	500	£5,916,880	-11,145,373	-14,792,154	-18,422,001	-22,095,336	-25,746,068	-29,374,196	-32,979,721	-36,562,642	-40,122,961	-43,660,675	-47,175,787
20	Low density flats and houses	700	£33,056,580	63,590,727	57,688,603	51,820,607	45,986,738	40,147,792	34,342,713	28,571,994	22,835,637	17,133,641	11,426,185	5,735,409
21	High density flats	700	£8,255,287	71,557,033	65,799,630	60,075,653	54,385,102	48,706,393	43,054,420	37,436,045	31,847,244	26,258,321	20,703,222	15,181,950
22	Low density edge of settlement houses	1,935	£342,789,292	128,347,522	116,020,679	103,729,506	91,489,039	79,280,698	67,112,788	54,946,663	42,778,832	30,573,401	18,287,580	5,839,794
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	128,347,522	116,020,679	103,729,506	91,489,039	79,280,698	67,112,788	54,946,663	42,778,832	30,573,401	18,287,580	5,839,794
24	New Settlement	2,560	£201,563,647	126,503,324	112,357,401	98,236,782	84,108,054	69,969,857	55,781,655	41,515,891	27,110,298	12,479,671	-2,578,424	-18,499,763
25	Low density edge of settlement houses/flats	6,973	£342,789,292	31,557,284	2,008,610	-29,187,416	-62,318,448	-98,625,236	-139,074,282	-181,694,586	-224,912,352	-267,866,579	-310,557,269	-352,984,420
26	Low density edge of settlement houses	3,870	£685,578,584	121,120,899	106,068,872	90,976,093	75,828,606	60,571,789	45,151,126	29,459,348	13,358,490	-3,482,213	-21,700,814	-42,097,889
27	New Settlement	5,120	£907,018,695	126,924,380	112,070,512	97,173,786	82,187,396	67,070,701	51,735,262	36,083,771	19,918,078	2,934,042	-15,721,112	-37,178,846
28	New settlement - High density flats and houses	7,335	£173,254,743	85,893,314	64,446,428	42,523,637	19,909,591	-3,848,323	-29,717,103	-58,744,056	-94,019,183	-134,953,562	-176,516,034	-217,824,489
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	-151,827	-150,391	-148,963	-147,545	-146,134	-144,732	-143,339	-141,954	-140,577	-139,209	-137,850
2	Low density rural extension	6	£74,000	667,604	664,616	661,629	658,642	655,655	652,668	649,679	646,692	643,705	640,718	637,730
3	Low density flats	12	£59,200	-247,568	-347,850	-447,523	-546,587	-645,043	-742,888	-840,124	-936,752	-1,032,771	-1,128,180	-1,222,981
4	Low density rural extension	12	£148,000	1,335,206	1,212,469	1,090,441	969,122	848,514	728,615	609,426	490,948	373,179	256,120	139,771
5	Medium density flats	50	£114,700	-943,680	-1,349,906	-1,753,665	-2,154,959	-2,553,786	-2,950,148	-3,344,043	-3,735,472	-4,124,435	-4,510,931	-4,894,963
6	Low density rural extension	50	£684,500	5,409,582	4,916,369	4,426,008	3,938,500	3,453,844	2,972,040	2,490,444	2,010,697	1,533,823	1,059,824	588,698
7	Low density rural extension	50	£617,900	5,409,582	4,916,369	4,426,008	3,938,500	3,453,844	2,972,040	2,490,444	2,010,697	1,533,823	1,059,824	588,698
8	Extra care scheme	60	£177,600	-2,454,148	-2,768,899	-3,083,650	-3,398,401	-3,713,151	-4,027,902	-4,342,653	-4,657,403	-4,972,154	-5,286,905	-5,601,656
9	Retirement	60	£177,600	5,579,653	5,176,854	4,774,054	4,371,254	3,968,455	3,565,655	3,162,856	2,760,057	2,357,256	1,954,457	1,551,658
10	Integrtated Retirement Scheme	120	£370,000	12,530,665	11,728,540	10,926,414	10,124,288	9,322,161	8,520,035	7,717,910	6,915,784	6,113,658	5,311,531	4,509,406
11	Low density edge of settlement houses/flats	150	£925,000	16,438,643	14,955,714	13,481,359	12,015,578	10,558,371	9,109,737	7,669,678	6,238,193	4,815,281	3,400,943	1,995,180
12	Low density rural extension	250	£3,522,400	23,096,173	20,733,550	18,384,640	16,049,443	13,727,959	11,420,188	9,126,130	6,845,785	4,568,841	2,293,056	31,121
13	Low density rural extension	250	£2,641,800	18,213,614	16,069,874	13,938,611	11,819,825	9,699,415	7,586,127	5,485,431	3,397,329	1,321,821	-761,543	-2,874,788
14	Low density edge of settlement houses/flats	500	£4,403,000	46,238,370	41,922,803	37,632,192	33,366,537	29,125,838	24,910,094	20,686,752	16,488,195	12,314,788	8,166,534	4,033,462
15	Low density edge of settlement houses/flats	500	£4,625,000	-25,042,070	-28,760,612	-32,456,551	-36,129,887	-39,780,618	-43,408,746	-47,014,271	-50,597,193	-54,157,512	-57,695,226	-61,210,338
16	High density houses	500	£2,641,800	-11,206,118	-14,852,900	-18,483,740	-22,157,075	-25,807,807	-29,435,936	-33,041,461	-36,624,382	-40,184,700	-43,722,415	-47,237,526
17	High density flats	500	£1,028,600	-11,185,870	-14,832,651	-18,463,160	-22,136,496	-25,787,227	-29,415,355	-33,020,880	-36,603,802	-40,164,121	-43,701,835	-47,216,947
18	High density flats	500	£769,600	52,246,243	48,015,540	43,809,404	39,627,835	35,470,832	31,338,397	27,230,530	23,147,229	19,088,495	15,038,691	10,997,762
19	High density flats	500	£617,900	-11,145,373	-14,792,154	-18,422,001	-22,095,336	-25,746,068	-29,374,196	-32,979,721	-36,562,642	-40,122,961	-43,660,675	-47,175,787
20	Low density flats and houses	700	£3,452,100	63,590,727	57,688,603	51,820,607	45,986,738	40,147,792	34,342,713	28,571,994	22,835,637	17,133,641	11,426,185	5,735,409
21	High density flats	700	£862,100	71,557,033	65,799,630	60,075,653	54,385,102	48,706,393	43,054,420	37,436,045	31,847,244	26,258,321	20,703,222	15,181,950
22	Low density edge of settlement houses	1,935	£35,797,500	128,347,522	116,020,679	103,729,506	91,489,039	79,280,698	67,112,788	54,946,663	42,778,832	30,573,401	18,287,580	5,839,794
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	128,347,522	116,020,679	103,729,506	91,489,039	79,280,698	67,112,788	54,946,663	42,778,832	30,573,401	18,287,580	5,839,794
24	New Settlement	2,560	£21,049,300	126,503,324	112,357,401	98,236,782	84,108,054	69,969,857	55,781,655	41,515,891	27,110,298	12,479,671	-2,578,424	-18,499,763
25	Low density edge of settlement houses/flats	6,973	£35,797,500	31,557,284	2,008,610	-29,187,416	-62,318,448	-98,625,236	-139,074,282	-181,694,586	-224,912,352	-267,866,579	-310,557,269	-352,984,420
26	Low density edge of settlement houses	3,870	£71,595,000	121,120,899	106,068,872	90,976,093	75,828,606	60,571,789	45,151,126	29,459,348	13,358,490	-3,482,213	-21,700,814	-42,097,889
27	New Settlement	5,120	£94,720,000	126,924,380	112,070,512	97,173,786	82,187,396	67,070,701	51,735,262	36,083,771	19,918,078	2,934,042	-15,721,112	-37,178,846
28	New settlement - High density flats and houses	7,335	£18,093,000	85,893,314	64,446,428	42,523,637	19,909,591	-3,848,323	-29,717,103	-58,744,056	-94,019,183	-134,953,562	-176,516,034	-217,824,489
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £7,125 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	151	62	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	262	179	86	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	643	584	519	447	367	277	175	58	-	-
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	708	655	597	533	460	379	287	182	59	-
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	892	841	785	722	652	572	480	375	252	106
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,033	990	943	890	830	763	686	596	492	370
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	525	445	356	257	147	23	-	-	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	85	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	933	889	841	789	730	664	590	504	406	290
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	453	385	309	226	132	25	-	-	-	-
21	High density flats	67,370	0	£8,255,287	940	899	855	806	751	689	619	539	445	336
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	76	10	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£74,000	1,028	1,077	1,131	1,191	1,259	1,336	1,424	1,526	1,644	1,784
3	Low density flats	1,155	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	1,028	970	907	836	758	670	571	457	325	170
5	Medium density flats	4,812	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	982	926	864	796	719	634	536	424	294	142
7	Low density rural extension	4,812	0	£617,900	996	940	879	812	737	652	556	445	317	167
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	1,242	1,210	1,174	1,134	1,089	1,038	980	913	835	743
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,398	1,374	1,348	1,319	1,286	1,249	1,207	1,158	1,100	1,033
11	Low density edge of settlement houses/flats	14,436	0	£925,000	1,075	1,023	966	904	834	756	667	566	449	312
12	Low density rural extension	24,061	0	£3,522,400	814	753	686	613	530	438	333	213	72	-
13	Low density rural extension	24,061	0	£2,641,800	647	587	522	449	367	274	169	48	-	-
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	869	821	767	708	642	568	483	386	274	142
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	1,070	1,033	994	950	901	847	786	715	634	539
19	High density flats	48,121	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	893	847	798	743	681	611	533	443	338	215
21	High density flats	67,370	0	£862,100	1,049	1,015	977	935	888	835	776	708	628	535
22	Low density edge of settlement houses	186,229	0	£35,797,500	497	453	405	352	292	224	147	58	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	625	588	548	503	452	395	330	255	167	62
24	New Settlement	246,380	0	£21,049,300	428	390	348	301	248	188	119	38	-	-
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	133	97	58	13	-	-	-	-	-	-
27	New Settlement	492,760	0	£94,720,000	65	37	6	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	96	69	38	3	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	62,511	63,282	64,044	64,798	65,544	66,281	67,010	67,730	68,442	69,146	69,842
2	Low density rural extension	6	£2,050,533	916,891	913,149	909,406	905,664	901,921	898,178	894,435	890,693	886,950	883,207	879,464
3	Low density flats	12	£1,640,426	180,206	59,128	-62,224	-183,802	-304,643	-424,742	-544,103	-662,723	-780,604	-897,745	-1,014,146
4	Low density rural extension	12	£4,101,066	1,833,784	1,684,681	1,536,440	1,389,059	1,242,541	1,096,882	952,085	808,147	665,072	522,858	381,504
5	Medium density flats	50	£3,178,326	781,359	291,255	-199,109	-691,243	-1,180,385	-1,666,533	-2,149,690	-2,629,852	-3,107,023	-3,581,201	-4,052,385
6	Low density rural extension	50	£18,967,431	7,394,739	6,796,553	6,201,822	5,610,543	5,022,719	4,438,348	3,857,431	3,279,968	2,705,959	2,135,402	1,564,013
7	Low density rural extension	50	£17,121,951	7,394,739	6,796,553	6,201,822	5,610,543	5,022,719	4,438,348	3,857,431	3,279,968	2,705,959	2,135,402	1,564,013
8	Extra care scheme	60	£4,921,279	-1,110,036	-1,491,992	-1,873,949	-2,255,905	-2,637,862	-3,019,818	-3,401,774	-3,783,731	-4,165,687	-4,547,644	-4,929,600
9	Retirement	60	£4,921,279	7,248,412	6,763,508	6,278,604	5,793,702	5,308,798	4,823,894	4,338,991	3,852,936	3,366,069	2,879,202	2,392,335
10	Integrtated Retirement Scheme	120	£10,252,666	15,845,528	14,877,660	13,909,791	12,941,922	11,974,052	11,006,183	10,038,314	9,070,445	8,102,576	7,134,706	6,166,837
11	Low density edge of settlement houses/flats	150	£25,631,664	22,340,480	20,545,467	18,760,818	16,986,530	15,222,606	13,469,043	11,725,843	9,993,007	8,270,532	6,558,419	4,856,670
12	Low density rural extension	250	£97,605,376	32,457,906	29,613,576	26,785,718	23,971,575	21,161,280	18,367,548	15,590,380	12,829,775	10,085,734	7,358,256	4,647,342
13	Low density rural extension	250	£73,204,032	27,117,209	24,502,657	21,903,279	19,319,076	16,750,048	14,196,197	11,657,520	9,134,019	6,607,749	4,089,291	1,586,161
14	Low density edge of settlement houses/flats	500	£122,006,720	63,862,446	58,639,555	53,446,820	48,258,726	43,099,150	37,969,887	32,870,939	27,802,305	22,763,985	17,752,932	12,731,187
15	Low density edge of settlement houses/flats	500	£128,158,319	-8,980,562	-13,472,007	-17,936,439	-22,432,142	-26,928,051	-31,396,429	-35,837,275	-40,250,589	-44,636,371	-48,994,621	-53,325,339
16	High density houses	500	£73,204,032	4,568,858	218,595	-4,188,477	-8,625,895	-13,036,299	-17,423,618	-21,864,464	-26,277,777	-30,663,560	-35,021,810	-39,352,528
17	High density flats	500	£28,502,410	4,588,461	238,197	-4,168,228	-8,605,646	-13,016,050	-17,403,038	-21,843,884	-26,257,198	-30,642,980	-35,001,230	-39,331,948
18	High density flats	500	£21,325,544	69,498,119	64,373,378	59,278,325	54,212,960	49,177,283	44,171,293	39,194,990	34,227,326	29,284,610	24,371,739	19,488,712
19	High density flats	500	£17,121,951	4,627,664	277,401	-4,127,731	-8,565,149	-12,975,553	-17,361,878	-21,802,724	-26,216,039	-30,601,820	-34,960,070	-39,290,788
20	Low density flats and houses	700	£95,657,370	87,351,506	80,255,209	73,170,692	66,124,674	59,119,809	52,156,097	45,203,563	38,279,325	31,383,705	24,487,994	17,634,022
21	High density flats	700	£23,888,711	94,795,267	87,831,865	80,908,796	74,026,061	67,183,659	60,381,590	53,593,556	46,842,080	40,131,121	33,444,543	26,773,591
22	Low density edge of settlement houses	1,935	£991,945,392	176,351,936	161,585,616	146,875,366	132,228,069	117,666,434	103,128,044	88,662,359	74,222,526	59,799,607	45,374,649	30,885,101
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	176,351,936	161,585,616	146,875,366	132,228,069	117,666,434	103,128,044	88,662,359	74,222,526	59,799,607	45,374,649	30,885,101
24	New Settlement	2,560	£583,274,143	181,093,282	164,257,107	147,502,254	130,764,232	114,066,354	97,384,595	80,690,671	63,956,010	47,107,997	30,081,954	12,727,635
25	Low density edge of settlement houses/flats	6,973	£991,945,392	142,082,767	109,466,658	76,436,478	42,740,957	8,015,908	-28,849,426	-68,797,067	-114,259,249	-164,282,141	-215,899,775	-267,200,250
26	Low density edge of settlement houses	3,870	£1,983,890,784	178,602,920	160,843,900	143,113,770	125,393,205	107,640,759	89,838,642	71,920,016	53,811,823	35,380,310	16,411,024	-3,555,576
27	New Settlement	5,120	£2,624,682,381	183,134,530	165,684,232	148,245,848	130,799,260	113,300,862	95,722,160	78,001,356	60,031,085	41,664,953	22,643,841	2,472,377
28	New settlement - High density flats and houses	7,335	£501,355,345	166,469,187	142,071,966	117,510,903	92,670,861	67,406,383	41,470,756	14,446,499	-14,667,262	-47,537,234	-88,123,032	-136,889,568
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	62,511	63,282	64,044	64,798	65,544	66,281	67,010	67,730	68,442	69,146	69,842
2	Low density rural extension	6	£708,608	916,891	913,149	909,406	905,664	901,921	898,178	894,435	890,693	886,950	883,207	879,464
3	Low density flats	12	£566,887	180,206	59,128	-62,224	-183,802	-304,643	-424,742	-544,103	-662,723	-780,604	-897,745	-1,014,146
4	Low density rural extension	12	£1,417,217	1,833,784	1,684,681	1,536,440	1,389,059	1,242,541	1,096,882	952,085	808,147	665,072	522,858	381,504
5	Medium density flats	50	£1,098,343	781,359	291,255	-199,109	-691,243	-1,180,385	-1,666,533	-2,149,690	-2,629,852	-3,107,023	-3,581,201	-4,052,385
6	Low density rural extension	50	£6,554,627	7,394,739	6,796,553	6,201,822	5,610,543	5,022,719	4,438,348	3,857,431	3,279,968	2,705,959	2,135,402	1,564,013
7	Low density rural extension	50	£5,916,880	7,394,739	6,796,553	6,201,822	5,610,543	5,022,719	4,438,348	3,857,431	3,279,968	2,705,959	2,135,402	1,564,013
8	Extra care scheme	60	£1,700,660	-1,110,036	-1,491,992	-1,873,949	-2,255,905	-2,637,862	-3,019,818	-3,401,774	-3,783,731	-4,165,687	-4,547,644	-4,929,600
9	Retirement	60	£1,700,660	7,248,412	6,763,508	6,278,604	5,793,702	5,308,798	4,823,894	4,338,991	3,852,936	3,366,069	2,879,202	2,392,335
10	Integrtated Retirement Scheme	120	£3,543,042	15,845,528	14,877,660	13,909,791	12,941,922	11,974,052	11,006,183	10,038,314	9,070,445	8,102,576	7,134,706	6,166,837
11	Low density edge of settlement houses/flats	150	£8,857,604	22,340,480	20,545,467	18,760,818	16,986,530	15,222,606	13,469,043	11,725,843	9,993,007	8,270,532	6,558,419	4,856,670
12	Low density rural extension	250	£33,729,758	32,457,906	29,613,576	26,785,718	23,971,575	21,161,280	18,367,548	15,590,380	12,829,775	10,085,734	7,358,256	4,647,342
13	Low density rural extension	250	£25,297,318	27,117,209	24,502,657	21,903,279	19,319,076	16,750,048	14,196,197	11,657,520	9,134,019	6,607,749	4,089,291	1,586,161
14	Low density edge of settlement houses/flats	500	£42,162,197	63,862,446	58,639,555	53,446,820	48,258,726	43,099,150	37,969,887	32,870,939	27,802,305	22,763,985	17,752,932	12,731,187
15	Low density edge of settlement houses/flats	500	£44,288,022	-8,980,562	-13,472,007	-17,936,439	-22,432,142	-26,928,051	-31,396,429	-35,837,275	-40,250,589	-44,636,371	-48,994,621	-53,325,339
16	High density houses	500	£25,297,318	4,568,858	218,595	-4,188,477	-8,625,895	-13,036,299	-17,423,618	-21,864,464	-26,277,777	-30,663,560	-35,021,810	-39,352,528
17	High density flats	500	£9,849,656	4,588,461	238,197	-4,168,228	-8,605,646	-13,016,050	-17,403,038	-21,843,884	-26,257,198	-30,642,980	-35,001,230	-39,331,948
18	High density flats	500	£7,369,527	69,498,119	64,373,378	59,278,325	54,212,960	49,177,283	44,171,293	39,194,990	34,227,326	29,284,610	24,371,739	19,488,712
19	High density flats	500	£5,916,880	4,627,664	277,401	-4,127,731	-8,565,149	-12,975,553	-17,361,878	-21,802,724	-26,216,039	-30,601,820	-34,960,070	-39,290,788
20	Low density flats and houses	700	£33,056,580	87,351,506	80,255,209	73,170,692	66,124,674	59,119,809	52,156,097	45,203,563	38,279,325	31,383,705	24,487,994	17,634,022
21	High density flats	700	£8,255,287	94,795,267	87,831,865	80,908,796	74,026,061	67,183,659	60,381,590	53,593,556	46,842,080	40,131,121	33,444,543	26,773,591
22	Low density edge of settlement houses	1,935	£342,789,292	176,351,936	161,585,616	146,875,366	132,228,069	117,666,434	103,128,044	88,662,359	74,222,526	59,799,607	45,374,649	30,885,101
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	176,351,936	161,585,616	146,875,366	132,228,069	117,666,434	103,128,044	88,662,359	74,222,526	59,799,607	45,374,649	30,885,101
24	New Settlement	2,560	£201,563,647	181,093,282	164,257,107	147,502,254	130,764,232	114,066,354	97,384,595	80,690,671	63,956,010	47,107,997	30,081,954	12,727,635
25	Low density edge of settlement houses/flats	6,973	£342,789,292	142,082,767	109,466,658	76,436,478	42,740,957	8,015,908	-28,849,426	-68,797,067	-114,259,249	-164,282,141	-215,899,775	-267,200,250
26	Low density edge of settlement houses	3,870	£685,578,584	178,602,920	160,843,900	143,113,770	125,393,205	107,640,759	89,838,642	71,920,016	53,811,823	35,380,310	16,411,024	-3,555,576
27	New Settlement	5,120	£907,018,695	183,134,530	165,684,232	148,245,848	130,799,260	113,300,862	95,722,160	78,001,356	60,031,085	41,664,953	22,643,841	2,472,377
28	New settlement - High density flats and houses	7,335	£173,254,743	166,469,187	142,071,966	117,510,903	92,670,861	67,406,383	41,470,756	14,446,499	-14,667,262	-47,537,234	-88,123,032	-136,889,568
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	62,511	63,282	64,044	64,798	65,544	66,281	67,010	67,730	68,442	69,146	69,842
2	Low density rural extension	6	£74,000	916,891	913,149	909,406	905,664	901,921	898,178	894,435	890,693	886,950	883,207	879,464
3	Low density flats	12	£59,200	180,206	59,128	-62,224	-183,802	-304,643	-424,742	-544,103	-662,723	-780,604	-897,745	-1,014,146
4	Low density rural extension	12	£148,000	1,833,784	1,684,681	1,536,440	1,389,059	1,242,541	1,096,882	952,085	808,147	665,072	522,858	381,504
5	Medium density flats	50	£114,700	781,359	291,255	-199,109	-691,243	-1,180,385	-1,666,533	-2,149,690	-2,629,852	-3,107,023	-3,581,201	-4,052,385
6	Low density rural extension	50	£684,500	7,394,739	6,796,553	6,201,822	5,610,543	5,022,719	4,438,348	3,857,431	3,279,968	2,705,959	2,135,402	1,564,013
7	Low density rural extension	50	£617,900	7,394,739	6,796,553	6,201,822	5,610,543	5,022,719	4,438,348	3,857,431	3,279,968	2,705,959	2,135,402	1,564,013
8	Extra care scheme	60	£177,600	-1,110,036	-1,491,992	-1,873,949	-2,255,905	-2,637,862	-3,019,818	-3,401,774	-3,783,731	-4,165,687	-4,547,644	-4,929,600
9	Retirement	60	£177,600	7,248,412	6,763,508	6,278,604	5,793,702	5,308,798	4,823,894	4,338,991	3,852,936	3,366,069	2,879,202	2,392,335
10	Integrtated Retirement Scheme	120	£370,000	15,845,528	14,877,660	13,909,791	12,941,922	11,974,052	11,006,183	10,038,314	9,070,445	8,102,576	7,134,706	6,166,837
11	Low density edge of settlement houses/flats	150	£925,000	22,340,480	20,545,467	18,760,818	16,986,530	15,222,606	13,469,043	11,725,843	9,993,007	8,270,532	6,558,419	4,856,670
12	Low density rural extension	250	£3,522,400	32,457,906	29,613,576	26,785,718	23,971,575	21,161,280	18,367,548	15,590,380	12,829,775	10,085,734	7,358,256	4,647,342
13	Low density rural extension	250	£2,641,800	27,117,209	24,502,657	21,903,279	19,319,076	16,750,048	14,196,197	11,657,520	9,134,019	6,607,749	4,089,291	1,586,161
14	Low density edge of settlement houses/flats	500	£4,403,000	63,862,446	58,639,555	53,446,820	48,258,726	43,099,150	37,969,887	32,870,939	27,802,305	22,763,985	17,752,932	12,731,187
15	Low density edge of settlement houses/flats	500	£4,625,000	-8,980,562	-13,472,007	-17,936,439	-22,432,142	-26,928,051	-31,396,429	-35,837,275	-40,250,589	-44,636,371	-48,994,621	-53,325,339
16	High density houses	500	£2,641,800	4,568,858	218,595	-4,188,477	-8,625,895	-13,036,299	-17,423,618	-21,864,464	-26,277,777	-30,663,560	-35,021,810	-39,352,528
17	High density flats	500	£1,028,600	4,588,461	238,197	-4,168,228	-8,605,646	-13,016,050	-17,403,038	-21,843,884	-26,257,198	-30,642,980	-35,001,230	-39,331,948
18	High density flats	500	£769,600	69,498,119	64,373,378	59,278,325	54,212,960	49,177,283	44,171,293	39,194,990	34,227,326	29,284,610	24,371,739	19,488,712
19	High density flats	500	£617,900	4,627,664	277,401	-4,127,731	-8,565,149	-12,975,553	-17,361,878	-21,802,724	-26,216,039	-30,601,820	-34,960,070	-39,290,788
20	Low density flats and houses	700	£3,452,100	87,351,506	80,255,209	73,170,692	66,124,674	59,119,809	52,156,097	45,203,563	38,279,325	31,383,705	24,487,994	17,634,022
21	High density flats	700	£862,100	94,795,267	87,831,865	80,908,796	74,026,061	67,183,659	60,381,590	53,593,556	46,842,080	40,131,121	33,444,543	26,773,591
22	Low density edge of settlement houses	1,935	£35,797,500	176,351,936	161,585,616	146,875,366	132,228,069	117,666,434	103,128,044	88,662,359	74,222,526	59,799,607	45,374,649	30,885,101
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	176,351,936	161,585,616	146,875,366	132,228,069	117,666,434	103,128,044	88,662,359	74,222,526	59,799,607	45,374,649	30,885,101
24	New Settlement	2,560	£21,049,300	181,093,282	164,257,107	147,502,254	130,764,232	114,066,354	97,384,595	80,690,671	63,956,010	47,107,997	30,081,954	12,727,635
25	Low density edge of settlement houses/flats	6,973	£35,797,500	142,082,767	109,466,658	76,436,478	42,740,957	8,015,908	-28,849,426	-68,797,067	-114,259,249	-164,282,141	-215,899,775	-267,200,250
26	Low density edge of settlement houses	3,870	£71,595,000	178,602,920	160,843,900	143,113,770	125,393,205	107,640,759	89,838,642	71,920,016	53,811,823	35,380,310	16,411,024	-3,555,576
27	New Settlement	5,120	£94,720,000	183,134,530	165,684,232	148,245,848	130,799,260	113,300,862	95,722,160	78,001,356	60,031,085	41,664,953	22,643,841	2,472,377
28	New settlement - High density flats and houses	7,335	£18,093,000	166,469,187	142,071,966	117,510,903	92,670,861	67,406,383	41,470,756	14,446,499	-14,667,262	-47,537,234	-88,123,032	-136,889,568
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £7,750 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	535	446	347	236	111	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	643	560	467	364	247	115	-	-	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	1,001	942	876	804	723	633	530	412	276	115
19	High density flats	48,121	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	1,053	999	940	876	803	722	630	524	402	258
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	361	373	386	401	418	438	460	485	515	550
3	Low density flats	1,155	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	361	244	115	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	175	53	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	307	192	66	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	1,275	1,225	1,169	1,107	1,037	957	866	761	638	493
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,414	1,371	1,324	1,271	1,211	1,144	1,067	977	873	751
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	934	852	762	662	551	426	284	121	-	-
12	Low density rural extension	24,061	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	76	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	451	360	261	149	24	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	1,291	1,247	1,199	1,145	1,086	1,020	945	859	759	642
19	High density flats	48,121	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	806	737	662	577	484	378	258	119	-	-
21	High density flats	67,370	0	£8,255,287	1,285	1,243	1,198	1,149	1,093	1,032	961	881	789	680
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	333	267	195	113	23	-	-	-	-	-
24	New Settlement	246,380	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	577	0	£29,600	57	61	66	72	78	85	93	102	112	125
2	Low density rural extension	577	0	£74,000	1,460	1,530	1,607	1,694	1,792	1,903	2,030	2,176	2,346	2,548
3	Low density flats	1,155	0	£59,200	105	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	1,460	1,401	1,336	1,264	1,185	1,095	995	879	746	590
5	Medium density flats	4,812	0	£114,700	139	39	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	1,394	1,337	1,274	1,204	1,127	1,040	942	830	700	548
7	Low density rural extension	4,812	0	£617,900	1,408	1,352	1,289	1,221	1,144	1,059	962	851	723	573
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	1,625	1,594	1,558	1,519	1,474	1,424	1,367	1,300	1,222	1,129
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,779	1,755	1,729	1,700	1,667	1,630	1,588	1,539	1,481	1,414
11	Low density edge of settlement houses/flats	14,436	0	£925,000	1,483	1,431	1,373	1,309	1,238	1,159	1,069	966	848	710
12	Low density rural extension	24,061	0	£3,522,400	1,203	1,141	1,074	1,000	916	823	717	595	455	290
13	Low density rural extension	24,061	0	£2,641,800	1,017	956	889	815	733	640	535	415	275	109
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	1,236	1,186	1,132	1,072	1,005	930	845	748	636	504
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	40	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	74	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	1,428	1,391	1,351	1,307	1,257	1,203	1,141	1,070	988	892
19	High density flats	48,121	0	£617,900	83	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	1,245	1,200	1,150	1,094	1,033	964	885	795	691	568
21	High density flats	67,370	0	£862,100	1,394	1,359	1,320	1,278	1,231	1,178	1,118	1,050	971	879
22	Low density edge of settlement houses	186,229	0	£35,797,500	755	711	663	609	550	482	406	317	215	94
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	883	846	805	760	710	653	589	515	428	327
24	New Settlement	246,380	0	£21,049,300	650	612	570	524	472	413	346	268	176	67
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	158	116	67	12	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	287	252	213	170	121	65	1	-	-	-
27	New Settlement	492,760	0	£94,720,000	179	152	121	86	47	3	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	210	185	156	124	87	44	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	274,406	274,535	274,655	274,767	274,870	274,965	275,052	275,130	275,200	275,263	275,316
2	Low density rural extension	6	£2,050,533	1,166,180	1,161,682	1,157,183	1,152,685	1,148,187	1,143,689	1,139,191	1,134,692	1,130,194	1,125,696	1,121,198
3	Low density flats	12	£1,640,426	603,996	460,508	317,876	176,101	35,182	-106,597	-248,080	-388,693	-528,437	-667,309	-805,312
4	Low density rural extension	12	£4,101,066	2,332,360	2,156,893	1,982,440	1,808,997	1,636,567	1,465,148	1,294,742	1,125,348	956,965	789,596	623,238
5	Medium density flats	50	£3,178,326	2,491,213	1,910,693	1,333,637	760,042	189,912	-382,919	-955,335	-1,524,233	-2,089,611	-2,651,470	-3,209,809
6	Low density rural extension	50	£18,967,431	9,379,897	8,676,737	7,977,634	7,282,587	6,591,593	5,904,656	5,221,773	4,542,947	3,868,176	3,197,459	2,530,798
7	Low density rural extension	50	£17,121,951	9,379,897	8,676,737	7,977,634	7,282,587	6,591,593	5,904,656	5,221,773	4,542,947	3,868,176	3,197,459	2,530,798
8	Extra care scheme	60	£4,921,279	230,309	-215,086	-664,248	-1,113,410	-1,562,572	-2,011,734	-2,460,896	-2,910,058	-3,359,220	-3,808,381	-4,257,544
9	Retirement	60	£4,921,279	8,913,113	8,344,974	7,776,836	7,208,698	6,640,559	6,072,421	5,504,282	4,936,143	4,368,004	3,799,867	3,231,728
10	Integrtated Retirement Scheme	120	£10,252,666	19,160,392	18,026,779	16,893,167	15,759,554	14,625,942	13,492,330	12,358,718	11,225,106	10,091,493	8,957,881	7,824,269
11	Low density edge of settlement houses/flats	150	£25,631,664	28,186,818	26,090,030	24,005,332	21,932,726	19,872,212	17,823,790	15,782,009	13,747,820	11,725,782	9,715,895	7,718,160
12	Low density rural extension	250	£97,605,376	41,770,122	38,433,371	35,115,916	31,817,753	28,538,886	25,279,312	22,039,033	18,813,766	15,592,314	12,390,277	9,207,654
13	Low density rural extension	250	£73,204,032	35,935,084	32,870,476	29,823,621	26,794,517	23,783,167	20,772,709	17,776,710	14,798,585	11,838,334	8,895,956	5,963,740
14	Low density edge of settlement houses/flats	500	£122,006,720	81,273,338	75,152,813	69,067,585	63,002,785	56,962,195	50,957,053	44,987,363	39,051,135	33,115,370	27,215,279	21,350,860
15	Low density edge of settlement houses/flats	500	£128,158,319	6,719,627	1,551,863	-3,647,407	-8,919,808	-14,160,352	-19,384,112	-24,660,278	-29,903,984	-35,115,231	-40,294,015	-45,440,340
16	High density houses	500	£73,204,032	19,970,513	14,860,922	9,724,008	4,617,946	-464,744	-5,621,081	-10,797,917	-15,942,898	-21,142,419	-26,321,205	-31,467,529
17	High density flats	500	£28,502,410	19,989,800	14,880,524	9,743,611	4,637,548	-444,820	-5,600,833	-10,777,669	-15,922,650	-21,121,840	-26,300,624	-31,446,949
18	High density flats	500	£21,325,544	86,550,003	80,540,799	74,566,347	68,626,649	62,721,705	56,851,514	51,016,078	45,199,279	39,408,676	33,652,978	27,932,183
19	High density flats	500	£17,121,951	20,028,373	14,919,728	9,782,814	4,676,753	-404,975	-5,560,335	-10,737,171	-15,882,152	-21,080,680	-26,259,465	-31,405,789
20	Low density flats and houses	700	£95,657,370	110,821,778	102,512,726	94,233,800	85,990,315	77,794,923	69,647,624	61,548,418	53,463,733	45,417,858	37,409,950	29,404,905
21	High density flats	700	£23,888,711	117,801,182	109,642,875	101,531,747	93,467,796	85,451,025	77,481,430	69,537,646	61,633,636	53,776,980	45,967,674	38,174,339
22	Low density edge of settlement houses	1,935	£991,945,392	223,921,655	206,685,993	189,549,839	172,504,410	155,514,037	138,623,488	121,796,549	105,040,443	88,325,668	71,652,274	54,983,746
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	223,921,655	206,685,993	189,549,839	172,504,410	155,514,037	138,623,488	121,796,549	105,040,443	88,325,668	71,652,274	54,983,746
24	New Settlement	2,560	£583,274,143	234,926,393	215,378,526	195,943,363	176,543,930	157,233,696	137,967,439	118,726,987	99,501,786	80,250,351	60,907,510	41,399,438
25	Low density edge of settlement houses/flats	6,973	£991,945,392	246,372,455	209,539,220	172,529,763	135,279,537	97,608,211	59,214,449	19,638,968	-22,342,964	-68,508,989	-122,235,130	-181,416,079
26	Low density edge of settlement houses	3,870	£1,983,890,784	235,045,035	214,527,164	194,058,631	173,635,404	153,245,876	132,867,188	112,440,623	91,944,710	71,284,124	50,338,408	28,886,245
27	New Settlement	5,120	£2,624,682,381	238,299,553	218,162,252	198,074,464	178,018,734	157,977,420	137,926,944	117,814,222	97,588,405	77,149,785	56,353,931	34,939,581
28	New settlement - High density flats and houses	7,335	£501,355,345	243,856,265	216,064,197	188,226,268	160,298,799	132,178,632	103,759,113	74,826,386	45,057,479	13,842,607	-20,397,457	-60,735,674
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	274,406	274,535	274,655	274,767	274,870	274,965	275,052	275,130	275,200	275,263	275,316
2	Low density rural extension	6	£708,608	1,166,180	1,161,682	1,157,183	1,152,685	1,148,187	1,143,689	1,139,191	1,134,692	1,130,194	1,125,696	1,121,198
3	Low density flats	12	£566,887	603,996	460,508	317,876	176,101	35,182	-106,597	-248,080	-388,693	-528,437	-667,309	-805,312
4	Low density rural extension	12	£1,417,217	2,332,360	2,156,893	1,982,440	1,808,997	1,636,567	1,465,148	1,294,742	1,125,348	956,965	789,596	623,238
5	Medium density flats	50	£1,098,343	2,491,213	1,910,693	1,333,637	760,042	189,912	-382,919	-955,335	-1,524,233	-2,089,611	-2,651,470	-3,209,809
6	Low density rural extension	50	£6,554,627	9,379,897	8,676,737	7,977,634	7,282,587	6,591,593	5,904,656	5,221,773	4,542,947	3,868,176	3,197,459	2,530,798
7	Low density rural extension	50	£5,916,880	9,379,897	8,676,737	7,977,634	7,282,587	6,591,593	5,904,656	5,221,773	4,542,947	3,868,176	3,197,459	2,530,798
8	Extra care scheme	60	£1,700,660	230,309	-215,086	-664,248	-1,113,410	-1,562,572	-2,011,734	-2,460,896	-2,910,058	-3,359,220	-3,808,381	-4,257,544
9	Retirement	60	£1,700,660	8,913,113	8,344,974	7,776,836	7,208,698	6,640,559	6,072,421	5,504,282	4,936,143	4,368,004	3,799,867	3,231,728
10	Integrtated Retirement Scheme	120	£3,543,042	19,160,392	18,026,779	16,893,167	15,759,554	14,625,942	13,492,330	12,358,718	11,225,106	10,091,493	8,957,881	7,824,269
11	Low density edge of settlement houses/flats	150	£8,857,604	28,186,818	26,090,030	24,005,332	21,932,726	19,872,212	17,823,790	15,782,009	13,747,820	11,725,782	9,715,895	7,718,160
12	Low density rural extension	250	£33,729,758	41,770,122	38,433,371	35,115,916	31,817,753	28,538,886	25,279,312	22,039,033	18,813,766	15,592,314	12,390,277	9,207,654
13	Low density rural extension	250	£25,297,318	35,935,084	32,870,476	29,823,621	26,794,517	23,783,167	20,772,709	17,776,710	14,798,585	11,838,334	8,895,956	5,963,740
14	Low density edge of settlement houses/flats	500	£42,162,197	81,273,338	75,152,813	69,067,585	63,002,785	56,962,195	50,957,053	44,987,363	39,051,135	33,115,370	27,215,279	21,350,860
15	Low density edge of settlement houses/flats	500	£44,288,022	6,719,627	1,551,863	-3,647,407	-8,919,808	-14,160,352	-19,384,112	-24,660,278	-29,903,984	-35,115,231	-40,294,015	-45,440,340
16	High density houses	500	£25,297,318	19,970,513	14,860,922	9,724,008	4,617,946	-464,744	-5,621,081	-10,797,917	-15,942,898	-21,142,419	-26,321,205	-31,467,529
17	High density flats	500	£9,849,656	19,989,800	14,880,524	9,743,611	4,637,548	-444,820	-5,600,833	-10,777,669	-15,922,650	-21,121,840	-26,300,624	-31,446,949
18	High density flats	500	£7,369,527	86,550,003	80,540,799	74,566,347	68,626,649	62,721,705	56,851,514	51,016,078	45,199,279	39,408,676	33,652,978	27,932,183
19	High density flats	500	£5,916,880	20,028,373	14,919,728	9,782,814	4,676,753	-404,975	-5,560,335	-10,737,171	-15,882,152	-21,080,680	-26,259,465	-31,405,789
20	Low density flats and houses	700	£33,056,580	110,821,778	102,512,726	94,233,800	85,990,315	77,794,923	69,647,624	61,548,418	53,463,733	45,417,858	37,409,950	29,404,905
21	High density flats	700	£8,255,287	117,801,182	109,642,875	101,531,747	93,467,796	85,451,025	77,481,430	69,537,646	61,633,636	53,776,980	45,967,674	38,174,339
22	Low density edge of settlement houses	1,935	£342,789,292	223,921,655	206,685,993	189,549,839	172,504,410	155,514,037	138,623,488	121,796,549	105,040,443	88,325,668	71,652,274	54,983,746
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	223,921,655	206,685,993	189,549,839	172,504,410	155,514,037	138,623,488	121,796,549	105,040,443	88,325,668	71,652,274	54,983,746
24	New Settlement	2,560	£201,563,647	234,926,393	215,378,526	195,943,363	176,543,930	157,233,696	137,967,439	118,726,987	99,501,786	80,250,351	60,907,510	41,399,438
25	Low density edge of settlement houses/flats	6,973	£342,789,292	246,372,455	209,539,220	172,529,763	135,279,537	97,608,211	59,214,449	19,638,968	-22,342,964	-68,508,989	-122,235,130	-181,416,079
26	Low density edge of settlement houses	3,870	£685,578,584	235,045,035	214,527,164	194,058,631	173,635,404	153,245,876	132,867,188	112,440,623	91,944,710	71,284,124	50,338,408	28,886,245
27	New Settlement	5,120	£907,018,695	238,299,553	218,162,252	198,074,464	178,018,734	157,977,420	137,926,944	117,814,222	97,588,405	77,149,785	56,353,931	34,939,581
28	New settlement - High density flats and houses	7,335	£173,254,743	243,856,265	216,064,197	188,226,268	160,298,799	132,178,632	103,759,113	74,826,386	45,057,479	13,842,607	-20,397,457	-60,735,674
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	274,406	274,535	274,655	274,767	274,870	274,965	275,052	275,130	275,200	275,263	275,316
2	Low density rural extension	6	£74,000	1,166,180	1,161,682	1,157,183	1,152,685	1,148,187	1,143,689	1,139,191	1,134,692	1,130,194	1,125,696	1,121,198
3	Low density flats	12	£59,200	603,996	460,508	317,876	176,101	35,182	-106,597	-248,080	-388,693	-528,437	-667,309	-805,312
4	Low density rural extension	12	£148,000	2,332,360	2,156,893	1,982,440	1,808,997	1,636,567	1,465,148	1,294,742	1,125,348	956,965	789,596	623,238
5	Medium density flats	50	£114,700	2,491,213	1,910,693	1,333,637	760,042	189,912	-382,919	-955,335	-1,524,233	-2,089,611	-2,651,470	-3,209,809
6	Low density rural extension	50	£684,500	9,379,897	8,676,737	7,977,634	7,282,587	6,591,593	5,904,656	5,221,773	4,542,947	3,868,176	3,197,459	2,530,798
7	Low density rural extension	50	£617,900	9,379,897	8,676,737	7,977,634	7,282,587	6,591,593	5,904,656	5,221,773	4,542,947	3,868,176	3,197,459	2,530,798
8	Extra care scheme	60	£177,600	230,309	-215,086	-664,248	-1,113,410	-1,562,572	-2,011,734	-2,460,896	-2,910,058	-3,359,220	-3,808,381	-4,257,544
9	Retirement	60	£177,600	8,913,113	8,344,974	7,776,836	7,208,698	6,640,559	6,072,421	5,504,282	4,936,143	4,368,004	3,799,867	3,231,728
10	Integrtated Retirement Scheme	120	£370,000	19,160,392	18,026,779	16,893,167	15,759,554	14,625,942	13,492,330	12,358,718	11,225,106	10,091,493	8,957,881	7,824,269
11	Low density edge of settlement houses/flats	150	£925,000	28,186,818	26,090,030	24,005,332	21,932,726	19,872,212	17,823,790	15,782,009	13,747,820	11,725,782	9,715,895	7,718,160
12	Low density rural extension	250	£3,522,400	41,770,122	38,433,371	35,115,916	31,817,753	28,538,886	25,279,312	22,039,033	18,813,766	15,592,314	12,390,277	9,207,654
13	Low density rural extension	250	£2,641,800	35,935,084	32,870,476	29,823,621	26,794,517	23,783,167	20,772,709	17,776,710	14,798,585	11,838,334	8,895,956	5,963,740
14	Low density edge of settlement houses/flats	500	£4,403,000	81,273,338	75,152,813	69,067,585	63,002,785	56,962,195	50,957,053	44,987,363	39,051,135	33,115,370	27,215,279	21,350,860
15	Low density edge of settlement houses/flats	500	£4,625,000	6,719,627	1,551,863	-3,647,407	-8,919,808	-14,160,352	-19,384,112	-24,660,278	-29,903,984	-35,115,231	-40,294,015	-45,440,340
16	High density houses	500	£2,641,800	19,970,513	14,860,922	9,724,008	4,617,946	-464,744	-5,621,081	-10,797,917	-15,942,898	-21,142,419	-26,321,205	-31,467,529
17	High density flats	500	£1,028,600	19,989,800	14,880,524	9,743,611	4,637,548	-444,820	-5,600,833	-10,777,669	-15,922,650	-21,121,840	-26,300,624	-31,446,949
18	High density flats	500	£769,600	86,550,003	80,540,799	74,566,347	68,626,649	62,721,705	56,851,514	51,016,078	45,199,279	39,408,676	33,652,978	27,932,183
19	High density flats	500	£617,900	20,028,373	14,919,728	9,782,814	4,676,753	-404,975	-5,560,335	-10,737,171	-15,882,152	-21,080,680	-26,259,465	-31,405,789
20	Low density flats and houses	700	£3,452,100	110,821,778	102,512,726	94,233,800	85,990,315	77,794,923	69,647,624	61,548,418	53,463,733	45,417,858	37,409,950	29,404,905
21	High density flats	700	£862,100	117,801,182	109,642,875	101,531,747	93,467,796	85,451,025	77,481,430	69,537,646	61,633,636	53,776,980	45,967,674	38,174,339
22	Low density edge of settlement houses	1,935	£35,797,500	223,921,655	206,685,993	189,549,839	172,504,410	155,514,037	138,623,488	121,796,549	105,040,443	88,325,668	71,652,274	54,983,746
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	223,921,655	206,685,993	189,549,839	172,504,410	155,514,037	138,623,488	121,796,549	105,040,443	88,325,668	71,652,274	54,983,746
24	New Settlement	2,560	£21,049,300	234,926,393	215,378,526	195,943,363	176,543,930	157,233,696	137,967,439	118,726,987	99,501,786	80,250,351	60,907,510	41,399,438
25	Low density edge of settlement houses/flats	6,973	£35,797,500	246,372,455	209,539,220	172,529,763	135,279,537	97,608,211	59,214,449	19,638,968	-22,342,964	-68,508,989	-122,235,130	-181,416,079
26	Low density edge of settlement houses	3,870	£71,595,000	235,045,035	214,527,164	194,058,631	173,635,404	153,245,876	132,867,188	112,440,623	91,944,710	71,284,124	50,338,408	28,886,245
27	New Settlement	5,120	£94,720,000	238,299,553	218,162,252	198,074,464	178,018,734	157,977,420	137,926,944	117,814,222	97,588,405	77,149,785	56,353,931	34,939,581
28	New settlement - High density flats and houses	7,335	£18,093,000	243,856,265	216,064,197	188,226,268	160,298,799	132,178,632	103,759,113	74,826,386	45,057,479	13,842,607	-20,397,457	-60,735,674
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £8,375 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	918	828	729	619	494	353	191	5	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	1,024	941	848	745	628	497	346	172	-	-
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	177	33	-	-	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	1,355	1,295	1,229	1,156	1,075	984	881	763	626	466
19	High density flats	48,121	0	£17,121,951	60	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	225	107	-	-	-	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	1,394	1,340	1,281	1,215	1,142	1,061	968	862	739	596
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£708,608	792	826	863	905	952	1,005	1,065	1,135	1,217	1,313
3	Low density flats	1,155	0	£566,887	32	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	792	674	544	399	237	55	-	-	-	-
5	Medium density flats	4,812	0	£1,098,343	289	178	54	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	587	464	329	178	10	-	-	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	720	604	476	334	175	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	1,658	1,608	1,552	1,490	1,420	1,340	1,249	1,144	1,022	877
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,795	1,752	1,705	1,652	1,592	1,525	1,448	1,358	1,254	1,132
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	1,339	1,257	1,166	1,066	954	828	685	521	331	108
12	Low density rural extension	24,061	0	£33,729,758	334	206	64	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	442	331	209	73	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	813	722	621	510	384	244	84	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	211	110	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	1,645	1,601	1,552	1,498	1,438	1,371	1,296	1,209	1,110	993
19	High density flats	48,121	0	£5,916,880	293	197	89	-	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	1,154	1,085	1,009	924	830	724	604	466	306	117
21	High density flats	67,370	0	£8,255,287	1,626	1,584	1,538	1,488	1,432	1,370	1,299	1,219	1,126	1,018
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	589	522	449	368	277	174	58	-	-	-
24	New Settlement	246,380	0	£201,563,647	135	59	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	100	64	24	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£29,600	424	446	472	499	531	567	607	654	709	773
2	Low density rural extension	577	0	£74,000	1,891	1,983	2,084	2,198	2,325	2,470	2,635	2,826	3,048	3,311
3	Low density flats	1,155	0	£59,200	472	366	249	119	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	1,891	1,831	1,765	1,692	1,611	1,521	1,418	1,302	1,167	1,010
5	Medium density flats	4,812	0	£114,700	494	393	281	158	20	-	-	-	-	-
6	Low density rural extension	4,812	0	£684,500	1,807	1,748	1,684	1,613	1,534	1,446	1,347	1,234	1,103	949
7	Low density rural extension	4,812	0	£617,900	1,821	1,763	1,699	1,629	1,552	1,465	1,367	1,255	1,126	975
8	Extra care scheme	4,350	0	£177,600	12	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	2,008	1,976	1,941	1,902	1,857	1,807	1,749	1,683	1,606	1,514
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,160	2,136	2,110	2,081	2,048	2,011	1,969	1,920	1,862	1,795
11	Low density edge of settlement houses/flats	14,436	0	£925,000	1,888	1,835	1,776	1,712	1,641	1,561	1,470	1,367	1,247	1,107
12	Low density rural extension	24,061	0	£3,522,400	1,590	1,527	1,459	1,384	1,300	1,206	1,099	978	836	670
13	Low density rural extension	24,061	0	£2,641,800	1,384	1,322	1,255	1,181	1,098	1,005	899	777	637	473
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	1,597	1,548	1,493	1,433	1,365	1,290	1,205	1,108	994	862
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	44	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	360	267	164	48	-	-	-	-	-	-
17	High density flats	48,121	0	£1,028,600	394	303	201	88	-	-	-	-	-	-
18	High density flats	48,121	0	£769,600	1,783	1,745	1,704	1,659	1,609	1,554	1,492	1,420	1,338	1,242
19	High density flats	48,121	0	£617,900	403	313	212	99	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	1,594	1,548	1,497	1,441	1,379	1,310	1,232	1,142	1,038	916
21	High density flats	67,370	0	£862,100	1,736	1,700	1,660	1,617	1,569	1,516	1,456	1,388	1,309	1,217
22	Low density edge of settlement houses	186,229	0	£35,797,500	1,010	966	917	864	804	736	660	572	470	350
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	1,138	1,101	1,060	1,014	964	907	843	769	684	583
24	New Settlement	246,380	0	£21,049,300	868	830	789	742	691	633	566	490	400	294
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	314	273	226	174	115	47	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	439	404	365	322	274	219	157	84	-	-
27	New Settlement	492,760	0	£94,720,000	291	264	233	199	160	117	67	9	-	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	320	295	268	237	202	162	115	59	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 75% SO 25% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	486,301	485,787	485,265	484,735	484,196	483,649	483,094	482,530	481,959	481,378	480,789
2	Low density rural extension	6	£2,050,533	1,415,468	1,410,215	1,404,961	1,399,707	1,394,454	1,389,200	1,383,946	1,378,693	1,373,439	1,368,185	1,362,932
3	Low density flats	12	£1,640,426	1,027,786	861,888	696,976	533,048	370,105	208,145	47,171	-114,664	-276,269	-436,874	-596,478
4	Low density rural extension	12	£4,101,066	2,830,937	2,629,106	2,428,438	2,228,934	2,030,592	1,833,415	1,637,399	1,442,548	1,248,860	1,056,333	864,972
5	Medium density flats	50	£3,178,326	4,201,066	3,530,132	2,863,178	2,200,205	1,541,213	886,202	235,172	-418,614	-1,072,200	-1,721,739	-2,367,232
6	Low density rural extension	50	£18,967,431	11,365,054	10,556,922	9,753,447	8,954,629	8,160,468	7,370,963	6,586,117	5,805,926	5,030,393	4,259,517	3,493,297
7	Low density rural extension	50	£17,121,951	11,365,054	10,556,922	9,753,447	8,954,629	8,160,468	7,370,963	6,586,117	5,805,926	5,030,393	4,259,517	3,493,297
8	Extra care scheme	60	£4,921,279	1,552,792	1,044,734	536,675	28,617	-487,282	-1,003,649	-1,520,017	-2,036,385	-2,552,753	-3,069,120	-3,585,488
9	Retirement	60	£4,921,279	10,577,814	9,926,440	9,275,067	8,623,693	7,972,320	7,320,947	6,669,573	6,018,199	5,366,826	4,715,452	4,064,078
10	Integrtated Retirement Scheme	120	£10,252,666	22,453,477	21,156,710	19,859,944	18,563,178	17,266,412	15,969,646	14,672,880	13,376,113	12,079,347	10,781,055	9,481,700
11	Low density edge of settlement houses/flats	150	£25,631,664	34,030,199	31,624,418	29,232,500	26,854,444	24,490,250	22,139,918	19,803,449	17,480,843	15,172,099	12,873,370	10,579,648
12	Low density rural extension	250	£97,605,376	51,082,339	47,253,168	43,446,113	39,661,173	35,898,351	32,157,646	28,439,056	24,742,583	21,068,227	17,415,988	13,767,967
13	Low density rural extension	250	£73,204,032	44,732,264	41,202,469	37,693,094	34,204,136	30,735,599	27,287,478	23,859,777	20,452,494	17,050,975	13,659,370	10,288,336
14	Low density edge of settlement houses/flats	500	£122,006,720	98,560,054	91,537,587	84,542,818	77,588,590	70,674,901	63,801,753	56,969,143	50,170,791	43,385,020	36,639,995	29,923,431
15	Low density edge of settlement houses/flats	500	£128,158,319	22,106,383	16,194,190	10,244,461	4,330,270	-1,573,711	-7,570,436	-13,567,731	-19,557,381	-25,594,090	-31,593,410	-37,555,342
16	High density houses	500	£73,204,032	35,201,273	29,292,656	23,419,118	17,580,658	11,760,671	5,917,551	109,968	-5,780,369	-11,704,274	-17,620,599	-23,582,531
17	High density flats	500	£28,502,410	35,220,559	29,311,942	23,438,405	17,599,945	11,780,274	5,937,153	129,569	-5,760,121	-11,684,025	-17,600,019	-23,561,951
18	High density flats	500	£21,325,544	103,489,411	96,600,702	89,751,785	82,942,661	76,173,326	69,437,910	62,727,232	56,056,471	49,425,627	42,834,702	36,277,709
19	High density flats	500	£17,121,951	35,259,132	29,350,516	23,476,977	17,638,518	11,819,478	5,976,358	168,774	-5,719,623	-11,643,528	-17,558,859	-23,520,792
20	Low density flats and houses	700	£95,657,370	134,132,186	124,590,502	115,103,798	105,672,074	96,295,331	86,973,568	77,706,785	68,456,881	59,260,369	50,119,076	40,987,495
21	High density flats	700	£23,888,711	140,676,220	131,328,760	122,035,290	112,795,810	103,596,959	94,441,056	85,339,290	76,291,661	67,298,168	58,358,696	49,435,192
22	Low density edge of settlement houses	1,935	£991,945,392	271,223,882	251,530,817	231,951,342	212,485,456	193,090,513	173,800,341	154,624,065	135,503,452	116,490,086	97,514,537	78,594,630
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	271,223,882	251,530,817	231,951,342	212,485,456	193,090,513	173,800,341	154,624,065	135,503,452	116,490,086	97,514,537	78,594,630
24	New Settlement	2,560	£583,274,143	288,309,643	266,058,020	243,882,803	221,836,080	199,845,016	177,962,942	156,126,799	134,341,693	112,582,998	90,814,876	68,944,556
25	Low density edge of settlement houses/flats	6,973	£991,945,392	347,788,739	306,301,053	264,819,167	223,276,518	181,549,741	139,511,624	96,886,535	53,295,991	7,972,740	-41,311,456	-98,023,206
26	Low density edge of settlement houses	3,870	£1,983,890,784	290,919,227	267,589,621	244,334,470	221,160,249	198,057,426	175,000,861	151,965,157	128,924,658	105,803,292	82,539,543	58,974,784
27	New Settlement	5,120	£2,624,682,381	292,870,042	270,009,918	247,214,541	224,490,120	201,821,897	179,190,412	156,550,001	133,880,919	111,101,651	88,127,213	64,771,692
28	New settlement - High density flats and houses	7,335	£501,355,345	319,674,115	288,285,456	256,935,768	225,597,656	194,184,494	162,651,273	130,876,100	98,654,048	65,681,296	31,375,014	-5,591,810
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	486,301	485,787	485,265	484,735	484,196	483,649	483,094	482,530	481,959	481,378	480,789
2	Low density rural extension	6	£708,608	1,415,468	1,410,215	1,404,961	1,399,707	1,394,454	1,389,200	1,383,946	1,378,693	1,373,439	1,368,185	1,362,932
3	Low density flats	12	£566,887	1,027,786	861,888	696,976	533,048	370,105	208,145	47,171	-114,664	-276,269	-436,874	-596,478
4	Low density rural extension	12	£1,417,217	2,830,937	2,629,106	2,428,438	2,228,934	2,030,592	1,833,415	1,637,399	1,442,548	1,248,860	1,056,333	864,972
5	Medium density flats	50	£1,098,343	4,201,066	3,530,132	2,863,178	2,200,205	1,541,213	886,202	235,172	-418,614	-1,072,200	-1,721,739	-2,367,232
6	Low density rural extension	50	£6,554,627	11,365,054	10,556,922	9,753,447	8,954,629	8,160,468	7,370,963	6,586,117	5,805,926	5,030,393	4,259,517	3,493,297
7	Low density rural extension	50	£5,916,880	11,365,054	10,556,922	9,753,447	8,954,629	8,160,468	7,370,963	6,586,117	5,805,926	5,030,393	4,259,517	3,493,297
8	Extra care scheme	60	£1,700,660	1,552,792	1,044,734	536,675	28,617	-487,282	-1,003,649	-1,520,017	-2,036,385	-2,552,753	-3,069,120	-3,585,488
9	Retirement	60	£1,700,660	10,577,814	9,926,440	9,275,067	8,623,693	7,972,320	7,320,947	6,669,573	6,018,199	5,366,826	4,715,452	4,064,078
10	Integrtated Retirement Scheme	120	£3,543,042	22,453,477	21,156,710	19,859,944	18,563,178	17,266,412	15,969,646	14,672,880	13,376,113	12,079,347	10,781,055	9,481,700
11	Low density edge of settlement houses/flats	150	£8,857,604	34,030,199	31,624,418	29,232,500	26,854,444	24,490,250	22,139,918	19,803,449	17,480,843	15,172,099	12,873,370	10,579,648
12	Low density rural extension	250	£33,729,758	51,082,339	47,253,168	43,446,113	39,661,173	35,898,351	32,157,646	28,439,056	24,742,583	21,068,227	17,415,988	13,767,967
13	Low density rural extension	250	£25,297,318	44,732,264	41,202,469	37,693,094	34,204,136	30,735,599	27,287,478	23,859,777	20,452,494	17,050,975	13,659,370	10,288,336
14	Low density edge of settlement houses/flats	500	£42,162,197	98,560,054	91,537,587	84,542,818	77,588,590	70,674,901	63,801,753	56,969,143	50,170,791	43,385,020	36,639,995	29,923,431
15	Low density edge of settlement houses/flats	500	£44,288,022	22,106,383	16,194,190	10,244,461	4,330,270	-1,573,711	-7,570,436	-13,567,731	-19,557,381	-25,594,090	-31,593,410	-37,555,342
16	High density houses	500	£25,297,318	35,201,273	29,292,656	23,419,118	17,580,658	11,760,671	5,917,551	109,968	-5,780,369	-11,704,274	-17,620,599	-23,582,531
17	High density flats	500	£9,849,656	35,220,559	29,311,942	23,438,405	17,599,945	11,780,274	5,937,153	129,569	-5,760,121	-11,684,025	-17,600,019	-23,561,951
18	High density flats	500	£7,369,527	103,489,411	96,600,702	89,751,785	82,942,661	76,173,326	69,437,910	62,727,232	56,056,471	49,425,627	42,834,702	36,277,709
19	High density flats	500	£5,916,880	35,259,132	29,350,516	23,476,977	17,638,518	11,819,478	5,976,358	168,774	-5,719,623	-11,643,528	-17,558,859	-23,520,792
20	Low density flats and houses	700	£33,056,580	134,132,186	124,590,502	115,103,798	105,672,074	96,295,331	86,973,568	77,706,785	68,456,881	59,260,369	50,119,076	40,987,495
21	High density flats	700	£8,255,287	140,676,220	131,328,760	122,035,290	112,795,810	103,596,959	94,441,056	85,339,290	76,291,661	67,298,168	58,358,696	49,435,192
22	Low density edge of settlement houses	1,935	£342,789,292	271,223,882	251,530,817	231,951,342	212,485,456	193,090,513	173,800,341	154,624,065	135,503,452	116,490,086	97,514,537	78,594,630
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	271,223,882	251,530,817	231,951,342	212,485,456	193,090,513	173,800,341	154,624,065	135,503,452	116,490,086	97,514,537	78,594,630
24	New Settlement	2,560	£201,563,647	288,309,643	266,058,020	243,882,803	221,836,080	199,845,016	177,962,942	156,126,799	134,341,693	112,582,998	90,814,876	68,944,556
25	Low density edge of settlement houses/flats	6,973	£342,789,292	347,788,739	306,301,053	264,819,167	223,276,518	181,549,741	139,511,624	96,886,535	53,295,991	7,972,740	-41,311,456	-98,023,206
26	Low density edge of settlement houses	3,870	£685,578,584	290,919,227	267,589,621	244,334,470	221,160,249	198,057,426	175,000,861	151,965,157	128,924,658	105,803,292	82,539,543	58,974,784
27	New Settlement	5,120	£907,018,695	292,870,042	270,009,918	247,214,541	224,490,120	201,821,897	179,190,412	156,550,001	133,880,919	111,101,651	88,127,213	64,771,692
28	New settlement - High density flats and houses	7,335	£173,254,743	319,674,115	288,285,456	256,935,768	225,597,656	194,184,494	162,651,273	130,876,100	98,654,048	65,681,296	31,375,014	-5,591,810
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	486,301	485,787	485,265	484,735	484,196	483,649	483,094	482,530	481,959	481,378	480,789
2	Low density rural extension	6	£74,000	1,415,468	1,410,215	1,404,961	1,399,707	1,394,454	1,389,200	1,383,946	1,378,693	1,373,439	1,368,185	1,362,932
3	Low density flats	12	£59,200	1,027,786	861,888	696,976	533,048	370,105	208,145	47,171	-114,664	-276,269	-436,874	-596,478
4	Low density rural extension	12	£148,000	2,830,937	2,629,106	2,428,438	2,228,934	2,030,592	1,833,415	1,637,399	1,442,548	1,248,860	1,056,333	864,972
5	Medium density flats	50	£114,700	4,201,066	3,530,132	2,863,178	2,200,205	1,541,213	886,202	235,172	-418,614	-1,072,200	-1,721,739	-2,367,232
6	Low density rural extension	50	£684,500	11,365,054	10,556,922	9,753,447	8,954,629	8,160,468	7,370,963	6,586,117	5,805,926	5,030,393	4,259,517	3,493,297
7	Low density rural extension	50	£617,900	11,365,054	10,556,922	9,753,447	8,954,629	8,160,468	7,370,963	6,586,117	5,805,926	5,030,393	4,259,517	3,493,297
8	Extra care scheme	60	£177,600	1,552,792	1,044,734	536,675	28,617	-487,282	-1,003,649	-1,520,017	-2,036,385	-2,552,753	-3,069,120	-3,585,488
9	Retirement	60	£177,600	10,577,814	9,926,440	9,275,067	8,623,693	7,972,320	7,320,947	6,669,573	6,018,199	5,366,826	4,715,452	4,064,078
10	Integrtated Retirement Scheme	120	£370,000	22,453,477	21,156,710	19,859,944	18,563,178	17,266,412	15,969,646	14,672,880	13,376,113	12,079,347	10,781,055	9,481,700
11	Low density edge of settlement houses/flats	150	£925,000	34,030,199	31,624,418	29,232,500	26,854,444	24,490,250	22,139,918	19,803,449	17,480,843	15,172,099	12,873,370	10,579,648
12	Low density rural extension	250	£3,522,400	51,082,339	47,253,168	43,446,113	39,661,173	35,898,351	32,157,646	28,439,056	24,742,583	21,068,227	17,415,988	13,767,967
13	Low density rural extension	250	£2,641,800	44,732,264	41,202,469	37,693,094	34,204,136	30,735,599	27,287,478	23,859,777	20,452,494	17,050,975	13,659,370	10,288,336
14	Low density edge of settlement houses/flats	500	£4,403,000	98,560,054	91,537,587	84,542,818	77,588,590	70,674,901	63,801,753	56,969,143	50,170,791	43,385,020	36,639,995	29,923,431
15	Low density edge of settlement houses/flats	500	£4,625,000	22,106,383	16,194,190	10,244,461	4,330,270	-1,573,711	-7,570,436	-13,567,731	-19,557,381	-25,594,090	-31,593,410	-37,555,342
16	High density houses	500	£2,641,800	35,201,273	29,292,656	23,419,118	17,580,658	11,760,671	5,917,551	109,968	-5,780,369	-11,704,274	-17,620,599	-23,582,531
17	High density flats	500	£1,028,600	35,220,559	29,311,942	23,438,405	17,599,945	11,780,274	5,937,153	129,569	-5,760,121	-11,684,025	-17,600,019	-23,561,951
18	High density flats	500	£769,600	103,489,411	96,600,702	89,751,785	82,942,661	76,173,326	69,437,910	62,727,232	56,056,471	49,425,627	42,834,702	36,277,709
19	High density flats	500	£617,900	35,259,132	29,350,516	23,476,977	17,638,518	11,819,478	5,976,358	168,774	-5,719,623	-11,643,528	-17,558,859	-23,520,792
20	Low density flats and houses	700	£3,452,100	134,132,186	124,590,502	115,103,798	105,672,074	96,295,331	86,973,568	77,706,785	68,456,881	59,260,369	50,119,076	40,987,495
21	High density flats	700	£862,100	140,676,220	131,328,760	122,035,290	112,795,810	103,596,959	94,441,056	85,339,290	76,291,661	67,298,168	58,358,696	49,435,192
22	Low density edge of settlement houses	1,935	£35,797,500	271,223,882	251,530,817	231,951,342	212,485,456	193,090,513	173,800,341	154,624,065	135,503,452	116,490,086	97,514,537	78,594,630
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	271,223,882	251,530,817	231,951,342	212,485,456	193,090,513	173,800,341	154,624,065	135,503,452	116,490,086	97,514,537	78,594,630
24	New Settlement	2,560	£21,049,300	288,309,643	266,058,020	243,882,803	221,836,080	199,845,016	177,962,942	156,126,799	134,341,693	112,582,998	90,814,876	68,944,556
25	Low density edge of settlement houses/flats	6,973	£35,797,500	347,788,739	306,301,053	264,819,167	223,276,518	181,549,741	139,511,624	96,886,535	53,295,991	7,972,740	-41,311,456	-98,023,206
26	Low density edge of settlement houses	3,870	£71,595,000	290,919,227	267,589,621	244,334,470	221,160,249	198,057,426	175,000,861	151,965,157	128,924,658	105,803,292	82,539,543	58,974,784
27	New Settlement	5,120	£94,720,000	292,870,042	270,009,918	247,214,541	224,490,120	201,821,897	179,190,412	156,550,001	133,880,919	111,101,651	88,127,213	64,771,692
28	New settlement - High density flats and houses	7,335	£18,093,000	319,674,115	288,285,456	256,935,768	225,597,656	194,184,494	162,651,273	130,876,100	98,654,048	65,681,296	31,375,014	-5,591,810
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £9,000 psm AH tenure Rented 75% SO 25% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	577	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,155	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,812	0	£3,178,326	213	77	-	-	-	-	-	-	-	-
6	Low density rural extension	4,812	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,812	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	1,300	1,211	1,112	1,001	877	736	574	388	171	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	1,402	1,319	1,227	1,124	1,008	876	726	552	350	110
11	Low density edge of settlement houses/flats	14,436	0	£25,631,664	582	437	277	100	-	-	-	-	-	-
12	Low density rural extension	24,061	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	24,061	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	48,121	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£28,502,410	140	18	-	-	-	-	-	-	-	-
18	High density flats	48,121	0	£21,325,544	1,707	1,647	1,580	1,506	1,425	1,333	1,229	1,110	973	813
19	High density flats	48,121	0	£17,121,951	377	267	147	13	-	-	-	-	-	-
20	Low density flats and houses	67,370	0	£95,657,370	571	452	321	175	12	-	-	-	-	-
21	High density flats	67,370	0	£23,888,711	1,734	1,679	1,619	1,553	1,479	1,396	1,303	1,197	1,074	930
22	Low density edge of settlement houses	186,229	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	246,380	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£283,443	351	369	388	410	435	462	494	530	573	623
2	Low density rural extension	577	0	£708,608	1,224	1,279	1,340	1,408	1,485	1,571	1,671	1,785	1,919	2,077
3	Low density flats	1,155	0	£566,887	399	269	125	-	-	-	-	-	-	-
4	Low density rural extension	1,155	0	£1,417,217	1,224	1,105	973	827	664	480	272	34	-	-
5	Medium density flats	4,812	0	£1,098,343	645	532	407	269	115	-	-	-	-	-
6	Low density rural extension	4,812	0	£6,554,627	1,000	875	739	587	417	226	9	-	-	-
7	Low density rural extension	4,812	0	£5,916,880	1,132	1,015	886	743	583	403	199	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	2,041	1,991	1,935	1,872	1,802	1,723	1,632	1,527	1,405	1,260
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	2,174	2,131	2,084	2,031	1,972	1,904	1,828	1,739	1,635	1,513
11	Low density edge of settlement houses/flats	14,436	0	£8,857,604	1,744	1,660	1,568	1,467	1,354	1,227	1,083	919	729	506
12	Low density rural extension	24,061	0	£33,729,758	721	592	449	290	113	-	-	-	-	-
13	Low density rural extension	24,061	0	£25,297,318	808	696	572	436	283	110	-	-	-	-
14	Low density edge of settlement houses/flats	48,121	0	£42,162,197	1,172	1,080	979	866	741	600	440	256	42	-
15	Low density edge of settlement houses/flats	48,121	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	48,121	0	£25,297,318	206	87	-	-	-	-	-	-	-	-
17	High density flats	48,121	0	£9,849,656	527	426	314	189	50	-	-	-	-	-
18	High density flats	48,121	0	£7,369,527	1,997	1,952	1,902	1,848	1,787	1,720	1,643	1,557	1,457	1,340
19	High density flats	48,121	0	£5,916,880	610	513	405	287	153	2	-	-	-	-
20	Low density flats and houses	67,370	0	£33,056,580	1,500	1,430	1,353	1,268	1,173	1,067	947	808	648	460
21	High density flats	67,370	0	£8,255,287	1,966	1,923	1,877	1,826	1,769	1,706	1,635	1,554	1,461	1,352
22	Low density edge of settlement houses	186,229	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	186,229	0	£114,263,097	843	776	702	621	529	426	310	175	20	-
24	New Settlement	246,380	0	£201,563,647	352	276	191	97	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	671,097	0	£342,789,292	7	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	372,457	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	492,760	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	705,936	0	£173,254,743	207	172	132	87	37	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	577	0	£29,600	791	832	877	927	984	1,048	1,122	1,207	1,306	1,422
2	Low density rural extension	577	0	£74,000	2,323	2,436	2,561	2,701	2,858	3,037	3,241	3,476	3,750	4,075
3	Low density flats	1,155	0	£59,200	839	732	614	483	337	172	-	-	-	-
4	Low density rural extension	1,155	0	£148,000	2,323	2,261	2,194	2,120	2,038	1,946	1,842	1,724	1,589	1,430
5	Medium density flats	4,812	0	£114,700	849	747	635	510	371	214	36	-	-	-
6	Low density rural extension	4,812	0	£684,500	2,220	2,160	2,094	2,022	1,942	1,853	1,752	1,637	1,505	1,351
7	Low density rural extension	4,812	0	£617,900	2,233	2,174	2,109	2,038	1,959	1,871	1,772	1,659	1,528	1,376
8	Extra care scheme	4,350	0	£177,600	316	210	92	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	2,391	2,359	2,324	2,284	2,240	2,190	2,132	2,066	1,988	1,897
10	Integrtated Retirement Scheme	8,700	0	£370,000	2,538	2,515	2,489	2,460	2,428	2,391	2,349	2,300	2,243	2,176
11	Low density edge of settlement houses/flats	14,436	0	£925,000	2,293	2,238	2,179	2,113	2,040	1,959	1,868	1,764	1,645	1,505
12	Low density rural extension	24,061	0	£3,522,400	1,977	1,913	1,844	1,767	1,682	1,587	1,479	1,357	1,215	1,050
13	Low density rural extension	24,061	0	£2,641,800	1,749	1,687	1,619	1,543	1,460	1,366	1,260	1,139	998	833
14	Low density edge of settlement houses/flats	48,121	0	£4,403,000	1,957	1,906	1,850	1,789	1,721	1,646	1,561	1,463	1,350	1,218
15	Low density edge of settlement houses/flats	48,121	0	£4,625,000	363	253	130	-	-	-	-	-	-	-
16	High density houses	48,121	0	£2,641,800	677	583	480	365	237	91	-	-	-	-
17	High density flats	48,121	0	£1,028,600	711	619	517	405	279	136	-	-	-	-
18	High density flats	48,121	0	£769,600	2,135	2,096	2,055	2,009	1,959	1,903	1,839	1,768	1,685	1,589
19	High density flats	48,121	0	£617,900	720	629	528	416	291	148	-	-	-	-
20	Low density flats and houses	67,370	0	£3,452,100	1,940	1,893	1,841	1,785	1,723	1,653	1,575	1,484	1,381	1,259
21	High density flats	67,370	0	£862,100	2,075	2,039	1,998	1,955	1,906	1,852	1,791	1,723	1,644	1,552
22	Low density edge of settlement houses	186,229	0	£35,797,500	1,264	1,219	1,170	1,116	1,056	988	912	824	722	603
23	Medium density edge of settlement houses/flats	186,229	0	£11,932,500	1,392	1,354	1,313	1,267	1,216	1,159	1,095	1,021	936	836
24	New Settlement	246,380	0	£21,049,300	1,085	1,047	1,005	959	907	849	783	707	619	515
25	Low density edge of settlement houses/flats	671,097	0	£35,797,500	465	424	379	329	271	206	130	40	-	-
26	Low density edge of settlement houses	372,457	0	£71,595,000	589	554	515	472	424	370	308	237	153	53
27	New Settlement	492,760	0	£94,720,000	402	374	344	310	272	229	179	122	55	-
28	New settlement - High density flats and houses	705,936	0	£18,093,000	427	403	376	346	312	273	228	176	112	34
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

Appendix 6 - Sensitivity outputs (Build to Rent)

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	-1,366,461	-1,360,042	-1,353,633	-1,347,237	-1,340,852	-1,334,478	-1,328,116	-1,321,765	-1,315,426	-1,309,098	-1,302,782
2	Low density rural extension	6	£2,050,533	-750,458	-748,711	-746,963	-745,214	-743,466	-741,717	-739,969	-738,220	-736,472	-734,724	-732,975
3	Low density flats	12	£1,640,426	-2,676,836	-2,653,181	-2,629,641	-2,606,214	-2,582,901	-2,559,702	-2,536,616	-2,513,644	-2,490,786	-2,468,041	-2,445,411
4	Low density rural extension	12	£4,101,066	-1,500,918	-1,481,945	-1,463,100	-1,444,382	-1,425,790	-1,407,326	-1,388,990	-1,370,781	-1,352,699	-1,334,744	-1,316,916
5	Medium density flats	50	£3,178,326	-10,744,977	-10,651,160	-10,557,791	-10,464,871	-10,372,398	-10,280,372	-10,188,795	-10,097,665	-10,006,984	-9,916,749	-9,826,963
6	Low density rural extension	50	£18,967,431	-6,012,858	-5,938,094	-5,863,832	-5,790,070	-5,716,808	-5,644,046	-5,571,784	-5,500,024	-5,428,762	-5,358,002	-5,287,742
7	Low density rural extension	50	£17,121,951	-6,012,858	-5,938,094	-5,863,832	-5,790,070	-5,716,808	-5,644,046	-5,571,784	-5,500,024	-5,428,762	-5,358,002	-5,287,742
8	Extra care scheme	60	£4,921,279	-10,034,941	-9,992,680	-9,950,419	-9,908,158	-9,865,897	-9,823,636	-9,781,374	-9,739,114	-9,696,852	-9,654,592	-9,612,330
9	Retirement	60	£4,921,279	-4,045,452	-3,998,675	-3,951,898	-3,905,121	-3,858,344	-3,811,567	-3,764,790	-3,718,013	-3,671,236	-3,624,458	-3,577,680
10	Integrtated Retirement Scheme	120	£10,252,666	-6,641,504	-6,549,924	-6,458,343	-6,366,763	-6,275,183	-6,183,603	-6,092,023	-6,000,442	-5,908,862	-5,817,282	-5,725,702
11	Low density edge of settlement houses/flats	150	£25,631,664	-17,450,872	-17,248,456	-17,047,379	-16,847,640	-16,649,239	-16,452,177	-16,256,452	-16,062,066	-15,869,019	-15,677,309	-15,486,938
12	Low density rural extension	250	£97,605,376	-31,473,658	-31,139,736	-30,807,931	-30,478,243	-30,150,672	-29,825,218	-29,501,881	-29,180,661	-28,861,558	-28,544,573	-28,229,704
13	Low density rural extension	250	£73,204,032	-34,212,450	-33,789,575	-33,369,455	-32,952,089	-32,537,477	-32,125,620	-31,716,515	-31,310,166	-30,906,570	-30,505,729	-30,107,642
14	Low density edge of settlement houses/flats	500	£122,006,720	-58,244,104	-57,452,296	-56,665,884	-55,884,871	-55,109,256	-54,339,039	-53,574,220	-52,814,799	-52,060,775	-51,312,150	-50,568,923
15	Low density edge of settlement houses/flats	500	£128,158,319	-116,764,541	-115,805,769	-114,851,799	-113,902,631	-112,958,263	-112,018,697	-111,083,933	-110,153,969	-109,228,807	-108,308,447	-107,392,888
16	High density houses	500	£73,204,032	-102,791,729	-101,832,958	-100,878,988	-99,929,819	-98,985,452	-98,045,886	-97,111,121	-96,181,158	-95,255,997	-94,335,635	-93,420,077
17	High density flats	500	£28,502,410	-102,771,150	-101,812,378	-100,858,408	-99,909,240	-98,964,872	-98,025,306	-97,090,542	-96,160,578	-95,235,416	-94,315,056	-93,399,497
18	High density flats	500	£21,325,544	-50,102,757	-49,294,252	-48,491,085	-47,693,257	-46,900,766	-46,113,614	-45,331,801	-44,555,325	-43,784,188	-43,018,389	-42,257,929
19	High density flats	500	£17,121,951	-102,729,990	-101,771,218	-100,817,248	-99,868,080	-98,923,712	-97,984,146	-97,049,382	-96,119,419	-95,194,257	-94,273,897	-93,358,337
20	Low density flats and houses	700	£95,657,370	-79,783,917	-78,714,268	-77,651,900	-76,596,814	-75,549,010	-74,508,487	-73,475,247	-72,449,288	-71,430,611	-70,419,216	-69,415,104
21	High density flats	700	£23,888,711	-68,652,334	-67,559,437	-66,473,742	-65,395,248	-64,323,956	-63,259,865	-62,202,977	-61,153,291	-60,110,806	-59,075,524	-58,047,443
22	Low density edge of settlement houses	1,935	£991,945,392	-195,379,306	-193,168,266	-190,971,796	-188,789,896	-186,622,566	-184,469,806	-182,331,616	-180,207,996	-178,098,945	-176,004,465	-173,924,556
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-195,379,306	-193,168,266	-190,971,796	-188,789,896	-186,622,566	-184,469,806	-182,331,616	-180,207,996	-178,098,945	-176,004,465	-173,924,556
24	New Settlement	2,560	£583,274,143	-267,983,790	-265,574,346	-263,180,930	-260,803,542	-258,442,183	-256,096,853	-253,767,551	-251,454,278	-249,157,033	-246,875,816	-244,610,628
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-914,740,508	-909,021,975	-903,332,976	-897,673,513	-892,043,582	-886,443,186	-880,872,324	-875,330,995	-869,819,201	-864,336,942	-858,884,216
26	Low density edge of settlement houses	3,870	£1,983,890,784	-362,027,470	-359,485,499	-356,959,606	-354,449,791	-351,956,052	-349,478,391	-347,016,806	-344,571,300	-342,141,871	-339,728,519	-337,331,244
27	New Settlement	5,120	£2,624,682,381	-407,627,467	-405,262,521	-402,912,488	-400,577,369	-398,257,164	-395,951,873	-393,661,498	-391,386,034	-389,125,486	-386,879,852	-384,649,131
28	New settlement - High density flats and houses	7,335	£501,355,345	-734,786,969	-730,833,414	-726,900,800	-722,989,126	-719,098,393	-715,228,599	-711,379,746	-707,551,833	-703,744,860	-699,958,827	-696,193,733
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	-1,366,461	-1,360,042	-1,353,633	-1,347,237	-1,340,852	-1,334,478	-1,328,116	-1,321,765	-1,315,426	-1,309,098	-1,302,782
2	Low density rural extension	6	£708,608	-750,458	-748,711	-746,963	-745,214	-743,466	-741,717	-739,969	-738,220	-736,472	-734,724	-732,975
3	Low density flats	12	£566,887	-2,676,836	-2,653,181	-2,629,641	-2,606,214	-2,582,901	-2,559,702	-2,536,616	-2,513,644	-2,490,786	-2,468,041	-2,445,411
4	Low density rural extension	12	£1,417,217	-1,500,918	-1,481,945	-1,463,100	-1,444,382	-1,425,790	-1,407,326	-1,388,990	-1,370,781	-1,352,699	-1,334,744	-1,316,916
5	Medium density flats	50	£1,098,343	-10,744,977	-10,651,160	-10,557,791	-10,464,871	-10,372,398	-10,280,372	-10,188,795	-10,097,665	-10,006,984	-9,916,749	-9,826,963
6	Low density rural extension	50	£6,554,627	-6,012,858	-5,938,094	-5,863,832	-5,790,070	-5,716,808	-5,644,046	-5,571,784	-5,500,024	-5,428,762	-5,358,002	-5,287,742
7	Low density rural extension	50	£5,916,880	-6,012,858	-5,938,094	-5,863,832	-5,790,070	-5,716,808	-5,644,046	-5,571,784	-5,500,024	-5,428,762	-5,358,002	-5,287,742
8	Extra care scheme	60	£1,700,660	-10,034,941	-9,992,680	-9,950,419	-9,908,158	-9,865,897	-9,823,636	-9,781,374	-9,739,114	-9,696,852	-9,654,592	-9,612,330
9	Retirement	60	£1,700,660	-4,045,452	-3,998,675	-3,951,898	-3,905,121	-3,858,344	-3,811,567	-3,764,790	-3,718,013	-3,671,236	-3,624,458	-3,577,680
10	Integrtated Retirement Scheme	120	£3,543,042	-6,641,504	-6,549,924	-6,458,343	-6,366,763	-6,275,183	-6,183,603	-6,092,023	-6,000,442	-5,908,862	-5,817,282	-5,725,702
11	Low density edge of settlement houses/flats	150	£8,857,604	-17,450,872	-17,248,456	-17,047,379	-16,847,640	-16,649,239	-16,452,177	-16,256,452	-16,062,066	-15,869,019	-15,677,309	-15,486,938
12	Low density rural extension	250	£33,729,758	-31,473,658	-31,139,736	-30,807,931	-30,478,243	-30,150,672	-29,825,218	-29,501,881	-29,180,661	-28,861,558	-28,544,573	-28,229,704
13	Low density rural extension	250	£25,297,318	-34,212,450	-33,789,575	-33,369,455	-32,952,089	-32,537,477	-32,125,620	-31,716,515	-31,310,166	-30,906,570	-30,505,729	-30,107,642
14	Low density edge of settlement houses/flats	500	£42,162,197	-58,244,104	-57,452,296	-56,665,884	-55,884,871	-55,109,256	-54,339,039	-53,574,220	-52,814,799	-52,060,775	-51,312,150	-50,568,923
15	Low density edge of settlement houses/flats	500	£44,288,022	-116,764,541	-115,805,769	-114,851,799	-113,902,631	-112,958,263	-112,018,697	-111,083,933	-110,153,969	-109,228,807	-108,308,447	-107,392,888
16	High density houses	500	£25,297,318	-102,791,729	-101,832,958	-100,878,988	-99,929,819	-98,985,452	-98,045,886	-97,111,121	-96,181,158	-95,255,997	-94,335,635	-93,420,077
17	High density flats	500	£9,849,656	-102,771,150	-101,812,378	-100,858,408	-99,909,240	-98,964,872	-98,025,306	-97,090,542	-96,160,578	-95,235,416	-94,315,056	-93,399,497
18	High density flats	500	£7,369,527	-50,102,757	-49,294,252	-48,491,085	-47,693,257	-46,900,766	-46,113,614	-45,331,801	-44,555,325	-43,784,188	-43,018,389	-42,257,929
19	High density flats	500	£5,916,880	-102,729,990	-101,771,218	-100,817,248	-99,868,080	-98,923,712	-97,984,146	-97,049,382	-96,119,419	-95,194,257	-94,273,897	-93,358,337
20	Low density flats and houses	700	£33,056,580	-79,783,917	-78,714,268	-77,651,900	-76,596,814	-75,549,010	-74,508,487	-73,475,247	-72,449,288	-71,430,611	-70,419,216	-69,415,104
21	High density flats	700	£8,255,287	-68,652,334	-67,559,437	-66,473,742	-65,395,248	-64,323,956	-63,259,865	-62,202,977	-61,153,291	-60,110,806	-59,075,524	-58,047,443
22	Low density edge of settlement houses	1,935	£342,789,292	-195,379,306	-193,168,266	-190,971,796	-188,789,896	-186,622,566	-184,469,806	-182,331,616	-180,207,996	-178,098,945	-176,004,465	-173,924,556
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-195,379,306	-193,168,266	-190,971,796	-188,789,896	-186,622,566	-184,469,806	-182,331,616	-180,207,996	-178,098,945	-176,004,465	-173,924,556
24	New Settlement	2,560	£201,563,647	-267,983,790	-265,574,346	-263,180,930	-260,803,542	-258,442,183	-256,096,853	-253,767,551	-251,454,278	-249,157,033	-246,875,816	-244,610,628
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-914,740,508	-909,021,975	-903,332,976	-897,673,513	-892,043,582	-886,443,186	-880,872,324	-875,330,995	-869,819,201	-864,336,942	-858,884,216
26	Low density edge of settlement houses	3,870	£685,578,584	-362,027,470	-359,485,499	-356,959,606	-354,449,791	-351,956,052	-349,478,391	-347,016,806	-344,571,300	-342,141,871	-339,728,519	-337,331,244
27	New Settlement	5,120	£907,018,695	-407,627,467	-405,262,521	-402,912,488	-400,577,369	-398,257,164	-395,951,873	-393,661,498	-391,386,034	-389,125,486	-386,879,852	-384,649,131
28	New settlement - High density flats and houses	7,335	£173,254,743	-734,786,969	-730,833,414	-726,900,800	-722,989,126	-719,098,393	-715,228,599	-711,379,746	-707,551,833	-703,744,860	-699,958,827	-696,193,733
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	-1,366,461	-1,360,042	-1,353,633	-1,347,237	-1,340,852	-1,334,478	-1,328,116	-1,321,765	-1,315,426	-1,309,098	-1,302,782
2	Low density rural extension	6	£74,000	-750,458	-748,711	-746,963	-745,214	-743,466	-741,717	-739,969	-738,220	-736,472	-734,724	-732,975
3	Low density flats	12	£59,200	-2,676,836	-2,653,181	-2,629,641	-2,606,214	-2,582,901	-2,559,702	-2,536,616	-2,513,644	-2,490,786	-2,468,041	-2,445,411
4	Low density rural extension	12	£148,000	-1,500,918	-1,481,945	-1,463,100	-1,444,382	-1,425,790	-1,407,326	-1,388,990	-1,370,781	-1,352,699	-1,334,744	-1,316,916
5	Medium density flats	50	£114,700	-10,744,977	-10,651,160	-10,557,791	-10,464,871	-10,372,398	-10,280,372	-10,188,795	-10,097,665	-10,006,984	-9,916,749	-9,826,963
6	Low density rural extension	50	£684,500	-6,012,858	-5,938,094	-5,863,832	-5,790,070	-5,716,808	-5,644,046	-5,571,784	-5,500,024	-5,428,762	-5,358,002	-5,287,742
7	Low density rural extension	50	£617,900	-6,012,858	-5,938,094	-5,863,832	-5,790,070	-5,716,808	-5,644,046	-5,571,784	-5,500,024	-5,428,762	-5,358,002	-5,287,742
8	Extra care scheme	60	£177,600	-10,034,941	-9,992,680	-9,950,419	-9,908,158	-9,865,897	-9,823,636	-9,781,374	-9,739,114	-9,696,852	-9,654,592	-9,612,330
9	Retirement	60	£177,600	-4,045,452	-3,998,675	-3,951,898	-3,905,121	-3,858,344	-3,811,567	-3,764,790	-3,718,013	-3,671,236	-3,624,458	-3,577,680
10	Integrtated Retirement Scheme	120	£370,000	-6,641,504	-6,549,924	-6,458,343	-6,366,763	-6,275,183	-6,183,603	-6,092,023	-6,000,442	-5,908,862	-5,817,282	-5,725,702
11	Low density edge of settlement houses/flats	150	£925,000	-17,450,872	-17,248,456	-17,047,379	-16,847,640	-16,649,239	-16,452,177	-16,256,452	-16,062,066	-15,869,019	-15,677,309	-15,486,938
12	Low density rural extension	250	£3,522,400	-31,473,658	-31,139,736	-30,807,931	-30,478,243	-30,150,672	-29,825,218	-29,501,881	-29,180,661	-28,861,558	-28,544,573	-28,229,704
13	Low density rural extension	250	£2,641,800	-34,212,450	-33,789,575	-33,369,455	-32,952,089	-32,537,477	-32,125,620	-31,716,515	-31,310,166	-30,906,570	-30,505,729	-30,107,642
14	Low density edge of settlement houses/flats	500	£4,403,000	-58,244,104	-57,452,296	-56,665,884	-55,884,871	-55,109,256	-54,339,039	-53,574,220	-52,814,799	-52,060,775	-51,312,150	-50,568,923
15	Low density edge of settlement houses/flats	500	£4,625,000	-116,764,541	-115,805,769	-114,851,799	-113,902,631	-112,958,263	-112,018,697	-111,083,933	-110,153,969	-109,228,807	-108,308,447	-107,392,888
16	High density houses	500	£2,641,800	-102,791,729	-101,832,958	-100,878,988	-99,929,819	-98,985,452	-98,045,886	-97,111,121	-96,181,158	-95,255,997	-94,335,635	-93,420,077
17	High density flats	500	£1,028,600	-102,771,150	-101,812,378	-100,858,408	-99,909,240	-98,964,872	-98,025,306	-97,090,542	-96,160,578	-95,235,416	-94,315,056	-93,399,497
18	High density flats	500	£769,600	-50,102,757	-49,294,252	-48,491,085	-47,693,257	-46,900,766	-46,113,614	-45,331,801	-44,555,325	-43,784,188	-43,018,389	-42,257,929
19	High density flats	500	£617,900	-102,729,990	-101,771,218	-100,817,248	-99,868,080	-98,923,712	-97,984,146	-97,049,382	-96,119,419	-95,194,257	-94,273,897	-93,358,337
20	Low density flats and houses	700	£3,452,100	-79,783,917	-78,714,268	-77,651,900	-76,596,814	-75,549,010	-74,508,487	-73,475,247	-72,449,288	-71,430,611	-70,419,216	-69,415,104
21	High density flats	700	£862,100	-68,652,334	-67,559,437	-66,473,742	-65,395,248	-64,323,956	-63,259,865	-62,202,977	-61,153,291	-60,110,806	-59,075,524	-58,047,443
22	Low density edge of settlement houses	1,935	£35,797,500	-195,379,306	-193,168,266	-190,971,796	-188,789,896	-186,622,566	-184,469,806	-182,331,616	-180,207,996	-178,098,945	-176,004,465	-173,924,556
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-195,379,306	-193,168,266	-190,971,796	-188,789,896	-186,622,566	-184,469,806	-182,331,616	-180,207,996	-178,098,945	-176,004,465	-173,924,556
24	New Settlement	2,560	£21,049,300	-267,983,790	-265,574,346	-263,180,930	-260,803,542	-258,442,183	-256,096,853	-253,767,551	-251,454,278	-249,157,033	-246,875,816	-244,610,628
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-914,740,508	-909,021,975	-903,332,976	-897,673,513	-892,043,582	-886,443,186	-880,872,324	-875,330,995	-869,819,201	-864,336,942	-858,884,216
26	Low density edge of settlement houses	3,870	£71,595,000	-362,027,470	-359,485,499	-356,959,606	-354,449,791	-351,956,052	-349,478,391	-347,016,806	-344,571,300	-342,141,871	-339,728,519	-337,331,244
27	New Settlement	5,120	£94,720,000	-407,627,467	-405,262,521	-402,912,488	-400,577,369	-398,257,164	-395,951,873	-393,661,498	-391,386,034	-389,125,486	-386,879,852	-384,649,131
28	New settlement - High density flats and houses	7,335	£18,093,000	-734,786,969	-730,833,414	-726,900,800	-722,989,126	-719,098,393	-715,228,599	-711,379,746	-707,551,833	-703,744,860	-699,958,827	-696,193,733
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £4,000 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£617,900	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£925,000	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£3,522,400	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£862,100	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) £10,252,666 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£820,213	-1,172,637	-1,167,010	-1,161,396	-1,155,793	-1,150,201	-1,144,620	-1,139,051	-1,133,494	-1,127,948	-1,122,414	-1,116,891
2	Low density rural extension	6	£2,050,533	-522,430	-521,615	-520,800	-519,985	-519,170	-518,355	-517,540	-516,725	-515,910	-515,095	-514,280
3	Low density flats	12	£1,640,426	-2,289,187	-2,264,937	-2,240,820	-2,216,834	-2,192,979	-2,169,256	-2,145,665	-2,122,206	-2,098,878	-2,075,682	-2,052,618
4	Low density rural extension	12	£4,101,066	-1,044,860	-1,025,187	-1,005,662	-986,287	-967,059	-947,979	-929,048	-910,266	-891,630	-873,144	-854,807
5	Medium density flats	50	£3,178,326	-9,180,940	-9,084,933	-8,989,445	-8,894,474	-8,800,022	-8,706,090	-8,612,674	-8,519,778	-8,427,400	-8,335,541	-8,244,201
6	Low density rural extension	50	£18,967,431	-4,172,815	-4,095,475	-4,018,718	-3,942,545	-3,866,955	-3,791,948	-3,717,525	-3,643,686	-3,570,430	-3,497,757	-3,425,668
7	Low density rural extension	50	£17,121,951	-4,172,815	-4,095,475	-4,018,718	-3,942,545	-3,866,955	-3,791,948	-3,717,525	-3,643,686	-3,570,430	-3,497,757	-3,425,668
8	Extra care scheme	60	£4,921,279	-8,825,240	-8,776,306	-8,727,372	-8,678,437	-8,629,504	-8,580,570	-8,531,635	-8,482,701	-8,433,768	-8,384,833	-8,335,899
9	Retirement	60	£4,921,279	-2,484,448	-2,429,889	-2,375,331	-2,320,771	-2,266,213	-2,211,654	-2,157,095	-2,102,536	-2,047,978	-1,993,418	-1,938,860
10	Integrtated Retirement Scheme	120	£10,252,666	-3,486,445	-3,379,539	-3,272,632	-3,165,726	-3,058,820	-2,951,914	-2,845,008	-2,738,102	-2,631,195	-2,524,289	-2,417,383
11	Low density edge of settlement houses/flats	150	£25,631,664	-11,971,483	-11,764,292	-11,558,664	-11,354,597	-11,152,092	-10,951,149	-10,751,768	-10,553,949	-10,357,692	-10,162,997	-9,969,863
12	Low density rural extension	250	£97,605,376	-22,610,369	-22,269,848	-21,931,797	-21,596,214	-21,263,103	-20,932,459	-20,604,286	-20,278,582	-19,955,347	-19,634,582	-19,316,286
13	Low density rural extension	250	£73,204,032	-25,672,016	-25,229,248	-24,789,685	-24,353,326	-23,920,172	-23,490,224	-23,063,480	-22,639,942	-22,219,608	-21,802,479	-21,388,556
14	Low density edge of settlement houses/flats	500	£122,006,720	-41,024,617	-40,195,038	-39,371,746	-38,554,742	-37,744,026	-36,939,598	-36,141,458	-35,349,605	-34,564,040	-33,784,763	-33,011,774
15	Low density edge of settlement houses/flats	500	£128,158,319	-102,127,977	-101,137,100	-100,151,781	-99,172,020	-98,197,817	-97,229,172	-96,266,084	-95,308,555	-94,356,582	-93,410,168	-92,469,312
16	High density houses	500	£73,204,032	-88,155,165	-87,164,289	-86,178,970	-85,199,209	-84,225,006	-83,256,361	-82,293,273	-81,335,743	-80,383,772	-79,437,357	-78,496,501
17	High density flats	500	£28,502,410	-88,134,586	-87,143,709	-86,158,391	-85,178,629	-84,204,426	-83,235,781	-82,272,693	-81,315,164	-80,363,191	-79,416,777	-78,475,921
18	High density flats	500	£21,325,544	-33,141,562	-32,295,853	-31,456,359	-30,623,079	-29,796,014	-28,975,164	-28,160,529	-27,352,109	-26,549,904	-25,753,913	-24,964,136
19	High density flats	500	£17,121,951	-88,093,426	-87,102,549	-86,117,231	-85,137,470	-84,163,266	-83,194,621	-82,231,533	-81,274,004	-80,322,032	-79,375,618	-78,434,761
20	Low density flats and houses	700	£95,657,370	-56,026,885	-54,908,296	-53,798,192	-52,696,571	-51,603,434	-50,518,779	-49,442,608	-48,374,921	-47,315,717	-46,264,996	-45,222,759
21	High density flats	700	£23,888,711	-45,251,658	-44,110,555	-42,977,839	-41,853,508	-40,737,562	-39,630,003	-38,530,828	-37,440,038	-36,357,635	-35,283,617	-34,217,984
22	Low density edge of settlement houses	1,935	£991,945,392	-137,731,324	-135,461,599	-133,208,865	-130,973,125	-128,754,376	-126,552,619	-124,367,855	-122,200,081	-120,049,301	-117,915,512	-115,798,716
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-137,731,324	-135,461,599	-133,208,865	-130,973,125	-128,754,376	-126,552,619	-124,367,855	-122,200,081	-120,049,301	-117,915,512	-115,798,716
24	New Settlement	2,560	£583,274,143	-196,392,139	-193,948,565	-191,523,710	-189,117,573	-186,730,154	-184,361,451	-182,011,467	-179,680,202	-177,367,653	-175,073,822	-172,798,710
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-755,503,249	-749,845,154	-744,221,454	-738,632,148	-733,077,238	-727,556,722	-722,070,602	-716,618,877	-711,201,546	-705,818,611	-700,470,071
26	Low density edge of settlement houses	3,870	£1,983,890,784	-269,118,573	-266,623,866	-264,147,976	-261,690,899	-259,252,638	-256,833,191	-254,432,558	-252,050,741	-249,687,739	-247,343,551	-245,018,178
27	New Settlement	5,120	£2,624,682,381	-297,817,957	-295,585,977	-293,371,513	-291,174,566	-288,995,133	-286,833,217	-284,688,816	-282,561,930	-280,452,561	-278,360,707	-276,286,369
28	New settlement - High density flats and houses	7,335	£501,355,345	-584,551,151	-580,779,516	-577,032,381	-573,309,745	-569,611,609	-565,937,972	-562,288,835	-558,664,199	-555,064,061	-551,488,423	-547,937,285
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) £3,543,042 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£283,443	-1,172,637	-1,167,010	-1,161,396	-1,155,793	-1,150,201	-1,144,620	-1,139,051	-1,133,494	-1,127,948	-1,122,414	-1,116,891
2	Low density rural extension	6	£708,608	-522,430	-521,615	-520,800	-519,985	-519,170	-518,355	-517,540	-516,725	-515,910	-515,095	-514,280
3	Low density flats	12	£566,887	-2,289,187	-2,264,937	-2,240,820	-2,216,834	-2,192,979	-2,169,256	-2,145,665	-2,122,206	-2,098,878	-2,075,682	-2,052,618
4	Low density rural extension	12	£1,417,217	-1,044,860	-1,025,187	-1,005,662	-986,287	-967,059	-947,979	-929,048	-910,266	-891,630	-873,144	-854,807
5	Medium density flats	50	£1,098,343	-9,180,940	-9,084,933	-8,989,445	-8,894,474	-8,800,022	-8,706,090	-8,612,674	-8,519,778	-8,427,400	-8,335,541	-8,244,201
6	Low density rural extension	50	£6,554,627	-4,172,815	-4,095,475	-4,018,718	-3,942,545	-3,866,955	-3,791,948	-3,717,525	-3,643,686	-3,570,430	-3,497,757	-3,425,668
7	Low density rural extension	50	£5,916,880	-4,172,815	-4,095,475	-4,018,718	-3,942,545	-3,866,955	-3,791,948	-3,717,525	-3,643,686	-3,570,430	-3,497,757	-3,425,668
8	Extra care scheme	60	£1,700,660	-8,825,240	-8,776,306	-8,727,372	-8,678,437	-8,629,504	-8,580,570	-8,531,635	-8,482,701	-8,433,768	-8,384,833	-8,335,899
9	Retirement	60	£1,700,660	-2,484,448	-2,429,889	-2,375,331	-2,320,771	-2,266,213	-2,211,654	-2,157,095	-2,102,536	-2,047,978	-1,993,418	-1,938,860
10	Integrtated Retirement Scheme	120	£3,543,042	-3,486,445	-3,379,539	-3,272,632	-3,165,726	-3,058,820	-2,951,914	-2,845,008	-2,738,102	-2,631,195	-2,524,289	-2,417,383
11	Low density edge of settlement houses/flats	150	£8,857,604	-11,971,483	-11,764,292	-11,558,664	-11,354,597	-11,152,092	-10,951,149	-10,751,768	-10,553,949	-10,357,692	-10,162,997	-9,969,863
12	Low density rural extension	250	£33,729,758	-22,610,369	-22,269,848	-21,931,797	-21,596,214	-21,263,103	-20,932,459	-20,604,286	-20,278,582	-19,955,347	-19,634,582	-19,316,286
13	Low density rural extension	250	£25,297,318	-25,672,016	-25,229,248	-24,789,685	-24,353,326	-23,920,172	-23,490,224	-23,063,480	-22,639,942	-22,219,608	-21,802,479	-21,388,556
14	Low density edge of settlement houses/flats	500	£42,162,197	-41,024,617	-40,195,038	-39,371,746	-38,554,742	-37,744,026	-36,939,598	-36,141,458	-35,349,605	-34,564,040	-33,784,763	-33,011,774
15	Low density edge of settlement houses/flats	500	£44,288,022	-102,127,977	-101,137,100	-100,151,781	-99,172,020	-98,197,817	-97,229,172	-96,266,084	-95,308,555	-94,356,582	-93,410,168	-92,469,312
16	High density houses	500	£25,297,318	-88,155,165	-87,164,289	-86,178,970	-85,199,209	-84,225,006	-83,256,361	-82,293,273	-81,335,743	-80,383,772	-79,437,357	-78,496,501
17	High density flats	500	£9,849,656	-88,134,586	-87,143,709	-86,158,391	-85,178,629	-84,204,426	-83,235,781	-82,272,693	-81,315,164	-80,363,191	-79,416,777	-78,475,921
18	High density flats	500	£7,369,527	-33,141,562	-32,295,853	-31,456,359	-30,623,079	-29,796,014	-28,975,164	-28,160,529	-27,352,109	-26,549,904	-25,753,913	-24,964,136
19	High density flats	500	£5,916,880	-88,093,426	-87,102,549	-86,117,231	-85,137,470	-84,163,266	-83,194,621	-82,231,533	-81,274,004	-80,322,032	-79,375,618	-78,434,761
20	Low density flats and houses	700	£33,056,580	-56,026,885	-54,908,296	-53,798,192	-52,696,571	-51,603,434	-50,518,779	-49,442,608	-48,374,921	-47,315,717	-46,264,996	-45,222,759
21	High density flats	700	£8,255,287	-45,251,658	-44,110,555	-42,977,839	-41,853,508	-40,737,562	-39,630,003	-38,530,828	-37,440,038	-36,357,635	-35,283,617	-34,217,984
22	Low density edge of settlement houses	1,935	£342,789,292	-137,731,324	-135,461,599	-133,208,865	-130,973,125	-128,754,376	-126,552,619	-124,367,855	-122,200,081	-120,049,301	-117,915,512	-115,798,716
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-137,731,324	-135,461,599	-133,208,865	-130,973,125	-128,754,376	-126,552,619	-124,367,855	-122,200,081	-120,049,301	-117,915,512	-115,798,716
24	New Settlement	2,560	£201,563,647	-196,392,139	-193,948,565	-191,523,710	-189,117,573	-186,730,154	-184,361,451	-182,011,467	-179,680,202	-177,367,653	-175,073,822	-172,798,710
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-755,503,249	-749,845,154	-744,221,454	-738,632,148	-733,077,238	-727,556,722	-722,070,602	-716,618,877	-711,201,546	-705,818,611	-700,470,071
26	Low density edge of settlement houses	3,870	£685,578,584	-269,118,573	-266,623,866	-264,147,976	-261,690,899	-259,252,638	-256,833,191	-254,432,558	-252,050,741	-249,687,739	-247,343,551	-245,018,178
27	New Settlement	5,120	£907,018,695	-297,817,957	-295,585,977	-293,371,513	-291,174,566	-288,995,133	-286,833,217	-284,688,816	-282,561,930	-280,452,561	-278,360,707	-276,286,369
28	New settlement - High density flats and houses	7,335	£173,254,743	-584,551,151	-580,779,516	-577,032,381	-573,309,745	-569,611,609	-565,937,972	-562,288,835	-558,664,199	-555,064,061	-551,488,423	-547,937,285
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) £370,000 PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								Residual land values						
1	Low density flats	6	£29,600	-1,172,637	-1,167,010	-1,161,396	-1,155,793	-1,150,201	-1,144,620	-1,139,051	-1,133,494	-1,127,948	-1,122,414	-1,116,891
2	Low density rural extension	6	£74,000	-522,430	-521,615	-520,800	-519,985	-519,170	-518,355	-517,540	-516,725	-515,910	-515,095	-514,280
3	Low density flats	12	£59,200	-2,289,187	-2,264,937	-2,240,820	-2,216,834	-2,192,979	-2,169,256	-2,145,665	-2,122,206	-2,098,878	-2,075,682	-2,052,618
4	Low density rural extension	12	£148,000	-1,044,860	-1,025,187	-1,005,662	-986,287	-967,059	-947,979	-929,048	-910,266	-891,630	-873,144	-854,807
5	Medium density flats	50	£114,700	-9,180,940	-9,084,933	-8,989,445	-8,894,474	-8,800,022	-8,706,090	-8,612,674	-8,519,778	-8,427,400	-8,335,541	-8,244,201
6	Low density rural extension	50	£684,500	-4,172,815	-4,095,475	-4,018,718	-3,942,545	-3,866,955	-3,791,948	-3,717,525	-3,643,686	-3,570,430	-3,497,757	-3,425,668
7	Low density rural extension	50	£617,900	-4,172,815	-4,095,475	-4,018,718	-3,942,545	-3,866,955	-3,791,948	-3,717,525	-3,643,686	-3,570,430	-3,497,757	-3,425,668
8	Extra care scheme	60	£177,600	-8,825,240	-8,776,306	-8,727,372	-8,678,437	-8,629,504	-8,580,570	-8,531,635	-8,482,701	-8,433,768	-8,384,833	-8,335,899
9	Retirement	60	£177,600	-2,484,448	-2,429,889	-2,375,331	-2,320,771	-2,266,213	-2,211,654	-2,157,095	-2,102,536	-2,047,978	-1,993,418	-1,938,860
10	Integrtated Retirement Scheme	120	£370,000	-3,486,445	-3,379,539	-3,272,632	-3,165,726	-3,058,820	-2,951,914	-2,845,008	-2,738,102	-2,631,195	-2,524,289	-2,417,383
11	Low density edge of settlement houses/flats	150	£925,000	-11,971,483	-11,764,292	-11,558,664	-11,354,597	-11,152,092	-10,951,149	-10,751,768	-10,553,949	-10,357,692	-10,162,997	-9,969,863
12	Low density rural extension	250	£3,522,400	-22,610,369	-22,269,848	-21,931,797	-21,596,214	-21,263,103	-20,932,459	-20,604,286	-20,278,582	-19,955,347	-19,634,582	-19,316,286
13	Low density rural extension	250	£2,641,800	-25,672,016	-25,229,248	-24,789,685	-24,353,326	-23,920,172	-23,490,224	-23,063,480	-22,639,942	-22,219,608	-21,802,479	-21,388,556
14	Low density edge of settlement houses/flats	500	£4,403,000	-41,024,617	-40,195,038	-39,371,746	-38,554,742	-37,744,026	-36,939,598	-36,141,458	-35,349,605	-34,564,040	-33,784,763	-33,011,774
15	Low density edge of settlement houses/flats	500	£4,625,000	-102,127,977	-101,137,100	-100,151,781	-99,172,020	-98,197,817	-97,229,172	-96,266,084	-95,308,555	-94,356,582	-93,410,168	-92,469,312
16	High density houses	500	£2,641,800	-88,155,165	-87,164,289	-86,178,970	-85,199,209	-84,225,006	-83,256,361	-82,293,273	-81,335,743	-80,383,772	-79,437,357	-78,496,501
17	High density flats	500	£1,028,600	-88,134,586	-87,143,709	-86,158,391	-85,178,629	-84,204,426	-83,235,781	-82,272,693	-81,315,164	-80,363,191	-79,416,777	-78,475,921
18	High density flats	500	£769,600	-33,141,562	-32,295,853	-31,456,359	-30,623,079	-29,796,014	-28,975,164	-28,160,529	-27,352,109	-26,549,904	-25,753,913	-24,964,136
19	High density flats	500	£617,900	-88,093,426	-87,102,549	-86,117,231	-85,137,470	-84,163,266	-83,194,621	-82,231,533	-81,274,004	-80,322,032	-79,375,618	-78,434,761
20	Low density flats and houses	700	£3,452,100	-56,026,885	-54,908,296	-53,798,192	-52,696,571	-51,603,434	-50,518,779	-49,442,608	-48,374,921	-47,315,717	-46,264,996	-45,222,759
21	High density flats	700	£862,100	-45,251,658	-44,110,555	-42,977,839	-41,853,508	-40,737,562	-39,630,003	-38,530,828	-37,440,038	-36,357,635	-35,283,617	-34,217,984
22	Low density edge of settlement houses	1,935	£35,797,500	-137,731,324	-135,461,599	-133,208,865	-130,973,125	-128,754,376	-126,552,619	-124,367,855	-122,200,081	-120,049,301	-117,915,512	-115,798,716
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-137,731,324	-135,461,599	-133,208,865	-130,973,125	-128,754,376	-126,552,619	-124,367,855	-122,200,081	-120,049,301	-117,915,512	-115,798,716
24	New Settlement	2,560	£21,049,300	-196,392,139	-193,948,565	-191,523,710	-189,117,573	-186,730,154	-184,361,451	-182,011,467	-179,680,202	-177,367,653	-175,073,822	-172,798,710
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-755,503,249	-749,845,154	-744,221,454	-738,632,148	-733,077,238	-727,556,722	-722,070,602	-716,618,877	-711,201,546	-705,818,611	-700,470,071
26	Low density edge of settlement houses	3,870	£71,595,000	-269,118,573	-266,623,866	-264,147,976	-261,690,899	-259,252,638	-256,833,191	-254,432,558	-252,050,741	-249,687,739	-247,343,551	-245,018,178
27	New Settlement	5,120	£94,720,000	-297,817,957	-295,585,977	-293,371,513	-291,174,566	-288,995,133	-286,833,217	-284,688,816	-282,561,930	-280,452,561	-278,360,707	-276,286,369
28	New settlement - High density flats and houses	7,335	£18,093,000	-584,551,151	-580,779,516	-577,032,381	-573,309,745	-569,611,609	-565,937,972	-562,288,835	-558,664,199	-555,064,061	-551,488,423	-547,937,285
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £4,625 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
									Residual land values					
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
									Residual land values					
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
									Residual land values					
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£617,900	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£925,000	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£3,522,400	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£862,100	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################# AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	-978,812	-973,979	-969,158	-964,348	-959,549	-954,762	-949,987	-945,223	-940,471	-935,730	-931,000
2	Low density rural extension	6	£2,050,533	-294,401	-294,519	-294,638	-294,756	-294,875	-294,993	-295,111	-295,230	-295,348	-295,466	-295,585
3	Low density flats	12	£1,640,426	-1,901,538	-1,919,663	-1,937,585	-1,955,303	-1,972,818	-1,990,128	-2,007,236	-2,024,140	-2,040,840	-2,057,336	-2,073,629
4	Low density rural extension	12	£4,101,066	-588,802	-618,982	-648,916	-678,604	-708,045	-737,241	-766,190	-794,893	-823,350	-851,561	-879,526
5	Medium density flats	50	£3,178,326	-7,616,903	-7,691,654	-7,765,572	-7,838,658	-7,910,911	-7,982,331	-8,052,919	-8,122,674	-8,191,598	-8,259,688	-8,326,947
6	Low density rural extension	50	£18,967,431	-2,332,772	-2,456,323	-2,578,868	-2,700,408	-2,820,941	-2,940,468	-3,058,990	-3,176,505	-3,293,014	-3,408,518	-3,523,015
7	Low density rural extension	50	£17,121,951	-2,332,772	-2,456,323	-2,578,868	-2,700,408	-2,820,941	-2,940,468	-3,058,990	-3,176,505	-3,293,014	-3,408,518	-3,523,015
8	Extra care scheme	60	£4,921,279	-7,615,539	-7,694,248	-7,772,957	-7,851,667	-7,930,375	-8,009,084	-8,087,793	-8,166,503	-8,245,212	-8,323,920	-8,402,630
9	Retirement	60	£4,921,279	-923,443	-1,032,766	-1,142,090	-1,251,413	-1,360,737	-1,470,059	-1,579,383	-1,688,707	-1,798,029	-1,907,353	-2,016,677
10	Integrtated Retirement Scheme	120	£10,252,666	-332,626	-555,313	-779,238	-1,003,164	-1,227,090	-1,451,015	-1,674,941	-1,898,867	-2,122,792	-2,346,718	-2,570,643
11	Low density edge of settlement houses/flats	150	£25,631,664	-6,492,094	-6,880,231	-7,265,221	-7,647,063	-8,025,757	-8,401,304	-8,773,704	-9,142,957	-9,509,063	-9,872,021	-10,231,832
12	Low density rural extension	250	£97,605,376	-13,747,081	-14,368,418	-14,984,617	-15,595,676	-16,201,597	-16,802,379	-17,398,022	-17,988,527	-18,573,892	-19,154,119	-19,729,207
13	Low density rural extension	250	£73,204,032	-17,131,583	-17,629,172	-18,122,524	-18,611,637	-19,096,513	-19,577,152	-20,053,554	-20,525,718	-20,993,645	-21,457,333	-21,916,785
14	Low density edge of settlement houses/flats	500	£122,006,720	-23,805,129	-24,869,187	-25,924,545	-26,971,205	-28,009,166	-29,038,429	-30,058,993	-31,070,858	-32,074,025	-33,068,493	-34,054,263
15	Low density edge of settlement houses/flats	500	£128,158,319	-87,491,411	-88,110,126	-88,721,661	-89,326,013	-89,923,186	-90,513,178	-91,095,990	-91,671,620	-92,240,070	-92,801,339	-93,355,428
16	High density houses	500	£73,204,032	-73,518,601	-74,137,316	-74,748,849	-75,353,203	-75,950,375	-76,540,367	-77,123,178	-77,698,808	-78,267,258	-78,828,527	-79,382,616
17	High density flats	500	£28,502,410	-73,498,020	-74,116,735	-74,728,270	-75,332,622	-75,929,795	-76,519,787	-77,102,599	-77,678,229	-78,246,679	-78,807,948	-79,362,037
18	High density flats	500	£21,325,544	-16,180,367	-17,199,889	-18,210,865	-19,213,295	-20,207,178	-21,192,513	-22,169,301	-23,137,544	-24,097,238	-25,048,387	-25,990,989
19	High density flats	500	£17,121,951	-73,456,862	-74,075,576	-74,687,110	-75,291,463	-75,888,636	-76,478,627	-77,061,439	-77,637,070	-78,205,519	-78,766,789	-79,320,877
20	Low density flats and houses	700	£95,657,370	-32,269,852	-33,760,666	-35,239,313	-36,705,794	-38,160,108	-39,602,256	-41,032,237	-42,450,051	-43,855,698	-45,249,179	-46,630,493
21	High density flats	700	£23,888,711	-21,867,016	-23,280,139	-24,697,344	-26,102,593	-27,495,887	-28,877,227	-30,246,612	-31,604,042	-32,949,517	-34,283,037	-35,604,602
22	Low density edge of settlement houses	1,935	£991,945,392	-80,083,341	-84,085,431	-88,054,900	-91,991,745	-95,895,968	-99,767,566	###########	###########	###########	###########	###########
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-80,083,341	-84,085,431	-88,054,900	-91,991,745	-95,895,968	-99,767,566	###########	###########	###########	###########	###########
24	New Settlement	2,560	£583,274,143	###########	###########	###########	-140,592,233	###########	###########	###########	###########	###########	###########	###########
25	Low density edge of settlement houses/flats	6,973	£991,945,392	###########	###########	###########	-630,294,301	###########	###########	###########	###########	###########	###########	###########
26	Low density edge of settlement houses	3,870	£1,983,890,784	###########	###########	###########	-198,444,169	###########	###########	###########	###########	###########	###########	###########
27	New Settlement	5,120	£2,624,682,381	###########	###########	###########	-216,193,510	###########	###########	###########	###########	###########	###########	###########
28	New settlement - High density flats and houses	7,335	£501,355,345	###########	###########	###########	-470,724,457	###########	###########	###########	###########	###########	###########	###########
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	-978,812	-973,979	-969,158	-964,348	-959,549	-954,762	-949,987	-945,223	-940,471	-935,730	-931,000
2	Low density rural extension	6	£708,608	-294,401	-294,519	-294,638	-294,756	-294,875	-294,993	-295,111	-295,230	-295,348	-295,466	-295,585
3	Low density flats	12	£566,887	-1,901,538	-1,919,663	-1,937,585	-1,955,303	-1,972,818	-1,990,128	-2,007,236	-2,024,140	-2,040,840	-2,057,336	-2,073,629
4	Low density rural extension	12	£1,417,217	-588,802	-618,982	-648,916	-678,604	-708,045	-737,241	-766,190	-794,893	-823,350	-851,561	-879,526
5	Medium density flats	50	£1,098,343	-7,616,903	-7,691,654	-7,765,572	-7,838,658	-7,910,911	-7,982,331	-8,052,919	-8,122,674	-8,191,598	-8,259,688	-8,326,947
6	Low density rural extension	50	£6,554,627	-2,332,772	-2,456,323	-2,578,868	-2,700,408	-2,820,941	-2,940,468	-3,058,990	-3,176,505	-3,293,014	-3,408,518	-3,523,015
7	Low density rural extension	50	£5,916,880	-2,332,772	-2,456,323	-2,578,868	-2,700,408	-2,820,941	-2,940,468	-3,058,990	-3,176,505	-3,293,014	-3,408,518	-3,523,015
8	Extra care scheme	60	£1,700,660	-7,615,539	-7,694,248	-7,772,957	-7,851,667	-7,930,375	-8,009,084	-8,087,793	-8,166,503	-8,245,212	-8,323,920	-8,402,630
9	Retirement	60	£1,700,660	-923,443	-1,032,766	-1,142,090	-1,251,413	-1,360,737	-1,470,059	-1,579,383	-1,688,707	-1,798,029	-1,907,353	-2,016,677
10	Integrtated Retirement Scheme	120	£3,543,042	-332,626	-555,313	-779,238	-1,003,164	-1,227,090	-1,451,015	-1,674,941	-1,898,867	-2,122,792	-2,346,718	-2,570,643
11	Low density edge of settlement houses/flats	150	£8,857,604	-6,492,094	-6,880,231	-7,265,221	-7,647,063	-8,025,757	-8,401,304	-8,773,704	-9,142,957	-9,509,063	-9,872,021	-10,231,832
12	Low density rural extension	250	£33,729,758	-13,747,081	-14,368,418	-14,984,617	-15,595,676	-16,201,597	-16,802,379	-17,398,022	-17,988,527	-18,573,892	-19,154,119	-19,729,207
13	Low density rural extension	250	£25,297,318	-17,131,583	-17,629,172	-18,122,524	-18,611,637	-19,096,513	-19,577,152	-20,053,554	-20,525,718	-20,993,645	-21,457,333	-21,916,785
14	Low density edge of settlement houses/flats	500	£42,162,197	-23,805,129	-24,869,187	-25,924,545	-26,971,205	-28,009,166	-29,038,429	-30,058,993	-31,070,858	-32,074,025	-33,068,493	-34,054,263
15	Low density edge of settlement houses/flats	500	£44,288,022	-87,491,411	-88,110,126	-88,721,661	-89,326,013	-89,923,186	-90,513,178	-91,095,990	-91,671,620	-92,240,070	-92,801,339	-93,355,428
16	High density houses	500	£25,297,318	-73,518,601	-74,137,316	-74,748,849	-75,353,203	-75,950,375	-76,540,367	-77,123,178	-77,698,808	-78,267,258	-78,828,527	-79,382,616
17	High density flats	500	£9,849,656	-73,498,020	-74,116,735	-74,728,270	-75,332,622	-75,929,795	-76,519,787	-77,102,599	-77,678,229	-78,246,679	-78,807,948	-79,362,037
18	High density flats	500	£7,369,527	-16,180,367	-17,199,889	-18,210,865	-19,213,295	-20,207,178	-21,192,513	-22,169,301	-23,137,544	-24,097,238	-25,048,387	-25,990,989
19	High density flats	500	£5,916,880	-73,456,862	-74,075,576	-74,687,110	-75,291,463	-75,888,636	-76,478,627	-77,061,439	-77,637,070	-78,205,519	-78,766,789	-79,320,877
20	Low density flats and houses	700	£33,056,580	-32,269,852	-33,760,666	-35,239,313	-36,705,794	-38,160,108	-39,602,256	-41,032,237	-42,450,051	-43,855,698	-45,249,179	-46,630,493
21	High density flats	700	£8,255,287	-21,867,016	-23,280,139	-24,697,344	-26,102,593	-27,495,887	-28,877,227	-30,246,612	-31,604,042	-32,949,517	-34,283,037	-35,604,602
22	Low density edge of settlement houses	1,935	£342,789,292	-80,083,341	-84,085,431	-88,054,900	-91,991,745	-95,895,968	-99,767,566	###########	###########	###########	###########	###########
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-80,083,341	-84,085,431	-88,054,900	-91,991,745	-95,895,968	-99,767,566	###########	###########	###########	###########	###########
24	New Settlement	2,560	£201,563,647	###########	###########	###########	-140,592,233	###########	###########	###########	###########	###########	###########	###########
25	Low density edge of settlement houses/flats	6,973	£342,789,292	###########	###########	###########	-630,294,301	###########	###########	###########	###########	###########	###########	###########
26	Low density edge of settlement houses	3,870	£685,578,584	###########	###########	###########	-198,444,169	###########	###########	###########	###########	###########	###########	###########
27	New Settlement	5,120	£907,018,695	###########	###########	###########	-216,193,510	###########	###########	###########	###########	###########	###########	###########
28	New settlement - High density flats and houses	7,335	£173,254,743	###########	###########	###########	-470,724,457	###########	###########	###########	###########	###########	###########	###########
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	-978,812	-973,979	-969,158	-964,348	-959,549	-954,762	-949,987	-945,223	-940,471	-935,730	-931,000
2	Low density rural extension	6	£74,000	-294,401	-294,519	-294,638	-294,756	-294,875	-294,993	-295,111	-295,230	-295,348	-295,466	-295,585
3	Low density flats	12	£59,200	-1,901,538	-1,919,663	-1,937,585	-1,955,303	-1,972,818	-1,990,128	-2,007,236	-2,024,140	-2,040,840	-2,057,336	-2,073,629
4	Low density rural extension	12	£148,000	-588,802	-618,982	-648,916	-678,604	-708,045	-737,241	-766,190	-794,893	-823,350	-851,561	-879,526
5	Medium density flats	50	£114,700	-7,616,903	-7,691,654	-7,765,572	-7,838,658	-7,910,911	-7,982,331	-8,052,919	-8,122,674	-8,191,598	-8,259,688	-8,326,947
6	Low density rural extension	50	£684,500	-2,332,772	-2,456,323	-2,578,868	-2,700,408	-2,820,941	-2,940,468	-3,058,990	-3,176,505	-3,293,014	-3,408,518	-3,523,015
7	Low density rural extension	50	£617,900	-2,332,772	-2,456,323	-2,578,868	-2,700,408	-2,820,941	-2,940,468	-3,058,990	-3,176,505	-3,293,014	-3,408,518	-3,523,015
8	Extra care scheme	60	£177,600	-7,615,539	-7,694,248	-7,772,957	-7,851,667	-7,930,375	-8,009,084	-8,087,793	-8,166,503	-8,245,212	-8,323,920	-8,402,630
9	Retirement	60	£177,600	-923,443	-1,032,766	-1,142,090	-1,251,413	-1,360,737	-1,470,059	-1,579,383	-1,688,707	-1,798,029	-1,907,353	-2,016,677
10	Integrtated Retirement Scheme	120	£370,000	-332,626	-555,313	-779,238	-1,003,164	-1,227,090	-1,451,015	-1,674,941	-1,898,867	-2,122,792	-2,346,718	-2,570,643
11	Low density edge of settlement houses/flats	150	£925,000	-6,492,094	-6,880,231	-7,265,221	-7,647,063	-8,025,757	-8,401,304	-8,773,704	-9,142,957	-9,509,063	-9,872,021	-10,231,832
12	Low density rural extension	250	£3,522,400	-13,747,081	-14,368,418	-14,984,617	-15,595,676	-16,201,597	-16,802,379	-17,398,022	-17,988,527	-18,573,892	-19,154,119	-19,729,207
13	Low density rural extension	250	£2,641,800	-17,131,583	-17,629,172	-18,122,524	-18,611,637	-19,096,513	-19,577,152	-20,053,554	-20,525,718	-20,993,645	-21,457,333	-21,916,785
14	Low density edge of settlement houses/flats	500	£4,403,000	-23,805,129	-24,869,187	-25,924,545	-26,971,205	-28,009,166	-29,038,429	-30,058,993	-31,070,858	-32,074,025	-33,068,493	-34,054,263
15	Low density edge of settlement houses/flats	500	£4,625,000	-87,491,411	-88,110,126	-88,721,661	-89,326,013	-89,923,186	-90,513,178	-91,095,990	-91,671,620	-92,240,070	-92,801,339	-93,355,428
16	High density houses	500	£2,641,800	-73,518,601	-74,137,316	-74,748,849	-75,353,203	-75,950,375	-76,540,367	-77,123,178	-77,698,808	-78,267,258	-78,828,527	-79,382,616
17	High density flats	500	£1,028,600	-73,498,020	-74,116,735	-74,728,270	-75,332,622	-75,929,795	-76,519,787	-77,102,599	-77,678,229	-78,246,679	-78,807,948	-79,362,037
18	High density flats	500	£769,600	-16,180,367	-17,199,889	-18,210,865	-19,213,295	-20,207,178	-21,192,513	-22,169,301	-23,137,544	-24,097,238	-25,048,387	-25,990,989
19	High density flats	500	£617,900	-73,456,862	-74,075,576	-74,687,110	-75,291,463	-75,888,636	-76,478,627	-77,061,439	-77,637,070	-78,205,519	-78,766,789	-79,320,877
20	Low density flats and houses	700	£3,452,100	-32,269,852	-33,760,666	-35,239,313	-36,705,794	-38,160,108	-39,602,256	-41,032,237	-42,450,051	-43,855,698	-45,249,179	-46,630,493
21	High density flats	700	£862,100	-21,867,016	-23,280,139	-24,697,344	-26,102,593	-27,495,887	-28,877,227	-30,246,612	-31,604,042	-32,949,517	-34,283,037	-35,604,602
22	Low density edge of settlement houses	1,935	£35,797,500	-80,083,341	-84,085,431	-88,054,900	-91,991,745	-95,895,968	-99,767,566	###########	###########	###########	###########	###########
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-80,083,341	-84,085,431	-88,054,900	-91,991,745	-95,895,968	-99,767,566	###########	###########	###########	###########	###########
24	New Settlement	2,560	£21,049,300	###########	###########	###########	-140,592,233	###########	###########	###########	###########	###########	###########	###########
25	Low density edge of settlement houses/flats	6,973	£35,797,500	###########	###########	###########	-630,294,301	###########	###########	###########	###########	###########	###########	###########
26	Low density edge of settlement houses	3,870	£71,595,000	###########	###########	###########	-198,444,169	###########	###########	###########	###########	###########	###########	###########
27	New Settlement	5,120	£94,720,000	###########	###########	###########	-216,193,510	###########	###########	###########	###########	###########	###########	###########
28	New settlement - High density flats and houses	7,335	£18,093,000	###########	###########	###########	-470,724,457	###########	###########	###########	###########	###########	###########	###########
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL ################# AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1					Residual land values								
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	############	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	############	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-

BLV2					Residual land values								
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-

BLV3					Residual land values								
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£617,900	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£925,000	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£3,522,400	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£2,641,800	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£862,100	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£35,797,500	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£21,049,300	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH (Residual land values)	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	-784,987	-780,948	-776,920	-772,903	-768,898	-764,904	-760,923	-756,952	-752,993	-749,046	-745,109
2	Low density rural extension	6	£2,050,533	-66,372	-67,424	-68,476	-69,527	-70,579	-71,631	-72,683	-73,734	-74,787	-75,838	-76,890
3	Low density flats	12	£1,640,426	-1,513,889	-1,552,904	-1,591,557	-1,629,847	-1,667,776	-1,705,342	-1,742,545	-1,779,387	-1,815,867	-1,851,984	-1,887,738
4	Low density rural extension	12	£4,101,066	-132,745	-187,501	-241,824	-295,715	-349,173	-402,198	-454,790	-506,949	-558,676	-609,970	-660,831
5	Medium density flats	50	£3,178,326	-6,052,867	-6,211,901	-6,369,462	-6,525,552	-6,680,168	-6,833,311	-6,984,982	-7,135,179	-7,283,905	-7,431,158	-7,576,937
6	Low density rural extension	50	£18,967,431	-492,729	-715,437	-936,387	-1,155,577	-1,373,007	-1,588,680	-1,802,592	-2,014,746	-2,225,141	-2,433,776	-2,640,652
7	Low density rural extension	50	£17,121,951	-492,729	-715,437	-936,387	-1,155,577	-1,373,007	-1,588,680	-1,802,592	-2,014,746	-2,225,141	-2,433,776	-2,640,652
8	Extra care scheme	60	£4,921,279	-6,405,838	-6,545,032	-6,684,227	-6,823,421	-6,962,614	-7,101,808	-7,241,002	-7,380,197	-7,519,391	-7,658,585	-7,797,779
9	Retirement	60	£4,921,279	627,302	442,943	258,585	74,227	-111,932	-299,306	-486,679	-674,053	-861,427	-1,048,800	-1,236,174
10	Integrtated Retirement Scheme	120	£10,252,666	2,726,289	2,356,141	1,985,991	1,615,843	1,245,693	875,545	505,396	135,247	-238,744	-614,947	-993,115
11	Low density edge of settlement houses/flats	150	£25,631,664	-1,012,705	-1,696,118	-2,374,141	-3,046,774	-3,714,016	-4,375,869	-5,032,331	-5,683,403	-6,329,084	-6,969,377	-7,604,277
12	Low density rural extension	250	£97,605,376	-4,883,793	-5,982,760	-7,072,960	-8,154,393	-9,227,060	-10,290,960	-11,346,093	-12,392,460	-13,430,059	-14,458,892	-15,478,959
13	Low density rural extension	250	£73,204,032	-8,591,151	-9,548,971	-10,499,057	-11,441,411	-12,376,032	-13,302,919	-14,222,073	-15,133,493	-16,037,182	-16,933,136	-17,821,357
14	Low density edge of settlement houses/flats	500	£122,006,720	-6,754,669	-8,705,077	-10,640,061	-12,559,619	-14,463,754	-16,388,124	-18,301,379	-20,198,888	-22,080,650	-23,946,665	-25,796,933
15	Low density edge of settlement houses/flats	500	£128,158,319	-72,854,847	-74,262,305	-75,656,591	-77,037,705	-78,405,648	-79,760,418	-81,102,017	-82,430,446	-83,745,701	-85,047,785	-86,336,697
16	High density houses	500	£73,204,032	-58,882,036	-60,289,494	-61,683,780	-63,064,894	-64,432,837	-65,787,608	-67,129,207	-68,457,634	-69,772,890	-71,074,973	-72,363,886
17	High density flats	500	£28,502,410	-58,861,456	-60,268,914	-61,663,200	-63,044,314	-64,412,257	-65,767,027	-67,108,626	-68,437,055	-69,752,310	-71,054,394	-72,343,306
18	High density flats	500	£21,325,544	444,868	-1,413,638	-3,273,519	-5,136,213	-6,983,734	-8,816,084	-10,633,262	-12,435,268	-14,253,765	-16,063,386	-17,857,519
19	High density flats	500	£17,121,951	-58,820,297	-60,227,754	-61,622,040	-63,003,155	-64,371,097	-65,725,868	-67,067,467	-68,395,895	-69,711,151	-71,013,234	-72,302,147
20	Low density flats and houses	700	£95,657,370	-8,794,788	-11,504,629	-14,194,304	-16,862,553	-19,509,376	-22,149,140	-24,810,731	-27,450,432	-30,068,242	-32,664,160	-35,238,188
21	High density flats	700	£23,888,711	939,424	-1,634,106	-4,202,265	-6,749,685	-9,287,313	-11,834,782	-14,361,176	-16,866,493	-19,368,872	-21,886,793	-24,383,182
22	Low density edge of settlement houses	1,935	£991,945,392	-24,054,287	-30,710,986	-37,328,359	-44,008,544	-50,691,057	-57,417,524	-64,244,007	-71,015,347	-77,730,467	-84,389,369	-90,992,051
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	-24,054,287	-30,710,986	-37,328,359	-44,008,544	-50,691,057	-57,417,524	-64,244,007	-71,015,347	-77,730,467	-84,389,369	-90,992,051
24	New Settlement	2,560	£583,274,143	-54,086,354	-62,784,083	-71,572,057	-80,486,579	-89,435,393	-98,312,325	-107,117,372	-115,850,538	-124,511,820	-133,101,218	-141,618,734
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-437,028,732	-457,053,390	-476,912,043	-496,604,695	-516,131,343	-535,491,989	-554,686,632	-573,715,272	-592,577,909	-611,274,543	-629,805,174
26	Low density edge of settlement houses	3,870	£1,983,890,784	-83,478,169	-95,778,985	-108,159,177	-120,441,358	-132,625,529	-144,711,688	-156,699,837	-168,589,974	-180,382,100	-192,076,215	-203,672,319
27	New Settlement	5,120	£2,624,682,381	-78,578,476	-93,586,411	-108,853,959	-124,001,579	-139,029,272	-153,937,037	-168,724,874	-183,392,785	-197,940,766	-212,368,821	-226,676,948
28	New settlement - High density flats and houses	7,335	£501,355,345	-284,079,516	-304,413,929	-324,584,796	-344,592,122	-364,435,904	-384,116,142	-403,632,837	-422,985,989	-442,175,597	-461,201,662	-480,064,184
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH (Residual land values)	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	-784,987	-780,948	-776,920	-772,903	-768,898	-764,904	-760,923	-756,952	-752,993	-749,046	-745,109
2	Low density rural extension	6	£708,608	-66,372	-67,424	-68,476	-69,527	-70,579	-71,631	-72,683	-73,734	-74,787	-75,838	-76,890
3	Low density flats	12	£566,887	-1,513,889	-1,552,904	-1,591,557	-1,629,847	-1,667,776	-1,705,342	-1,742,545	-1,779,387	-1,815,867	-1,851,984	-1,887,738
4	Low density rural extension	12	£1,417,217	-132,745	-187,501	-241,824	-295,715	-349,173	-402,198	-454,790	-506,949	-558,676	-609,970	-660,831
5	Medium density flats	50	£1,098,343	-6,052,867	-6,211,901	-6,369,462	-6,525,552	-6,680,168	-6,833,311	-6,984,982	-7,135,179	-7,283,905	-7,431,158	-7,576,937
6	Low density rural extension	50	£6,554,627	-492,729	-715,437	-936,387	-1,155,577	-1,373,007	-1,588,680	-1,802,592	-2,014,746	-2,225,141	-2,433,776	-2,640,652
7	Low density rural extension	50	£5,916,880	-492,729	-715,437	-936,387	-1,155,577	-1,373,007	-1,588,680	-1,802,592	-2,014,746	-2,225,141	-2,433,776	-2,640,652
8	Extra care scheme	60	£1,700,660	-6,405,838	-6,545,032	-6,684,227	-6,823,421	-6,962,614	-7,101,808	-7,241,002	-7,380,197	-7,519,391	-7,658,585	-7,797,779
9	Retirement	60	£1,700,660	627,302	442,943	258,585	74,227	-111,932	-299,306	-486,679	-674,053	-861,427	-1,048,800	-1,236,174
10	Integrtated Retirement Scheme	120	£3,543,042	2,726,289	2,356,141	1,985,991	1,615,843	1,245,693	875,545	505,396	135,247	-238,744	-614,947	-993,115
11	Low density edge of settlement houses/flats	150	£8,857,604	-1,012,705	-1,696,118	-2,374,141	-3,046,774	-3,714,016	-4,375,869	-5,032,331	-5,683,403	-6,329,084	-6,969,377	-7,604,277
12	Low density rural extension	250	£33,729,758	-4,883,793	-5,982,760	-7,072,960	-8,154,393	-9,227,060	-10,290,960	-11,346,093	-12,392,460	-13,430,059	-14,458,892	-15,478,959
13	Low density rural extension	250	£25,297,318	-8,591,151	-9,548,971	-10,499,057	-11,441,411	-12,376,032	-13,302,919	-14,222,073	-15,133,493	-16,037,182	-16,933,136	-17,821,357
14	Low density edge of settlement houses/flats	500	£42,162,197	-6,754,669	-8,705,077	-10,640,061	-12,559,619	-14,463,754	-16,388,124	-18,301,379	-20,198,888	-22,080,650	-23,946,665	-25,796,933
15	Low density edge of settlement houses/flats	500	£44,288,022	-72,854,847	-74,262,305	-75,656,591	-77,037,705	-78,405,648	-79,760,418	-81,102,017	-82,430,446	-83,745,701	-85,047,785	-86,336,697
16	High density houses	500	£25,297,318	-58,882,036	-60,289,494	-61,683,780	-63,064,894	-64,432,837	-65,787,608	-67,129,207	-68,457,634	-69,772,890	-71,074,973	-72,363,886
17	High density flats	500	£9,849,656	-58,861,456	-60,268,914	-61,663,200	-63,044,314	-64,412,257	-65,767,027	-67,108,626	-68,437,055	-69,752,310	-71,054,394	-72,343,306
18	High density flats	500	£7,369,527	444,868	-1,413,638	-3,273,519	-5,136,213	-6,983,734	-8,816,084	-10,633,262	-12,435,268	-14,253,765	-16,063,386	-17,857,519
19	High density flats	500	£5,916,880	-58,820,297	-60,227,754	-61,622,040	-63,003,155	-64,371,097	-65,725,868	-67,067,467	-68,395,895	-69,711,151	-71,013,234	-72,302,147
20	Low density flats and houses	700	£33,056,580	-8,794,788	-11,504,629	-14,194,304	-16,862,553	-19,509,376	-22,149,140	-24,810,731	-27,450,432	-30,068,242	-32,664,160	-35,238,188
21	High density flats	700	£8,255,287	939,424	-1,634,106	-4,202,265	-6,749,685	-9,287,313	-11,834,782	-14,361,176	-16,866,493	-19,368,872	-21,886,793	-24,383,182
22	Low density edge of settlement houses	1,935	£342,789,292	-24,054,287	-30,710,986	-37,328,359	-44,008,544	-50,691,057	-57,417,524	-64,244,007	-71,015,347	-77,730,467	-84,389,369	-90,992,051
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	-24,054,287	-30,710,986	-37,328,359	-44,008,544	-50,691,057	-57,417,524	-64,244,007	-71,015,347	-77,730,467	-84,389,369	-90,992,051
24	New Settlement	2,560	£201,563,647	-54,086,354	-62,784,083	-71,572,057	-80,486,579	-89,435,393	-98,312,325	-107,117,372	-115,850,538	-124,511,820	-133,101,218	-141,618,734
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-437,028,732	-457,053,390	-476,912,043	-496,604,695	-516,131,343	-535,491,989	-554,686,632	-573,715,272	-592,577,909	-611,274,543	-629,805,174
26	Low density edge of settlement houses	3,870	£685,578,584	-83,478,169	-95,778,985	-108,159,177	-120,441,358	-132,625,529	-144,711,688	-156,699,837	-168,589,974	-180,382,100	-192,076,215	-203,672,319
27	New Settlement	5,120	£907,018,695	-78,578,476	-93,586,411	-108,853,959	-124,001,579	-139,029,272	-153,937,037	-168,724,874	-183,392,785	-197,940,766	-212,368,821	-226,676,948
28	New settlement - High density flats and houses	7,335	£173,254,743	-284,079,516	-304,413,929	-324,584,796	-344,592,122	-364,435,904	-384,116,142	-403,632,837	-422,985,989	-442,175,597	-461,201,662	-480,064,184
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH (Residual land values)	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	-784,987	-780,948	-776,920	-772,903	-768,898	-764,904	-760,923	-756,952	-752,993	-749,046	-745,109
2	Low density rural extension	6	£74,000	-66,372	-67,424	-68,476	-69,527	-70,579	-71,631	-72,683	-73,734	-74,787	-75,838	-76,890
3	Low density flats	12	£59,200	-1,513,889	-1,552,904	-1,591,557	-1,629,847	-1,667,776	-1,705,342	-1,742,545	-1,779,387	-1,815,867	-1,851,984	-1,887,738
4	Low density rural extension	12	£148,000	-132,745	-187,501	-241,824	-295,715	-349,173	-402,198	-454,790	-506,949	-558,676	-609,970	-660,831
5	Medium density flats	50	£114,700	-6,052,867	-6,211,901	-6,369,462	-6,525,552	-6,680,168	-6,833,311	-6,984,982	-7,135,179	-7,283,905	-7,431,158	-7,576,937
6	Low density rural extension	50	£684,500	-492,729	-715,437	-936,387	-1,155,577	-1,373,007	-1,588,680	-1,802,592	-2,014,746	-2,225,141	-2,433,776	-2,640,652
7	Low density rural extension	50	£617,900	-492,729	-715,437	-936,387	-1,155,577	-1,373,007	-1,588,680	-1,802,592	-2,014,746	-2,225,141	-2,433,776	-2,640,652
8	Extra care scheme	60	£177,600	-6,405,838	-6,545,032	-6,684,227	-6,823,421	-6,962,614	-7,101,808	-7,241,002	-7,380,197	-7,519,391	-7,658,585	-7,797,779
9	Retirement	60	£177,600	627,302	442,943	258,585	74,227	-111,932	-299,306	-486,679	-674,053	-861,427	-1,048,800	-1,236,174
10	Integrtated Retirement Scheme	120	£370,000	2,726,289	2,356,141	1,985,991	1,615,843	1,245,693	875,545	505,396	135,247	-238,744	-614,947	-993,115
11	Low density edge of settlement houses/flats	150	£925,000	-1,012,705	-1,696,118	-2,374,141	-3,046,774	-3,714,016	-4,375,869	-5,032,331	-5,683,403	-6,329,084	-6,969,377	-7,604,277
12	Low density rural extension	250	£3,522,400	-4,883,793	-5,982,760	-7,072,960	-8,154,393	-9,227,060	-10,290,960	-11,346,093	-12,392,460	-13,430,059	-14,458,892	-15,478,959
13	Low density rural extension	250	£2,641,800	-8,591,151	-9,548,971	-10,499,057	-11,441,411	-12,376,032	-13,302,919	-14,222,073	-15,133,493	-16,037,182	-16,933,136	-17,821,357
14	Low density edge of settlement houses/flats	500	£4,403,000	-6,754,669	-8,705,077	-10,640,061	-12,559,619	-14,463,754	-16,388,124	-18,301,379	-20,198,888	-22,080,650	-23,946,665	-25,796,933
15	Low density edge of settlement houses/flats	500	£4,625,000	-72,854,847	-74,262,305	-75,656,591	-77,037,705	-78,405,648	-79,760,418	-81,102,017	-82,430,446	-83,745,701	-85,047,785	-86,336,697
16	High density houses	500	£2,641,800	-58,882,036	-60,289,494	-61,683,780	-63,064,894	-64,432,837	-65,787,608	-67,129,207	-68,457,634	-69,772,890	-71,074,973	-72,363,886
17	High density flats	500	£1,028,600	-58,861,456	-60,268,914	-61,663,200	-63,044,314	-64,412,257	-65,767,027	-67,108,626	-68,437,055	-69,752,310	-71,054,394	-72,343,306
18	High density flats	500	£769,600	444,868	-1,413,638	-3,273,519	-5,136,213	-6,983,734	-8,816,084	-10,633,262	-12,435,268	-14,253,765	-16,063,386	-17,857,519
19	High density flats	500	£617,900	-58,820,297	-60,227,754	-61,622,040	-63,003,155	-64,371,097	-65,725,868	-67,067,467	-68,395,895	-69,711,151	-71,013,234	-72,302,147
20	Low density flats and houses	700	£3,452,100	-8,794,788	-11,504,629	-14,194,304	-16,862,553	-19,509,376	-22,149,140	-24,810,731	-27,450,432	-30,068,242	-32,664,160	-35,238,188
21	High density flats	700	£862,100	939,424	-1,634,106	-4,202,265	-6,749,685	-9,287,313	-11,834,782	-14,361,176	-16,866,493	-19,368,872	-21,886,793	-24,383,182
22	Low density edge of settlement houses	1,935	£35,797,500	-24,054,287	-30,710,986	-37,328,359	-44,008,544	-50,691,057	-57,417,524	-64,244,007	-71,015,347	-77,730,467	-84,389,369	-90,992,051
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	-24,054,287	-30,710,986	-37,328,359	-44,008,544	-50,691,057	-57,417,524	-64,244,007	-71,015,347	-77,730,467	-84,389,369	-90,992,051
24	New Settlement	2,560	£21,049,300	-54,086,354	-62,784,083	-71,572,057	-80,486,579	-89,435,393	-98,312,325	-107,117,372	-115,850,538	-124,511,820	-133,101,218	-141,618,734
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-437,028,732	-457,053,390	-476,912,043	-496,604,695	-516,131,343	-535,491,989	-554,686,632	-573,715,272	-592,577,909	-611,274,543	-629,805,174
26	Low density edge of settlement houses	3,870	£71,595,000	-83,478,169	-95,778,985	-108,159,177	-120,441,358	-132,625,529	-144,711,688	-156,699,837	-168,589,974	-180,382,100	-192,076,215	-203,672,319
27	New Settlement	5,120	£94,720,000	-78,578,476	-93,586,411	-108,853,959	-124,001,579	-139,029,272	-153,937,037	-168,724,874	-183,392,785	-197,940,766	-212,368,821	-226,676,948
28	New settlement - High density flats and houses	7,335	£18,093,000	-284,079,516	-304,413,929	-324,584,796	-344,592,122	-364,435,904	-384,116,142	-403,632,837	-422,985,989	-442,175,597	-461,201,662	-480,064,184
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £5,875 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH (Residual land values)	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH (Residual land values)	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH (Residual land values)	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£617,900	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	103	64	21	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	271	240	206	168	126	77	22	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£925,000	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£3,522,400	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£862,100	1	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	-591,163	-587,917	-584,682	-581,459	-578,247	-575,047	-571,858	-568,681	-565,515	-562,361	-559,218
2	Low density rural extension	6	£2,050,533	159,055	157,102	155,149	153,196	151,243	149,290	147,336	145,384	143,430	141,477	139,524
3	Low density flats	12	£1,640,426	-1,126,240	-1,186,144	-1,245,529	-1,304,392	-1,362,734	-1,420,555	-1,477,856	-1,534,635	-1,590,893	-1,646,631	-1,701,847
4	Low density rural extension	12	£4,101,066	318,110	240,054	162,608	85,771	9,544	-67,154	-143,390	-219,005	-294,001	-368,379	-442,135
5	Medium density flats	50	£3,178,326	-4,488,830	-4,732,148	-4,973,353	-5,212,445	-5,449,425	-5,684,290	-5,917,044	-6,147,684	-6,376,212	-6,602,626	-6,826,929
6	Low density rural extension	50	£18,967,431	1,325,634	1,008,948	694,733	382,990	73,719	-236,891	-546,196	-852,987	-1,157,267	-1,459,034	-1,758,289
7	Low density rural extension	50	£17,121,951	1,325,634	1,008,948	694,733	382,990	73,719	-236,891	-546,196	-852,987	-1,157,267	-1,459,034	-1,758,289
8	Extra care scheme	60	£4,921,279	-5,196,137	-5,395,817	-5,595,496	-5,795,175	-5,994,854	-6,194,533	-6,394,213	-6,593,892	-6,793,571	-6,993,250	-7,192,929
9	Retirement	60	£4,921,279	2,149,690	1,891,160	1,632,632	1,374,103	1,115,573	857,044	596,271	335,119	73,966	-190,247	-455,672
10	Integrtated Retirement Scheme	120	£10,252,666	5,742,142	5,223,774	4,705,406	4,187,039	3,668,671	3,150,303	2,631,934	2,113,566	1,595,198	1,074,409	551,582
11	Low density edge of settlement houses/flats	150	£25,631,664	4,394,806	3,431,866	2,476,436	1,528,515	588,106	-350,433	-1,290,957	-2,223,848	-3,149,107	-4,066,732	-4,976,724
12	Low density rural extension	250	£97,605,376	3,829,959	2,302,061	786,176	-729,433	-2,252,523	-3,779,541	-5,294,164	-6,796,393	-8,286,227	-9,763,666	-11,228,711
13	Low density rural extension	250	£73,204,032	-177,300	-1,568,344	-2,948,371	-4,317,380	-5,675,370	-7,028,685	-8,390,592	-9,741,270	-11,080,719	-12,408,939	-13,725,929
14	Low density edge of settlement houses/flats	500	£122,006,720	9,793,005	7,019,548	4,267,750	1,537,612	-1,190,016	-3,927,220	-6,677,315	-9,405,064	-12,110,464	-14,824,837	-17,539,603
15	Low density edge of settlement houses/flats	500	£128,158,319	-58,218,283	-60,414,484	-62,591,522	-64,749,397	-66,888,110	-69,007,659	-71,108,046	-73,189,270	-75,251,332	-77,294,231	-79,317,967
16	High density houses	500	£73,204,032	-44,245,472	-46,441,673	-48,618,711	-50,776,586	-52,915,298	-55,034,848	-57,135,235	-59,216,460	-61,278,521	-63,321,419	-65,345,156
17	High density flats	500	£28,502,410	-44,224,892	-46,421,093	-48,598,131	-50,756,006	-52,894,719	-55,014,268	-57,114,655	-59,195,879	-61,257,941	-63,300,840	-65,324,576
18	High density flats	500	£21,325,544	16,515,735	13,837,969	11,180,594	8,518,583	5,877,887	3,258,506	660,439	-1,947,654	-4,553,751	-7,168,613	-9,761,484
19	High density flats	500	£17,121,951	-44,183,732	-46,379,933	-48,556,972	-50,714,846	-52,853,559	-54,973,108	-57,073,496	-59,154,720	-61,216,782	-63,259,680	-65,283,416
20	Low density flats and houses	700	£95,657,370	13,837,190	10,043,879	6,266,626	2,486,274	-1,284,771	-5,066,008	-8,816,773	-12,591,094	-16,342,600	-20,079,141	-23,845,884
21	High density flats	700	£23,888,711	22,940,243	19,240,656	15,570,213	11,928,914	8,316,758	4,733,746	1,142,256	-2,465,682	-6,062,317	-9,640,322	-13,236,131
22	Low density edge of settlement houses	1,935	£991,945,392	26,720,588	18,235,547	9,703,770	1,100,880	-7,768,254	-16,861,103	-25,971,088	-35,142,800	-44,421,078	-53,851,004	-63,347,882
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	26,720,588	18,235,547	9,703,770	1,100,880	-7,768,254	-16,861,103	-25,971,088	-35,142,800	-44,421,078	-53,851,004	-63,347,882
24	New Settlement	2,560	£583,274,143	8,724,536	-1,628,268	-12,328,286	-23,346,315	-34,821,719	-46,551,291	-58,457,903	-70,649,291	-82,963,415	-95,176,353	-107,288,103
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-277,791,475	-306,397,195	-334,771,733	-362,915,090	-390,827,264	-418,508,257	-445,958,068	-473,176,697	-500,164,145	-526,920,410	-553,445,495
26	Low density edge of settlement houses	3,870	£1,983,890,784	-6,161,127	-18,395,674	-31,254,946	-45,096,659	-60,388,263	-76,532,678	-93,260,847	-109,929,531	-126,462,176	-142,858,780	-159,119,344
27	New Settlement	5,120	£2,624,682,381	1,843,980	-10,528,869	-23,689,048	-38,036,728	-54,357,098	-73,416,945	-93,746,000	-114,061,701	-134,212,527	-154,198,477	-174,019,553
28	New settlement - High density flats and houses	7,335	£501,355,345	-133,960,652	-162,274,100	-190,479,462	-218,459,787	-246,215,074	-273,745,323	-301,050,535	-328,130,708	-354,985,843	-381,615,941	-408,021,000
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	-591,163	-587,917	-584,682	-581,459	-578,247	-575,047	-571,858	-568,681	-565,515	-562,361	-559,218
2	Low density rural extension	6	£708,608	159,055	157,102	155,149	153,196	151,243	149,290	147,336	145,384	143,430	141,477	139,524
3	Low density flats	12	£566,887	-1,126,240	-1,186,144	-1,245,529	-1,304,392	-1,362,734	-1,420,555	-1,477,856	-1,534,635	-1,590,893	-1,646,631	-1,701,847
4	Low density rural extension	12	£1,417,217	318,110	240,054	162,608	85,771	9,544	-67,154	-143,390	-219,005	-294,001	-368,379	-442,135
5	Medium density flats	50	£1,098,343	-4,488,830	-4,732,148	-4,973,353	-5,212,445	-5,449,425	-5,684,290	-5,917,044	-6,147,684	-6,376,212	-6,602,626	-6,826,929
6	Low density rural extension	50	£6,554,627	1,325,634	1,008,948	694,733	382,990	73,719	-236,891	-546,196	-852,987	-1,157,267	-1,459,034	-1,758,289
7	Low density rural extension	50	£5,916,880	1,325,634	1,008,948	694,733	382,990	73,719	-236,891	-546,196	-852,987	-1,157,267	-1,459,034	-1,758,289
8	Extra care scheme	60	£1,700,660	-5,196,137	-5,395,817	-5,595,496	-5,795,175	-5,994,854	-6,194,533	-6,394,213	-6,593,892	-6,793,571	-6,993,250	-7,192,929
9	Retirement	60	£1,700,660	2,149,690	1,891,160	1,632,632	1,374,103	1,115,573	857,044	596,271	335,119	73,966	-190,247	-455,672
10	Integrtated Retirement Scheme	120	£3,543,042	5,742,142	5,223,774	4,705,406	4,187,039	3,668,671	3,150,303	2,631,934	2,113,566	1,595,198	1,074,409	551,582
11	Low density edge of settlement houses/flats	150	£8,857,604	4,394,806	3,431,866	2,476,436	1,528,515	588,106	-350,433	-1,290,957	-2,223,848	-3,149,107	-4,066,732	-4,976,724
12	Low density rural extension	250	£33,729,758	3,829,959	2,302,061	786,176	-729,433	-2,252,523	-3,779,541	-5,294,164	-6,796,393	-8,286,227	-9,763,666	-11,228,711
13	Low density rural extension	250	£25,297,318	-177,300	-1,568,344	-2,948,371	-4,317,380	-5,675,370	-7,028,685	-8,390,592	-9,741,270	-11,080,719	-12,408,939	-13,725,929
14	Low density edge of settlement houses/flats	500	£42,162,197	9,793,005	7,019,548	4,267,750	1,537,612	-1,190,016	-3,927,220	-6,677,315	-9,405,064	-12,110,464	-14,824,837	-17,539,603
15	Low density edge of settlement houses/flats	500	£44,288,022	-58,218,283	-60,414,484	-62,591,522	-64,749,397	-66,888,110	-69,007,659	-71,108,046	-73,189,270	-75,251,332	-77,294,231	-79,317,967
16	High density houses	500	£25,297,318	-44,245,472	-46,441,673	-48,618,711	-50,776,586	-52,915,298	-55,034,848	-57,135,235	-59,216,460	-61,278,521	-63,321,419	-65,345,156
17	High density flats	500	£9,849,656	-44,224,892	-46,421,093	-48,598,131	-50,756,006	-52,894,719	-55,014,268	-57,114,655	-59,195,879	-61,257,941	-63,300,840	-65,324,576
18	High density flats	500	£7,369,527	16,515,735	13,837,969	11,180,594	8,518,583	5,877,887	3,258,506	660,439	-1,947,654	-4,553,751	-7,168,613	-9,761,484
19	High density flats	500	£5,916,880	-44,183,732	-46,379,933	-48,556,972	-50,714,846	-52,853,559	-54,973,108	-57,073,496	-59,154,720	-61,216,782	-63,259,680	-65,283,416
20	Low density flats and houses	700	£33,056,580	13,837,190	10,043,879	6,266,626	2,486,274	-1,284,771	-5,066,008	-8,816,773	-12,591,094	-16,342,600	-20,079,141	-23,845,884
21	High density flats	700	£8,255,287	22,940,243	19,240,656	15,570,213	11,928,914	8,316,758	4,733,746	1,142,256	-2,465,682	-6,062,317	-9,640,322	-13,236,131
22	Low density edge of settlement houses	1,935	£342,789,292	26,720,588	18,235,547	9,703,770	1,100,880	-7,768,254	-16,861,103	-25,971,088	-35,142,800	-44,421,078	-53,851,004	-63,347,882
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	26,720,588	18,235,547	9,703,770	1,100,880	-7,768,254	-16,861,103	-25,971,088	-35,142,800	-44,421,078	-53,851,004	-63,347,882
24	New Settlement	2,560	£201,563,647	8,724,536	-1,628,268	-12,328,286	-23,346,315	-34,821,719	-46,551,291	-58,457,903	-70,649,291	-82,963,415	-95,176,353	-107,288,103
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-277,791,475	-306,397,195	-334,771,733	-362,915,090	-390,827,264	-418,508,257	-445,958,068	-473,176,697	-500,164,145	-526,920,410	-553,445,495
26	Low density edge of settlement houses	3,870	£685,578,584	-6,161,127	-18,395,674	-31,254,946	-45,096,659	-60,388,263	-76,532,678	-93,260,847	-109,929,531	-126,462,176	-142,858,780	-159,119,344
27	New Settlement	5,120	£907,018,695	1,843,980	-10,528,869	-23,689,048	-38,036,728	-54,357,098	-73,416,945	-93,746,000	-114,061,701	-134,212,527	-154,198,477	-174,019,553
28	New settlement - High density flats and houses	7,335	£173,254,743	-133,960,652	-162,274,100	-190,479,462	-218,459,787	-246,215,074	-273,745,323	-301,050,535	-328,130,708	-354,985,843	-381,615,941	-408,021,000
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	-591,163	-587,917	-584,682	-581,459	-578,247	-575,047	-571,858	-568,681	-565,515	-562,361	-559,218
2	Low density rural extension	6	£74,000	159,055	157,102	155,149	153,196	151,243	149,290	147,336	145,384	143,430	141,477	139,524
3	Low density flats	12	£59,200	-1,126,240	-1,186,144	-1,245,529	-1,304,392	-1,362,734	-1,420,555	-1,477,856	-1,534,635	-1,590,893	-1,646,631	-1,701,847
4	Low density rural extension	12	£148,000	318,110	240,054	162,608	85,771	9,544	-67,154	-143,390	-219,005	-294,001	-368,379	-442,135
5	Medium density flats	50	£114,700	-4,488,830	-4,732,148	-4,973,353	-5,212,445	-5,449,425	-5,684,290	-5,917,044	-6,147,684	-6,376,212	-6,602,626	-6,826,929
6	Low density rural extension	50	£684,500	1,325,634	1,008,948	694,733	382,990	73,719	-236,891	-546,196	-852,987	-1,157,267	-1,459,034	-1,758,289
7	Low density rural extension	50	£617,900	1,325,634	1,008,948	694,733	382,990	73,719	-236,891	-546,196	-852,987	-1,157,267	-1,459,034	-1,758,289
8	Extra care scheme	60	£177,600	-5,196,137	-5,395,817	-5,595,496	-5,795,175	-5,994,854	-6,194,533	-6,394,213	-6,593,892	-6,793,571	-6,993,250	-7,192,929
9	Retirement	60	£177,600	2,149,690	1,891,160	1,632,632	1,374,103	1,115,573	857,044	596,271	335,119	73,966	-190,247	-455,672
10	Integrtated Retirement Scheme	120	£370,000	5,742,142	5,223,774	4,705,406	4,187,039	3,668,671	3,150,303	2,631,934	2,113,566	1,595,198	1,074,409	551,582
11	Low density edge of settlement houses/flats	150	£925,000	4,394,806	3,431,866	2,476,436	1,528,515	588,106	-350,433	-1,290,957	-2,223,848	-3,149,107	-4,066,732	-4,976,724
12	Low density rural extension	250	£3,522,400	3,829,959	2,302,061	786,176	-729,433	-2,252,523	-3,779,541	-5,294,164	-6,796,393	-8,286,227	-9,763,666	-11,228,711
13	Low density rural extension	250	£2,641,800	-177,300	-1,568,344	-2,948,371	-4,317,380	-5,675,370	-7,028,685	-8,390,592	-9,741,270	-11,080,719	-12,408,939	-13,725,929
14	Low density edge of settlement houses/flats	500	£4,403,000	9,793,005	7,019,548	4,267,750	1,537,612	-1,190,016	-3,927,220	-6,677,315	-9,405,064	-12,110,464	-14,824,837	-17,539,603
15	Low density edge of settlement houses/flats	500	£4,625,000	-58,218,283	-60,414,484	-62,591,522	-64,749,397	-66,888,110	-69,007,659	-71,108,046	-73,189,270	-75,251,332	-77,294,231	-79,317,967
16	High density houses	500	£2,641,800	-44,245,472	-46,441,673	-48,618,711	-50,776,586	-52,915,298	-55,034,848	-57,135,235	-59,216,460	-61,278,521	-63,321,419	-65,345,156
17	High density flats	500	£1,028,600	-44,224,892	-46,421,093	-48,598,131	-50,756,006	-52,894,719	-55,014,268	-57,114,655	-59,195,879	-61,257,941	-63,300,840	-65,324,576
18	High density flats	500	£769,600	16,515,735	13,837,969	11,180,594	8,518,583	5,877,887	3,258,506	660,439	-1,947,654	-4,553,751	-7,168,613	-9,761,484
19	High density flats	500	£617,900	-44,183,732	-46,379,933	-48,556,972	-50,714,846	-52,853,559	-54,973,108	-57,073,496	-59,154,720	-61,216,782	-63,259,680	-65,283,416
20	Low density flats and houses	700	£3,452,100	13,837,190	10,043,879	6,266,626	2,486,274	-1,284,771	-5,066,008	-8,816,773	-12,591,094	-16,342,600	-20,079,141	-23,845,884
21	High density flats	700	£862,100	22,940,243	19,240,656	15,570,213	11,928,914	8,316,758	4,733,746	1,142,256	-2,465,682	-6,062,317	-9,640,322	-13,236,131
22	Low density edge of settlement houses	1,935	£35,797,500	26,720,588	18,235,547	9,703,770	1,100,880	-7,768,254	-16,861,103	-25,971,088	-35,142,800	-44,421,078	-53,851,004	-63,347,882
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	26,720,588	18,235,547	9,703,770	1,100,880	-7,768,254	-16,861,103	-25,971,088	-35,142,800	-44,421,078	-53,851,004	-63,347,882
24	New Settlement	2,560	£21,049,300	8,724,536	-1,628,268	-12,328,286	-23,346,315	-34,821,719	-46,551,291	-58,457,903	-70,649,291	-82,963,415	-95,176,353	-107,288,103
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-277,791,475	-306,397,195	-334,771,733	-362,915,090	-390,827,264	-418,508,257	-445,958,068	-473,176,697	-500,164,145	-526,920,410	-553,445,495
26	Low density edge of settlement houses	3,870	£71,595,000	-6,161,127	-18,395,674	-31,254,946	-45,096,659	-60,388,263	-76,532,678	-93,260,847	-109,929,531	-126,462,176	-142,858,780	-159,119,344
27	New Settlement	5,120	£94,720,000	1,843,980	-10,528,869	-23,689,048	-38,036,728	-54,357,098	-73,416,945	-93,746,000	-114,061,701	-134,212,527	-154,198,477	-174,019,553
28	New settlement - High density flats and houses	7,335	£18,093,000	-133,960,652	-162,274,100	-190,479,462	-218,459,787	-246,215,074	-273,745,323	-301,050,535	-328,130,708	-354,985,843	-381,615,941	-408,021,000
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757	527,757
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £6,500 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1					Residual land values									
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	-	-	-	-	-	-	-	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	-	-	-	-	-	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2					Residual land values									
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	103	46	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	253	203	148	87	18	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	192	143	89	28	-	-	-	-	-	-
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	220	174	122	65	1	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	-	-	-	-	-	-	-	-	-	-
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3					Residual land values									
	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	149	153	158	163	169	176	183	192	203	215
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	149	85	14	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	135	72	2	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£617,900	149	86	18	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	453	415	372	324	270	208	137	56	-	-
10	Integrtated Retirement Scheme	8,700	0	£370,000	617	587	554	516	474	426	371	308	235	147
11	Low density edge of settlement houses/flats	14,278	0	£925,000	243	185	121	50	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£3,522,400	13	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	113	58	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	331	289	243	192	134	70	-	-	-	-
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	156	104	47	-	-	-	-	-	-	-
21	High density flats	66,631	0	£862,100	331	290	245	195	140	77	6	-	-	-
22	Low density edge of settlement houses	184,188	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	80	36	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£21,049,300	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	109	109	109	109	109	109	109	109	109	109
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	-397,339	-394,886	-392,445	-390,014	-387,596	-385,189	-382,794	-380,410	-378,038	-375,677	-373,328
2	Low density rural extension	6	£2,050,533	383,415	380,543	377,672	374,800	371,929	369,057	366,186	363,314	360,443	357,571	354,700
3	Low density flats	12	£1,640,426	-738,590	-819,386	-899,500	-978,936	-1,057,692	-1,135,769	-1,213,166	-1,289,882	-1,365,921	-1,441,278	-1,515,957
4	Low density rural extension	12	£4,101,066	766,829	664,592	563,149	462,498	362,641	263,578	165,307	67,829	-29,327	-126,786	-223,440
5	Medium density flats	50	£3,178,326	-2,924,793	-3,252,395	-3,577,243	-3,899,339	-4,218,681	-4,535,270	-4,849,107	-5,160,189	-5,468,519	-5,774,096	-6,076,920
6	Low density rural extension	50	£18,967,431	3,136,067	2,721,819	2,310,784	1,902,962	1,498,353	1,096,957	698,774	303,803	-89,393	-484,292	-875,925
7	Low density rural extension	50	£17,121,951	3,136,067	2,721,819	2,310,784	1,902,962	1,498,353	1,096,957	698,774	303,803	-89,393	-484,292	-875,925
8	Extra care scheme	60	£4,921,279	-3,986,436	-4,246,600	-4,506,764	-4,766,929	-5,027,093	-5,287,257	-5,547,422	-5,807,586	-6,067,750	-6,327,914	-6,588,079
9	Retirement	60	£4,921,279	3,662,909	3,328,719	2,994,529	2,660,339	2,326,149	1,991,958	1,657,768	1,323,578	989,388	655,198	319,604
10	Integrtated Retirement Scheme	120	£10,252,666	8,751,722	8,085,235	7,417,391	6,748,357	6,079,323	5,410,289	4,741,255	4,072,221	3,403,188	2,734,153	2,065,120
11	Low density edge of settlement houses/flats	150	£25,631,664	9,710,549	8,471,041	7,241,142	6,020,851	4,810,170	3,609,097	2,410,984	1,215,821	30,375	-1,164,088	-2,349,171
12	Low density rural extension	250	£97,605,376	12,373,711	10,402,550	8,443,324	6,484,210	4,540,621	2,612,556	700,015	-1,216,578	-3,142,394	-5,068,440	-6,978,463
13	Low density rural extension	250	£73,204,032	7,985,698	6,196,840	4,422,010	2,661,206	912,404	-858,074	-2,629,020	-4,385,515	-6,127,557	-7,884,741	-9,630,501
14	Low density edge of settlement houses/flats	500	£122,006,720	25,979,157	22,364,382	18,777,652	15,218,964	11,688,322	8,167,977	4,654,207	1,168,795	-2,325,680	-5,833,975	-9,343,801
15	Low density edge of settlement houses/flats	500	£128,158,319	-43,581,719	-46,566,662	-49,526,453	-52,461,089	-55,370,571	-58,254,899	-61,114,075	-63,948,096	-66,756,963	-69,540,677	-72,299,236
16	High density houses	500	£73,204,032	-29,608,907	-32,593,851	-35,553,641	-38,488,277	-41,397,761	-44,282,089	-47,141,264	-49,975,285	-52,784,152	-55,567,865	-58,326,425
17	High density flats	500	£28,502,410	-29,588,328	-32,573,271	-35,533,062	-38,467,698	-41,377,180	-44,261,509	-47,120,684	-49,954,705	-52,763,572	-55,547,286	-58,305,845
18	High density flats	500	£21,325,544	32,392,280	28,866,747	25,360,575	21,882,007	18,431,042	15,007,680	11,611,921	8,243,766	4,885,676	1,535,469	-1,816,047
19	High density flats	500	£17,121,951	-29,547,168	-32,532,112	-35,491,902	-38,426,538	-41,336,021	-44,220,350	-47,079,524	-49,913,545	-52,722,412	-55,506,126	-58,264,685
20	Low density flats and houses	700	£95,657,370	35,963,873	31,020,188	26,114,850	21,202,158	16,327,515	11,491,583	6,694,362	1,915,173	-2,913,783	-7,734,202	-12,565,010
21	High density flats	700	£23,888,711	44,585,202	39,751,904	34,956,349	30,198,536	25,478,467	20,796,141	16,125,090	11,474,618	6,862,248	2,287,982	-2,330,275
22	Low density edge of settlement houses	1,935	£991,945,392	72,583,448	62,037,597	51,529,929	41,036,380	30,532,745	19,994,674	9,360,049	-1,454,749	-12,725,806	-24,296,957	-36,035,503
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	72,583,448	62,037,597	51,529,929	41,036,380	30,532,745	19,994,674	9,360,049	-1,454,749	-12,725,806	-24,296,957	-36,035,503
24	New Settlement	2,560	£583,274,143	62,474,828	50,156,833	37,800,095	25,340,950	12,747,512	-70,093	-13,472,911	-27,477,340	-42,220,074	-57,353,437	-72,957,471
25	Low density edge of settlement houses/flats	6,973	£991,945,392	-121,662,858	-156,541,202	-192,631,422	-229,225,484	-265,523,185	-301,524,525	-337,229,504	-372,638,123	-407,750,381	-442,566,278	-477,085,814
26	Low density edge of settlement houses	3,870	£1,983,890,784	52,957,443	39,536,936	25,931,411	12,043,349	-2,313,085	-17,562,023	-33,943,292	-52,327,903	-72,566,538	-93,641,346	-114,566,368
27	New Settlement	5,120	£2,624,682,381	60,093,797	46,749,265	33,171,923	19,254,120	4,815,278	-10,618,466	-27,517,047	-46,935,196	-70,535,328	-96,028,133	-121,362,159
28	New settlement - High density flats and houses	7,335	£501,355,345	-16,842,754	-39,578,269	-64,685,337	-94,045,138	-127,994,244	-163,374,504	-198,468,231	-233,275,427	-267,796,090	-302,030,219	-335,977,817
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	-397,339	-394,886	-392,445	-390,014	-387,596	-385,189	-382,794	-380,410	-378,038	-375,677	-373,328
2	Low density rural extension	6	£708,608	383,415	380,543	377,672	374,800	371,929	369,057	366,186	363,314	360,443	357,571	354,700
3	Low density flats	12	£566,887	-738,590	-819,386	-899,500	-978,936	-1,057,692	-1,135,769	-1,213,166	-1,289,882	-1,365,921	-1,441,278	-1,515,957
4	Low density rural extension	12	£1,417,217	766,829	664,592	563,149	462,498	362,641	263,578	165,307	67,829	-29,327	-126,786	-223,440
5	Medium density flats	50	£1,098,343	-2,924,793	-3,252,395	-3,577,243	-3,899,339	-4,218,681	-4,535,270	-4,849,107	-5,160,189	-5,468,519	-5,774,096	-6,076,920
6	Low density rural extension	50	£6,554,627	3,136,067	2,721,819	2,310,784	1,902,962	1,498,353	1,096,957	698,774	303,803	-89,393	-484,292	-875,925
7	Low density rural extension	50	£5,916,880	3,136,067	2,721,819	2,310,784	1,902,962	1,498,353	1,096,957	698,774	303,803	-89,393	-484,292	-875,925
8	Extra care scheme	60	£1,700,660	-3,986,436	-4,246,600	-4,506,764	-4,766,929	-5,027,093	-5,287,257	-5,547,422	-5,807,586	-6,067,750	-6,327,914	-6,588,079
9	Retirement	60	£1,700,660	3,662,909	3,328,719	2,994,529	2,660,339	2,326,149	1,991,958	1,657,768	1,323,578	989,388	655,198	319,604
10	Integrtated Retirement Scheme	120	£3,543,042	8,751,722	8,085,235	7,417,391	6,748,357	6,079,323	5,410,289	4,741,255	4,072,221	3,403,188	2,734,153	2,065,120
11	Low density edge of settlement houses/flats	150	£8,857,604	9,710,549	8,471,041	7,241,142	6,020,851	4,810,170	3,609,097	2,410,984	1,215,821	30,375	-1,164,088	-2,349,171
12	Low density rural extension	250	£33,729,758	12,373,711	10,402,550	8,443,324	6,484,210	4,540,621	2,612,556	700,015	-1,216,578	-3,142,394	-5,068,440	-6,978,463
13	Low density rural extension	250	£25,297,318	7,985,698	6,196,840	4,422,010	2,661,206	912,404	-858,074	-2,629,020	-4,385,515	-6,127,557	-7,884,741	-9,630,501
14	Low density edge of settlement houses/flats	500	£42,162,197	25,979,157	22,364,382	18,777,652	15,218,964	11,688,322	8,167,977	4,654,207	1,168,795	-2,325,680	-5,833,975	-9,343,801
15	Low density edge of settlement houses/flats	500	£44,288,022	-43,581,719	-46,566,662	-49,526,453	-52,461,089	-55,370,571	-58,254,899	-61,114,075	-63,948,096	-66,756,963	-69,540,677	-72,299,236
16	High density houses	500	£25,297,318	-29,608,907	-32,593,851	-35,553,641	-38,488,277	-41,397,761	-44,282,089	-47,141,264	-49,975,285	-52,784,152	-55,567,865	-58,326,425
17	High density flats	500	£9,849,656	-29,588,328	-32,573,271	-35,533,062	-38,467,698	-41,377,180	-44,261,509	-47,120,684	-49,954,705	-52,763,572	-55,547,286	-58,305,845
18	High density flats	500	£7,369,527	32,392,280	28,866,747	25,360,575	21,882,007	18,431,042	15,007,680	11,611,921	8,243,766	4,885,676	1,535,469	-1,816,047
19	High density flats	500	£5,916,880	-29,547,168	-32,532,112	-35,491,902	-38,426,538	-41,336,021	-44,220,350	-47,079,524	-49,913,545	-52,722,412	-55,506,126	-58,264,685
20	Low density flats and houses	700	£33,056,580	35,963,873	31,020,188	26,114,850	21,202,158	16,327,515	11,491,583	6,694,362	1,915,173	-2,913,783	-7,734,202	-12,565,010
21	High density flats	700	£8,255,287	44,585,202	39,751,904	34,956,349	30,198,536	25,478,467	20,796,141	16,125,090	11,474,618	6,862,248	2,287,982	-2,330,275
22	Low density edge of settlement houses	1,935	£342,789,292	72,583,448	62,037,597	51,529,929	41,036,380	30,532,745	19,994,674	9,360,049	-1,454,749	-12,725,806	-24,296,957	-36,035,503
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	72,583,448	62,037,597	51,529,929	41,036,380	30,532,745	19,994,674	9,360,049	-1,454,749	-12,725,806	-24,296,957	-36,035,503
24	New Settlement	2,560	£201,563,647	62,474,828	50,156,833	37,800,095	25,340,950	12,747,512	-70,093	-13,472,911	-27,477,340	-42,220,074	-57,353,437	-72,957,471
25	Low density edge of settlement houses/flats	6,973	£342,789,292	-121,662,858	-156,541,202	-192,631,422	-229,225,484	-265,523,185	-301,524,525	-337,229,504	-372,638,123	-407,750,381	-442,566,278	-477,085,814
26	Low density edge of settlement houses	3,870	£685,578,584	52,957,443	39,536,936	25,931,411	12,043,349	-2,313,085	-17,562,023	-33,943,292	-52,327,903	-72,566,538	-93,641,346	-114,566,368
27	New Settlement	5,120	£907,018,695	60,093,797	46,749,265	33,171,923	19,254,120	4,815,278	-10,618,466	-27,517,047	-46,935,196	-70,535,328	-96,028,133	-121,362,159
28	New settlement - High density flats and houses	7,335	£173,254,743	-16,842,754	-39,578,269	-64,685,337	-94,045,138	-127,994,244	-163,374,504	-198,468,231	-233,275,427	-267,796,090	-302,030,219	-335,977,817
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

				Residual land values										
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	-397,339	-394,886	-392,445	-390,014	-387,596	-385,189	-382,794	-380,410	-378,038	-375,677	-373,328
2	Low density rural extension	6	£74,000	383,415	380,543	377,672	374,800	371,929	369,057	366,186	363,314	360,443	357,571	354,700
3	Low density flats	12	£59,200	-738,590	-819,386	-899,500	-978,936	-1,057,692	-1,135,769	-1,213,166	-1,289,882	-1,365,921	-1,441,278	-1,515,957
4	Low density rural extension	12	£148,000	766,829	664,592	563,149	462,498	362,641	263,578	165,307	67,829	-29,327	-126,786	-223,440
5	Medium density flats	50	£114,700	-2,924,793	-3,252,395	-3,577,243	-3,899,339	-4,218,681	-4,535,270	-4,849,107	-5,160,189	-5,468,519	-5,774,096	-6,076,920
6	Low density rural extension	50	£684,500	3,136,067	2,721,819	2,310,784	1,902,962	1,498,353	1,096,957	698,774	303,803	-89,393	-484,292	-875,925
7	Low density rural extension	50	£617,900	3,136,067	2,721,819	2,310,784	1,902,962	1,498,353	1,096,957	698,774	303,803	-89,393	-484,292	-875,925
8	Extra care scheme	60	£177,600	-3,986,436	-4,246,600	-4,506,764	-4,766,929	-5,027,093	-5,287,257	-5,547,422	-5,807,586	-6,067,750	-6,327,914	-6,588,079
9	Retirement	60	£177,600	3,662,909	3,328,719	2,994,529	2,660,339	2,326,149	1,991,958	1,657,768	1,323,578	989,388	655,198	319,604
10	Integrtated Retirement Scheme	120	£370,000	8,751,722	8,085,235	7,417,391	6,748,357	6,079,323	5,410,289	4,741,255	4,072,221	3,403,188	2,734,153	2,065,120
11	Low density edge of settlement houses/flats	150	£925,000	9,710,549	8,471,041	7,241,142	6,020,851	4,810,170	3,609,097	2,410,984	1,215,821	30,375	-1,164,088	-2,349,171
12	Low density rural extension	250	£3,522,400	12,373,711	10,402,550	8,443,324	6,484,210	4,540,621	2,612,556	700,015	-1,216,578	-3,142,394	-5,068,440	-6,978,463
13	Low density rural extension	250	£2,641,800	7,985,698	6,196,840	4,422,010	2,661,206	912,404	-858,074	-2,629,020	-4,385,515	-6,127,557	-7,884,741	-9,630,501
14	Low density edge of settlement houses/flats	500	£4,403,000	25,979,157	22,364,382	18,777,652	15,218,964	11,688,322	8,167,977	4,654,207	1,168,795	-2,325,680	-5,833,975	-9,343,801
15	Low density edge of settlement houses/flats	500	£4,625,000	-43,581,719	-46,566,662	-49,526,453	-52,461,089	-55,370,571	-58,254,899	-61,114,075	-63,948,096	-66,756,963	-69,540,677	-72,299,236
16	High density houses	500	£2,641,800	-29,608,907	-32,593,851	-35,553,641	-38,488,277	-41,397,761	-44,282,089	-47,141,264	-49,975,285	-52,784,152	-55,567,865	-58,326,425
17	High density flats	500	£1,028,600	-29,588,328	-32,573,271	-35,533,062	-38,467,698	-41,377,180	-44,261,509	-47,120,684	-49,954,705	-52,763,572	-55,547,286	-58,305,845
18	High density flats	500	£769,600	32,392,280	28,866,747	25,360,575	21,882,007	18,431,042	15,007,680	11,611,921	8,243,766	4,885,676	1,535,469	-1,816,047
19	High density flats	500	£617,900	-29,547,168	-32,532,112	-35,491,902	-38,426,538	-41,336,021	-44,220,350	-47,079,524	-49,913,545	-52,722,412	-55,506,126	-58,264,685
20	Low density flats and houses	700	£3,452,100	35,963,873	31,020,188	26,114,850	21,202,158	16,327,515	11,491,583	6,694,362	1,915,173	-2,913,783	-7,734,202	-12,565,010
21	High density flats	700	£862,100	44,585,202	39,751,904	34,956,349	30,198,536	25,478,467	20,796,141	16,125,090	11,474,618	6,862,248	2,287,982	-2,330,275
22	Low density edge of settlement houses	1,935	£35,797,500	72,583,448	62,037,597	51,529,929	41,036,380	30,532,745	19,994,674	9,360,049	-1,454,749	-12,725,806	-24,296,957	-36,035,503
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	72,583,448	62,037,597	51,529,929	41,036,380	30,532,745	19,994,674	9,360,049	-1,454,749	-12,725,806	-24,296,957	-36,035,503
24	New Settlement	2,560	£21,049,300	62,474,828	50,156,833	37,800,095	25,340,950	12,747,512	-70,093	-13,472,911	-27,477,340	-42,220,074	-57,353,437	-72,957,471
25	Low density edge of settlement houses/flats	6,973	£35,797,500	-121,662,858	-156,541,202	-192,631,422	-229,225,484	-265,523,185	-301,524,525	-337,229,504	-372,638,123	-407,750,381	-442,566,278	-477,085,814
26	Low density edge of settlement houses	3,870	£71,595,000	52,957,443	39,536,936	25,931,411	12,043,349	-2,313,085	-17,562,023	-33,943,292	-52,327,903	-72,566,538	-93,641,346	-114,566,368
27	New Settlement	5,120	£94,720,000	60,093,797	46,749,265	33,171,923	19,254,120	4,815,278	-10,618,466	-27,517,047	-46,935,196	-70,535,328	-96,028,133	-121,362,159
28	New settlement - High density flats and houses	7,335	£18,093,000	-16,842,754	-39,578,269	-64,685,337	-94,045,138	-127,994,244	-163,374,504	-198,468,231	-233,275,427	-267,796,090	-302,030,219	-335,977,817
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £7,125 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	-	-	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	233	167	94	14	-	-	-	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	311	251	185	111	30	-	-	-	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	451	394	330	260	180	89	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	599	550	495	433	364	286	197	94	-	-
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	60	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	526	475	420	359	291	214	127	28	-	-
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	44	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	545	498	445	387	323	251	169	74	-	-
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	542	565	591	620	652	689	731	779	836	903
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	542	476	404	324	235	135	22	-	-	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	515	451	380	301	214	116	4	-	-	-
7	Low density rural extension	4,759	0	£617,900	529	465	395	318	231	134	24	-	-	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	801	763	720	671	617	556	486	405	311	200
10	Integrtated Retirement Scheme	8,700	0	£370,000	963	933	900	863	820	772	718	655	581	494
11	Low density edge of settlement houses/flats	14,278	0	£925,000	615	556	492	420	340	251	149	31	-	-
12	Low density rural extension	23,797	0	£3,522,400	372	304	230	146	53	-	-	-	-	-
13	Low density rural extension	23,797	0	£2,641,800	225	157	83	1	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	453	397	336	267	191	105	8	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	664	621	574	522	464	399	325	242	144	29
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	488	436	378	313	242	161	70	-	-	-
21	High density flats	66,631	0	£862,100	656	614	569	518	462	399	327	245	150	39
22	Low density edge of settlement houses	184,188	0	£35,797,500	200	150	95	33	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	329	286	239	186	126	58	-	-	-	-
24	New Settlement	243,680	0	£21,049,300	170	126	76	21	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	-203,513	-201,854	-200,207	-198,570	-196,945	-195,331	-193,729	-192,139	-190,559	-188,992	-187,436
2	Low density rural extension	6	£2,050,533	607,774	603,984	600,194	596,404	592,615	588,825	585,035	581,246	577,455	573,666	569,876
3	Low density flats	12	£1,640,426	-350,942	-452,626	-553,473	-653,480	-752,651	-850,982	-948,475	-1,045,130	-1,140,947	-1,235,925	-1,330,066
4	Low density rural extension	12	£4,101,066	1,215,548	1,089,131	963,690	839,226	715,740	593,229	471,696	351,139	231,560	112,957	-4,745
5	Medium density flats	50	£3,178,326	-1,360,756	-1,772,642	-2,181,133	-2,586,233	-2,987,938	-3,386,250	-3,781,169	-4,172,695	-4,560,827	-4,945,566	-5,326,911
6	Low density rural extension	50	£18,967,431	4,933,143	4,425,391	3,921,561	3,421,654	2,922,986	2,426,992	1,934,953	1,446,867	962,735	482,558	6,334
7	Low density rural extension	50	£17,121,951	4,933,143	4,425,391	3,921,561	3,421,654	2,922,986	2,426,992	1,934,953	1,446,867	962,735	482,558	6,334
8	Extra care scheme	60	£4,921,279	-2,776,736	-3,097,385	-3,418,034	-3,738,684	-4,059,333	-4,379,982	-4,700,631	-5,021,281	-5,341,930	-5,662,578	-5,983,227
9	Retirement	60	£4,921,279	5,176,128	4,766,277	4,356,426	3,946,574	3,536,724	3,126,873	2,717,021	2,307,171	1,897,320	1,487,468	1,077,618
10	Integrtated Retirement Scheme	120	£10,252,666	11,735,098	10,919,442	10,103,787	9,288,130	8,472,475	7,656,818	6,841,162	6,025,507	5,209,850	4,391,478	3,571,778
11	Low density edge of settlement houses/flats	150	£25,631,664	15,022,202	13,496,457	11,982,495	10,480,316	8,989,919	7,511,306	6,044,476	4,589,429	3,146,165	1,710,580	273,903
12	Low density rural extension	250	£97,605,376	20,838,813	18,411,479	16,002,987	13,613,336	11,242,525	8,890,555	6,557,260	4,219,047	1,899,868	-406,821	-2,728,214
13	Low density rural extension	250	£73,204,032	16,076,751	13,871,104	11,675,449	9,483,405	7,308,714	5,151,376	3,011,391	888,759	-1,257,962	-3,410,241	-5,544,632
14	Low density edge of settlement houses/flats	500	£122,006,720	41,994,937	37,547,529	33,134,483	28,755,798	24,378,440	20,033,201	15,722,607	11,446,658	7,205,354	2,954,467	-1,288,408
15	Low density edge of settlement houses/flats	500	£128,158,319	-28,945,155	-32,718,841	-36,461,383	-40,172,781	-43,853,032	-47,502,141	-51,120,103	-54,706,921	-58,262,594	-61,787,123	-65,280,506
16	High density houses	500	£73,204,032	-15,039,763	-18,746,030	-22,488,572	-26,199,969	-29,880,222	-33,529,329	-37,147,293	-40,734,110	-44,289,784	-47,814,311	-51,307,695
17	High density flats	500	£28,502,410	-15,019,515	-18,725,450	-22,467,992	-26,179,390	-29,859,643	-33,508,750	-37,126,712	-40,713,530	-44,269,203	-47,793,732	-51,287,115
18	High density flats	500	£21,325,544	48,066,461	43,712,111	39,391,589	35,104,893	30,852,024	26,632,982	22,447,767	18,273,037	14,121,991	10,005,050	5,922,214
19	High density flats	500	£17,121,951	-14,979,017	-18,684,290	-22,426,832	-26,138,230	-29,818,483	-33,467,590	-37,085,553	-40,672,371	-44,228,044	-47,752,572	-51,245,956
20	Low density flats and houses	700	£95,657,370	57,824,042	51,743,670	45,669,026	39,639,473	33,657,229	27,722,299	21,834,680	15,965,762	10,112,166	4,306,378	-1,514,402
21	High density flats	700	£23,888,711	65,941,942	60,016,534	54,109,255	48,248,217	42,433,418	36,648,138	30,884,929	25,168,296	19,498,238	13,874,754	8,247,786
22	Low density edge of settlement houses	1,935	£991,945,392	116,739,583	104,014,756	91,379,498	78,781,634	66,235,268	53,721,460	41,212,214	28,679,374	16,048,995	3,239,226	-10,113,123
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	116,739,583	104,014,756	91,379,498	78,781,634	66,235,268	53,721,460	41,212,214	28,679,374	16,048,995	3,239,226	-10,113,123
24	New Settlement	2,560	£583,274,143	113,233,280	98,611,450	84,013,195	69,413,815	54,788,459	40,099,597	25,270,293	10,195,539	-5,365,339	-21,814,518	-39,411,689
25	Low density edge of settlement houses/flats	6,973	£991,945,392	3,181,907	-28,815,947	-62,757,676	-99,879,646	-141,172,440	-184,540,792	-228,500,941	-272,099,548	-315,336,616	-358,212,145	-400,726,134
26	Low density edge of settlement houses	3,870	£1,983,890,784	107,087,673	91,484,407	75,855,131	60,125,847	44,242,163	28,101,392	11,526,541	-5,839,186	-24,631,644	-45,770,097	-70,013,394
27	New Settlement	5,120	£2,624,682,381	113,176,540	97,780,623	82,312,958	66,728,087	50,943,914	34,835,659	18,214,480	737,927	-18,532,489	-40,769,567	-68,708,535
28	New settlement - High density flats and houses	7,335	£501,355,345	65,702,872	43,147,228	19,912,499	-4,471,134	-30,981,049	-60,700,209	-96,783,175	-138,420,145	-180,606,335	-222,444,498	-263,934,634
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	-203,513	-201,854	-200,207	-198,570	-196,945	-195,331	-193,729	-192,139	-190,559	-188,992	-187,436
2	Low density rural extension	6	£708,608	607,774	603,984	600,194	596,404	592,615	588,825	585,035	581,246	577,455	573,666	569,876
3	Low density flats	12	£566,887	-350,942	-452,626	-553,473	-653,480	-752,651	-850,982	-948,475	-1,045,130	-1,140,947	-1,235,925	-1,330,066
4	Low density rural extension	12	£1,417,217	1,215,548	1,089,131	963,690	839,226	715,740	593,229	471,696	351,139	231,560	112,957	-4,745
5	Medium density flats	50	£1,098,343	-1,360,756	-1,772,642	-2,181,133	-2,586,233	-2,987,938	-3,386,250	-3,781,169	-4,172,695	-4,560,827	-4,945,566	-5,326,911
6	Low density rural extension	50	£6,554,627	4,933,143	4,425,391	3,921,561	3,421,654	2,922,986	2,426,992	1,934,953	1,446,867	962,735	482,558	6,334
7	Low density rural extension	50	£5,916,880	4,933,143	4,425,391	3,921,561	3,421,654	2,922,986	2,426,992	1,934,953	1,446,867	962,735	482,558	6,334
8	Extra care scheme	60	£1,700,660	-2,776,736	-3,097,385	-3,418,034	-3,738,684	-4,059,333	-4,379,982	-4,700,631	-5,021,281	-5,341,930	-5,662,578	-5,983,227
9	Retirement	60	£1,700,660	5,176,128	4,766,277	4,356,426	3,946,574	3,536,724	3,126,873	2,717,021	2,307,171	1,897,320	1,487,468	1,077,618
10	Integrtated Retirement Scheme	120	£3,543,042	11,735,098	10,919,442	10,103,787	9,288,130	8,472,475	7,656,818	6,841,162	6,025,507	5,209,850	4,391,478	3,571,778
11	Low density edge of settlement houses/flats	150	£8,857,604	15,022,202	13,496,457	11,982,495	10,480,316	8,989,919	7,511,306	6,044,476	4,589,429	3,146,165	1,710,580	273,903
12	Low density rural extension	250	£33,729,758	20,838,813	18,411,479	16,002,987	13,613,336	11,242,525	8,890,555	6,557,260	4,219,047	1,899,868	-406,821	-2,728,214
13	Low density rural extension	250	£25,297,318	16,076,751	13,871,104	11,675,449	9,483,405	7,308,714	5,151,376	3,011,391	888,759	-1,257,962	-3,410,241	-5,544,632
14	Low density edge of settlement houses/flats	500	£42,162,197	41,994,937	37,547,529	33,134,483	28,755,798	24,378,440	20,033,201	15,722,607	11,446,658	7,205,354	2,954,467	-1,288,408
15	Low density edge of settlement houses/flats	500	£44,288,022	-28,945,155	-32,718,841	-36,461,383	-40,172,781	-43,853,032	-47,502,141	-51,120,103	-54,706,921	-58,262,594	-61,787,123	-65,280,506
16	High density houses	500	£25,297,318	-15,039,763	-18,746,030	-22,488,572	-26,199,969	-29,880,222	-33,529,329	-37,147,293	-40,734,110	-44,289,784	-47,814,311	-51,307,695
17	High density flats	500	£9,849,656	-15,019,515	-18,725,450	-22,467,992	-26,179,390	-29,859,643	-33,508,750	-37,126,712	-40,713,530	-44,269,203	-47,793,732	-51,287,115
18	High density flats	500	£7,369,527	48,066,461	43,712,111	39,391,589	35,104,893	30,852,024	26,632,982	22,447,767	18,273,037	14,121,991	10,005,050	5,922,214
19	High density flats	500	£5,916,880	-14,979,017	-18,684,290	-22,426,832	-26,138,230	-29,818,483	-33,467,590	-37,085,553	-40,672,371	-44,228,044	-47,752,572	-51,245,956
20	Low density flats and houses	700	£33,056,580	57,824,042	51,743,670	45,669,026	39,639,473	33,657,229	27,722,299	21,834,680	15,965,762	10,112,166	4,306,378	-1,514,402
21	High density flats	700	£8,255,287	65,941,942	60,016,534	54,109,255	48,248,217	42,433,418	36,648,138	30,884,929	25,168,296	19,498,238	13,874,754	8,247,786
22	Low density edge of settlement houses	1,935	£342,789,292	116,739,583	104,014,756	91,379,498	78,781,634	66,235,268	53,721,460	41,212,214	28,679,374	16,048,995	3,239,226	-10,113,123
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	116,739,583	104,014,756	91,379,498	78,781,634	66,235,268	53,721,460	41,212,214	28,679,374	16,048,995	3,239,226	-10,113,123
24	New Settlement	2,560	£201,563,647	113,233,280	98,611,450	84,013,195	69,413,815	54,788,459	40,099,597	25,270,293	10,195,539	-5,365,339	-21,814,518	-39,411,689
25	Low density edge of settlement houses/flats	6,973	£342,789,292	3,181,907	-28,815,947	-62,757,676	-99,879,646	-141,172,440	-184,540,792	-228,500,941	-272,099,548	-315,336,616	-358,212,145	-400,726,134
26	Low density edge of settlement houses	3,870	£685,578,584	107,087,673	91,484,407	75,855,131	60,125,847	44,242,163	28,101,392	11,526,541	-5,839,186	-24,631,644	-45,770,097	-70,013,394
27	New Settlement	5,120	£907,018,695	113,176,540	97,780,623	82,312,958	66,728,087	50,943,914	34,835,659	18,214,480	737,927	-18,532,489	-40,769,567	-68,708,535
28	New settlement - High density flats and houses	7,335	£173,254,743	65,702,872	43,147,228	19,912,499	-4,471,134	-30,981,049	-60,700,209	-96,783,175	-138,420,145	-180,606,335	-222,444,498	-263,934,634
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	-203,513	-201,854	-200,207	-198,570	-196,945	-195,331	-193,729	-192,139	-190,559	-188,992	-187,436
2	Low density rural extension	6	£74,000	607,774	603,984	600,194	596,404	592,615	588,825	585,035	581,246	577,455	573,666	569,876
3	Low density flats	12	£59,200	-350,942	-452,626	-553,473	-653,480	-752,651	-850,982	-948,475	-1,045,130	-1,140,947	-1,235,925	-1,330,066
4	Low density rural extension	12	£148,000	1,215,548	1,089,131	963,690	839,226	715,740	593,229	471,696	351,139	231,560	112,957	-4,745
5	Medium density flats	50	£114,700	-1,360,756	-1,772,642	-2,181,133	-2,586,233	-2,987,938	-3,386,250	-3,781,169	-4,172,695	-4,560,827	-4,945,566	-5,326,911
6	Low density rural extension	50	£684,500	4,933,143	4,425,391	3,921,561	3,421,654	2,922,986	2,426,992	1,934,953	1,446,867	962,735	482,558	6,334
7	Low density rural extension	50	£617,900	4,933,143	4,425,391	3,921,561	3,421,654	2,922,986	2,426,992	1,934,953	1,446,867	962,735	482,558	6,334
8	Extra care scheme	60	£177,600	-2,776,736	-3,097,385	-3,418,034	-3,738,684	-4,059,333	-4,379,982	-4,700,631	-5,021,281	-5,341,930	-5,662,578	-5,983,227
9	Retirement	60	£177,600	5,176,128	4,766,277	4,356,426	3,946,574	3,536,724	3,126,873	2,717,021	2,307,171	1,897,320	1,487,468	1,077,618
10	Integrtated Retirement Scheme	120	£370,000	11,735,098	10,919,442	10,103,787	9,288,130	8,472,475	7,656,818	6,841,162	6,025,507	5,209,850	4,391,478	3,571,778
11	Low density edge of settlement houses/flats	150	£925,000	15,022,202	13,496,457	11,982,495	10,480,316	8,989,919	7,511,306	6,044,476	4,589,429	3,146,165	1,710,580	273,903
12	Low density rural extension	250	£3,522,400	20,838,813	18,411,479	16,002,987	13,613,336	11,242,525	8,890,555	6,557,260	4,219,047	1,899,868	-406,821	-2,728,214
13	Low density rural extension	250	£2,641,800	16,076,751	13,871,104	11,675,449	9,483,405	7,308,714	5,151,376	3,011,391	888,759	-1,257,962	-3,410,241	-5,544,632
14	Low density edge of settlement houses/flats	500	£4,403,000	41,994,937	37,547,529	33,134,483	28,755,798	24,378,440	20,033,201	15,722,607	11,446,658	7,205,354	2,954,467	-1,288,408
15	Low density edge of settlement houses/flats	500	£4,625,000	-28,945,155	-32,718,841	-36,461,383	-40,172,781	-43,853,032	-47,502,141	-51,120,103	-54,706,921	-58,262,594	-61,787,123	-65,280,506
16	High density houses	500	£2,641,800	-15,039,763	-18,746,030	-22,488,572	-26,199,969	-29,880,222	-33,529,329	-37,147,293	-40,734,110	-44,289,784	-47,814,311	-51,307,695
17	High density flats	500	£1,028,600	-15,019,515	-18,725,450	-22,467,992	-26,179,390	-29,859,643	-33,508,750	-37,126,712	-40,713,530	-44,269,203	-47,793,732	-51,287,115
18	High density flats	500	£769,600	48,066,461	43,712,111	39,391,589	35,104,893	30,852,024	26,632,982	22,447,767	18,273,037	14,121,991	10,005,050	5,922,214
19	High density flats	500	£617,900	-14,979,017	-18,684,290	-22,426,832	-26,138,230	-29,818,483	-33,467,590	-37,085,553	-40,672,371	-44,228,044	-47,752,572	-51,245,956
20	Low density flats and houses	700	£3,452,100	57,824,042	51,743,670	45,669,026	39,639,473	33,657,229	27,722,299	21,834,680	15,965,762	10,112,166	4,306,378	-1,514,402
21	High density flats	700	£862,100	65,941,942	60,016,534	54,109,255	48,248,217	42,433,418	36,648,138	30,884,929	25,168,296	19,498,238	13,874,754	8,247,786
22	Low density edge of settlement houses	1,935	£35,797,500	116,739,583	104,014,756	91,379,498	78,781,634	66,235,268	53,721,460	41,212,214	28,679,374	16,048,995	3,239,226	-10,113,123
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	116,739,583	104,014,756	91,379,498	78,781,634	66,235,268	53,721,460	41,212,214	28,679,374	16,048,995	3,239,226	-10,113,123
24	New Settlement	2,560	£21,049,300	113,233,280	98,611,450	84,013,195	69,413,815	54,788,459	40,099,597	25,270,293	10,195,539	-5,365,339	-21,814,518	-39,411,689
25	Low density edge of settlement houses/flats	6,973	£35,797,500	3,181,907	-28,815,947	-62,757,676	-99,879,646	-141,172,440	-184,540,792	-228,500,941	-272,099,548	-315,336,616	-358,212,145	-400,726,134
26	Low density edge of settlement houses	3,870	£71,595,000	107,087,673	91,484,407	75,855,131	60,125,847	44,242,163	28,101,392	11,526,541	-5,839,186	-24,631,644	-45,770,097	-70,013,394
27	New Settlement	5,120	£94,720,000	113,176,540	97,780,623	82,312,958	66,728,087	50,943,914	34,835,659	18,214,480	737,927	-18,532,489	-40,769,567	-68,708,535
28	New settlement - High density flats and houses	7,335	£18,093,000	65,702,872	43,147,228	19,912,499	-4,471,134	-30,981,049	-60,700,209	-96,783,175	-138,420,145	-180,606,335	-222,444,498	-263,934,634
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £7,750 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	59	-	-	-	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	170	81	-	-	-	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	562	495	422	341	250	149	34	-	-	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	631	571	504	430	348	255	150	30	-	-
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	799	742	678	607	528	437	334	215	75	-
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	942	892	838	777	708	630	542	439	319	177
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	432	342	243	134	12	-	-	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	855	804	748	686	617	540	453	352	236	101
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	372	295	210	116	11	-	-	-	-	-
21	High density flats	66,631	0	£8,255,287	866	818	765	706	641	568	485	391	281	153
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	13	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	935	977	1,024	1,076	1,135	1,202	1,278	1,366	1,469	1,591
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	935	867	793	712	621	520	405	274	122	-
5	Medium density flats	4,759	0	£114,700	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	893	827	756	677	588	488	375	246	97	-
7	Low density rural extension	4,759	0	£617,900	907	842	771	693	605	507	395	268	121	-
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	1,149	1,110	1,067	1,019	965	904	834	753	659	547
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,306	1,276	1,243	1,206	1,164	1,117	1,063	1,000	927	840
11	Low density edge of settlement houses/flats	14,278	0	£925,000	987	927	860	787	706	615	512	395	259	100
12	Low density rural extension	23,797	0	£3,522,400	728	659	583	499	406	301	182	45	-	-
13	Low density rural extension	23,797	0	£2,641,800	565	497	422	338	245	141	22	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	790	733	671	602	525	438	340	228	98	-
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	994	950	902	849	790	725	651	566	468	353
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	816	763	704	639	567	486	394	289	167	23
21	High density flats	66,631	0	£862,100	977	935	888	837	780	716	644	561	466	355
22	Low density edge of settlement houses	184,188	0	£35,797,500	439	390	335	275	207	130	42	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	569	526	479	427	369	303	227	140	37	-
24	New Settlement	243,680	0	£21,049,300	378	335	287	234	173	104	25	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	96	57	13	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	38	7	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	68	38	3	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£820,213	-9,689	-8,823	-7,969	-7,125	-6,294	-5,474	-4,666	-3,868	-3,082	-2,308	-1,545
2	Low density rural extension	6	£2,050,533	832,133	827,426	822,717	818,009	813,300	808,593	803,884	799,176	794,469	789,760	785,052
3	Low density flats	12	£1,640,426	36,117	-85,867	-207,445	-328,025	-447,609	-566,196	-683,785	-800,378	-915,974	-1,030,573	-1,144,174
4	Low density rural extension	12	£4,101,066	1,664,268	1,513,669	1,364,231	1,215,954	1,068,837	922,880	778,085	634,450	491,975	350,661	210,507
5	Medium density flats	50	£3,178,326	200,009	-292,888	-785,025	-1,273,126	-1,757,195	-2,237,230	-2,713,231	-3,185,200	-3,653,133	-4,117,035	-4,576,902
6	Low density rural extension	50	£18,967,431	6,719,785	6,115,754	5,516,376	4,921,653	4,331,582	3,746,166	3,165,403	2,589,295	2,013,425	1,441,615	874,498
7	Low density rural extension	50	£17,121,951	6,719,785	6,115,754	5,516,376	4,921,653	4,331,582	3,746,166	3,165,403	2,589,295	2,013,425	1,441,615	874,498
8	Extra care scheme	60	£4,921,279	-1,567,034	-1,948,169	-2,329,303	-2,710,437	-3,091,572	-3,472,706	-3,853,841	-4,234,974	-4,616,108	-4,997,243	-5,378,377
9	Retirement	60	£4,921,279	6,682,413	6,198,991	5,715,570	5,232,148	4,747,299	4,261,787	3,776,275	3,290,763	2,805,251	2,319,739	1,834,227
10	Integrtated Retirement Scheme	120	£10,252,666	14,718,475	13,753,651	12,788,826	11,824,001	10,859,176	9,894,351	8,929,527	7,964,701	6,999,876	6,035,051	5,070,227
11	Low density edge of settlement houses/flats	150	£25,631,664	20,333,855	18,521,873	16,723,847	14,939,779	13,169,668	11,413,514	9,671,318	7,943,078	6,228,796	4,528,472	2,842,103
12	Low density rural extension	250	£97,605,376	29,291,753	26,420,410	23,559,210	20,720,316	17,903,728	15,109,446	12,337,469	9,587,797	6,860,431	4,143,912	1,432,141
13	Low density rural extension	250	£73,204,032	24,089,987	21,452,519	18,835,519	16,238,985	13,662,920	11,107,322	8,559,824	6,019,256	3,499,367	1,000,157	-1,520,982
14	Low density edge of settlement houses/flats	500	£122,006,720	57,907,812	52,602,882	47,338,827	42,115,648	36,933,345	31,791,918	26,691,365	21,628,660	16,564,519	11,541,624	6,559,975
15	Low density edge of settlement houses/flats	500	£128,158,319	-14,411,558	-18,887,111	-23,396,314	-27,884,473	-32,335,495	-36,749,382	-41,126,132	-45,465,747	-49,768,226	-54,033,569	-58,261,776
16	High density houses	500	£73,204,032	-698,727	-5,139,150	-9,578,265	-13,980,939	-18,362,683	-22,776,570	-27,153,320	-31,492,935	-35,795,414	-40,060,757	-44,288,964
17	High density flats	500	£28,502,410	-678,805	-5,118,901	-9,558,016	-13,960,691	-18,342,104	-22,755,991	-27,132,741	-31,472,356	-35,774,835	-40,040,178	-44,268,385
18	High density flats	500	£21,325,544	63,645,804	58,475,166	53,344,545	48,253,942	43,186,064	38,148,027	33,150,233	28,192,680	23,275,371	18,398,304	13,539,510
19	High density flats	500	£17,121,951	-638,959	-5,078,404	-9,517,519	-13,920,194	-18,300,944	-22,714,831	-27,091,581	-31,431,196	-35,733,675	-39,999,018	-44,227,225
20	Low density flats and houses	700	£95,657,370	79,310,335	72,110,937	64,967,001	57,878,528	50,801,184	43,778,758	36,792,419	29,825,418	22,914,695	16,060,252	9,204,201
21	High density flats	700	£23,888,711	86,920,582	79,897,169	72,928,101	65,993,458	59,100,976	52,263,098	45,479,825	38,715,202	31,998,528	25,305,245	18,645,040
22	Low density edge of settlement houses	1,935	£991,945,392	160,103,312	145,160,869	130,333,717	115,569,914	100,908,934	86,294,377	71,746,662	57,234,090	42,724,786	28,163,417	13,457,947
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	160,103,312	145,160,869	130,333,717	115,569,914	100,908,934	86,294,377	71,746,662	57,234,090	42,724,786	28,163,417	13,457,947
24	New Settlement	2,560	£583,274,143	162,632,851	145,591,334	128,632,344	111,715,155	94,836,860	77,972,036	61,063,824	44,079,282	26,906,015	9,397,632	-8,873,451
25	Low density edge of settlement houses/flats	6,973	£991,945,392	105,506,337	72,021,800	37,902,134	2,745,527	-34,708,008	-75,286,005	-121,416,290	-171,560,974	-222,922,853	-273,858,012	-324,366,453
26	Low density edge of settlement houses	3,870	£1,983,890,784	159,203,569	141,198,199	123,220,493	105,250,332	87,242,725	69,141,510	50,861,440	32,262,978	13,106,693	-7,144,787	-29,520,717
27	New Settlement	5,120	£2,624,682,381	164,176,786	146,465,869	128,756,130	111,041,399	93,258,247	75,340,421	57,195,298	38,655,881	19,441,592	-988,444	-24,106,123
28	New settlement - High density flats and houses	7,335	£501,355,345	139,560,196	114,651,283	89,497,152	63,933,014	37,691,390	10,335,023	-19,247,993	-52,689,541	-94,135,914	-142,858,776	-191,891,450
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£283,443	-9,689	-8,823	-7,969	-7,125	-6,294	-5,474	-4,666	-3,868	-3,082	-2,308	-1,545
2	Low density rural extension	6	£708,608	832,133	827,426	822,717	818,009	813,300	808,593	803,884	799,176	794,469	789,760	785,052
3	Low density flats	12	£566,887	36,117	-85,867	-207,445	-328,025	-447,609	-566,196	-683,785	-800,378	-915,974	-1,030,573	-1,144,174
4	Low density rural extension	12	£1,417,217	1,664,268	1,513,669	1,364,231	1,215,954	1,068,837	922,880	778,085	634,450	491,975	350,661	210,507
5	Medium density flats	50	£1,098,343	200,009	-292,888	-785,025	-1,273,126	-1,757,195	-2,237,230	-2,713,231	-3,185,200	-3,653,133	-4,117,035	-4,576,902
6	Low density rural extension	50	£6,554,627	6,719,785	6,115,754	5,516,376	4,921,653	4,331,582	3,746,166	3,165,403	2,589,295	2,013,425	1,441,615	874,498
7	Low density rural extension	50	£5,916,880	6,719,785	6,115,754	5,516,376	4,921,653	4,331,582	3,746,166	3,165,403	2,589,295	2,013,425	1,441,615	874,498
8	Extra care scheme	60	£1,700,660	-1,567,034	-1,948,169	-2,329,303	-2,710,437	-3,091,572	-3,472,706	-3,853,841	-4,234,974	-4,616,108	-4,997,243	-5,378,377
9	Retirement	60	£1,700,660	6,682,413	6,198,991	5,715,570	5,232,148	4,747,299	4,261,787	3,776,275	3,290,763	2,805,251	2,319,739	1,834,227
10	Integrtated Retirement Scheme	120	£3,543,042	14,718,475	13,753,651	12,788,826	11,824,001	10,859,176	9,894,351	8,929,527	7,964,701	6,999,876	6,035,051	5,070,227
11	Low density edge of settlement houses/flats	150	£8,857,604	20,333,855	18,521,873	16,723,847	14,939,779	13,169,668	11,413,514	9,671,318	7,943,078	6,228,796	4,528,472	2,842,103
12	Low density rural extension	250	£33,729,758	29,291,753	26,420,410	23,559,210	20,720,316	17,903,728	15,109,446	12,337,469	9,587,797	6,860,431	4,143,912	1,432,141
13	Low density rural extension	250	£25,297,318	24,089,987	21,452,519	18,835,519	16,238,985	13,662,920	11,107,322	8,559,824	6,019,256	3,499,367	1,000,157	-1,520,982
14	Low density edge of settlement houses/flats	500	£42,162,197	57,907,812	52,602,882	47,338,827	42,115,648	36,933,345	31,791,918	26,691,365	21,628,660	16,564,519	11,541,624	6,559,975
15	Low density edge of settlement houses/flats	500	£44,288,022	-14,411,558	-18,887,111	-23,396,314	-27,884,473	-32,335,495	-36,749,382	-41,126,132	-45,465,747	-49,768,226	-54,033,569	-58,261,776
16	High density houses	500	£25,297,318	-698,727	-5,139,150	-9,578,265	-13,980,939	-18,362,683	-22,776,570	-27,153,320	-31,492,935	-35,795,414	-40,060,757	-44,288,964
17	High density flats	500	£9,849,656	-678,805	-5,118,901	-9,558,016	-13,960,691	-18,342,104	-22,755,991	-27,132,741	-31,472,356	-35,774,835	-40,040,178	-44,268,385
18	High density flats	500	£7,369,527	63,645,804	58,475,166	53,344,545	48,253,942	43,186,064	38,148,027	33,150,233	28,192,680	23,275,371	18,398,304	13,539,510
19	High density flats	500	£5,916,880	-638,959	-5,078,404	-9,517,519	-13,920,194	-18,300,944	-22,714,831	-27,091,581	-31,431,196	-35,733,675	-39,999,018	-44,227,225
20	Low density flats and houses	700	£33,056,580	79,310,335	72,110,937	64,967,001	57,878,528	50,801,184	43,778,758	36,792,419	29,825,418	22,914,695	16,060,252	9,204,201
21	High density flats	700	£8,255,287	86,920,582	79,897,169	72,928,101	65,993,458	59,100,976	52,263,098	45,479,825	38,715,202	31,998,528	25,305,245	18,645,040
22	Low density edge of settlement houses	1,935	£342,789,292	160,103,312	145,160,869	130,333,717	115,569,914	100,908,934	86,294,377	71,746,662	57,234,090	42,724,786	28,163,417	13,457,947
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	160,103,312	145,160,869	130,333,717	115,569,914	100,908,934	86,294,377	71,746,662	57,234,090	42,724,786	28,163,417	13,457,947
24	New Settlement	2,560	£201,563,647	162,632,851	145,591,334	128,632,344	111,715,155	94,836,860	77,972,036	61,063,824	44,079,282	26,906,015	9,397,632	-8,873,451
25	Low density edge of settlement houses/flats	6,973	£342,789,292	105,506,337	72,021,800	37,902,134	2,745,527	-34,708,008	-75,286,005	-121,416,290	-171,560,974	-222,922,853	-273,858,012	-324,366,453
26	Low density edge of settlement houses	3,870	£685,578,584	159,203,569	141,198,199	123,220,493	105,250,332	87,242,725	69,141,510	50,861,440	32,262,978	13,106,693	-7,144,787	-29,520,717
27	New Settlement	5,120	£907,018,695	164,176,786	146,465,869	128,756,130	111,041,399	93,258,247	75,340,421	57,195,298	38,655,881	19,441,592	-988,444	-24,106,123
28	New settlement - High density flats and houses	7,335	£173,254,743	139,560,196	114,651,283	89,497,152	63,933,014	37,691,390	10,335,023	-19,247,993	-52,689,541	-94,135,914	-142,858,776	-191,891,450
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

Residual land values

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Low density flats	6	£29,600	-9,689	-8,823	-7,969	-7,125	-6,294	-5,474	-4,666	-3,868	-3,082	-2,308	-1,545
2	Low density rural extension	6	£74,000	832,133	827,426	822,717	818,009	813,300	808,593	803,884	799,176	794,469	789,760	785,052
3	Low density flats	12	£59,200	36,117	-85,867	-207,445	-328,025	-447,609	-566,196	-683,785	-800,378	-915,974	-1,030,573	-1,144,174
4	Low density rural extension	12	£148,000	1,664,268	1,513,669	1,364,231	1,215,954	1,068,837	922,880	778,085	634,450	491,975	350,661	210,507
5	Medium density flats	50	£114,700	200,009	-292,888	-785,025	-1,273,126	-1,757,195	-2,237,230	-2,713,231	-3,185,200	-3,653,133	-4,117,035	-4,576,902
6	Low density rural extension	50	£684,500	6,719,785	6,115,754	5,516,376	4,921,653	4,331,582	3,746,166	3,165,403	2,589,295	2,013,425	1,441,615	874,498
7	Low density rural extension	50	£617,900	6,719,785	6,115,754	5,516,376	4,921,653	4,331,582	3,746,166	3,165,403	2,589,295	2,013,425	1,441,615	874,498
8	Extra care scheme	60	£177,600	-1,567,034	-1,948,169	-2,329,303	-2,710,437	-3,091,572	-3,472,706	-3,853,841	-4,234,974	-4,616,108	-4,997,243	-5,378,377
9	Retirement	60	£177,600	6,682,413	6,198,991	5,715,570	5,232,148	4,747,299	4,261,787	3,776,275	3,290,763	2,805,251	2,319,739	1,834,227
10	Integrtated Retirement Scheme	120	£370,000	14,718,475	13,753,651	12,788,826	11,824,001	10,859,176	9,894,351	8,929,527	7,964,701	6,999,876	6,035,051	5,070,227
11	Low density edge of settlement houses/flats	150	£925,000	20,333,855	18,521,873	16,723,847	14,939,779	13,169,668	11,413,514	9,671,318	7,943,078	6,228,796	4,528,472	2,842,103
12	Low density rural extension	250	£3,522,400	29,291,753	26,420,410	23,559,210	20,720,316	17,903,728	15,109,446	12,337,469	9,587,797	6,860,431	4,143,912	1,432,141
13	Low density rural extension	250	£2,641,800	24,089,987	21,452,519	18,835,519	16,238,985	13,662,920	11,107,322	8,559,824	6,019,256	3,499,367	1,000,157	-1,520,982
14	Low density edge of settlement houses/flats	500	£4,403,000	57,907,812	52,602,882	47,338,827	42,115,648	36,933,345	31,791,918	26,691,365	21,628,660	16,564,519	11,541,624	6,559,975
15	Low density edge of settlement houses/flats	500	£4,625,000	-14,411,558	-18,887,111	-23,396,314	-27,884,473	-32,335,495	-36,749,382	-41,126,132	-45,465,747	-49,768,226	-54,033,569	-58,261,776
16	High density houses	500	£2,641,800	-698,727	-5,139,150	-9,578,265	-13,980,939	-18,362,683	-22,776,570	-27,153,320	-31,492,935	-35,795,414	-40,060,757	-44,288,964
17	High density flats	500	£1,028,600	-678,805	-5,118,901	-9,558,016	-13,960,691	-18,342,104	-22,755,991	-27,132,741	-31,472,356	-35,774,835	-40,040,178	-44,268,385
18	High density flats	500	£769,600	63,645,804	58,475,166	53,344,545	48,253,942	43,186,064	38,148,027	33,150,233	28,192,680	23,275,371	18,398,304	13,539,510
19	High density flats	500	£617,900	-638,959	-5,078,404	-9,517,519	-13,920,194	-18,300,944	-22,714,831	-27,091,581	-31,431,196	-35,733,675	-39,999,018	-44,227,225
20	Low density flats and houses	700	£3,452,100	79,310,335	72,110,937	64,967,001	57,878,528	50,801,184	43,778,758	36,792,419	29,825,418	22,914,695	16,060,252	9,204,201
21	High density flats	700	£862,100	86,920,582	79,897,169	72,928,101	65,993,458	59,100,976	52,263,098	45,479,825	38,715,202	31,998,528	25,305,245	18,645,040
22	Low density edge of settlement houses	1,935	£35,797,500	160,103,312	145,160,869	130,333,717	115,569,914	100,908,934	86,294,377	71,746,662	57,234,090	42,724,786	28,163,417	13,457,947
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	160,103,312	145,160,869	130,333,717	115,569,914	100,908,934	86,294,377	71,746,662	57,234,090	42,724,786	28,163,417	13,457,947
24	New Settlement	2,560	£21,049,300	162,632,851	145,591,334	128,632,344	111,715,155	94,836,860	77,972,036	61,063,824	44,079,282	26,906,015	9,397,632	-8,873,451
25	Low density edge of settlement houses/flats	6,973	£35,797,500	105,506,337	72,021,800	37,902,134	2,745,527	-34,708,008	-75,286,005	-121,416,290	-171,560,974	-222,922,853	-273,858,012	-324,366,453
26	Low density edge of settlement houses	3,870	£71,595,000	159,203,569	141,198,199	123,220,493	105,250,332	87,242,725	69,141,510	50,861,440	32,262,978	13,106,693	-7,144,787	-29,520,717
27	New Settlement	5,120	£94,720,000	164,176,786	146,465,869	128,756,130	111,041,399	93,258,247	75,340,421	57,195,298	38,655,881	19,441,592	-988,444	-24,106,123
28	New settlement - High density flats and houses	7,335	£18,093,000	139,560,196	114,651,283	89,497,152	63,933,014	37,691,390	10,335,023	-19,247,993	-52,689,541	-94,135,914	-142,858,776	-191,891,450
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £8,375 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1 — Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	405	309	203	84	-	-	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	513	424	324	212	87	-	-	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	889	822	748	666	574	471	355	222	68	-
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	-	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	946	885	818	743	661	568	463	342	203	39
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2 — Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	216	219	222	225	229	233	238	244	251	258
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	216	89	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	35	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	169	44	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	1,145	1,089	1,026	955	875	785	682	562	423	259
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,285	1,235	1,181	1,120	1,051	973	884	782	662	521
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	804	712	612	501	378	239	81	-	-	-
12	Low density rural extension	23,797	0	£33,729,758	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	331	231	121	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	1,182	1,130	1,073	1,011	941	862	774	673	557	421
19	High density flats	47,594	0	£5,916,880	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	694	617	532	438	333	215	80	-	-	-
21	High density flats	66,631	0	£8,255,287	1,181	1,132	1,078	1,019	954	881	798	703	594	465
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	249	177	97	8	-	-	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3 — Residual land values

	Description	Resi floorspace	Non-resi floorspace	BLV	0% AH	05% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1	Low density flats	571	0	£29,600	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£74,000	1,327	1,389	1,457	1,533	1,618	1,715	1,826	1,953	2,102	2,279
3	Low density flats	1,142	0	£59,200	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	1,327	1,259	1,183	1,100	1,008	905	788	655	502	323
5	Medium density flats	4,759	0	£114,700	18	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	1,268	1,201	1,128	1,047	958	858	745	616	465	289
7	Low density rural extension	4,759	0	£617,900	1,282	1,216	1,144	1,064	975	876	765	637	489	315
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	1,495	1,457	1,415	1,367	1,313	1,252	1,182	1,101	1,007	895
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,649	1,619	1,586	1,549	1,507	1,460	1,406	1,343	1,270	1,184
11	Low density edge of settlement houses/flats	14,278	0	£925,000	1,359	1,297	1,229	1,155	1,072	979	875	756	619	459
12	Low density rural extension	23,797	0	£3,522,400	1,083	1,013	936	850	755	649	529	392	234	47
13	Low density rural extension	23,797	0	£2,641,800	901	832	756	672	579	474	355	218	60	-
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	1,124	1,066	1,002	932	854	767	669	557	426	273
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	1,321	1,276	1,227	1,174	1,114	1,047	972	886	788	673
19	High density flats	47,594	0	£617,900	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	1,138	1,085	1,026	961	888	807	715	609	487	344
21	High density flats	66,631	0	£862,100	1,292	1,249	1,202	1,150	1,093	1,029	957	874	779	667
22	Low density edge of settlement houses	184,188	0	£35,797,500	675	625	570	510	442	366	279	179	63	-
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	804	761	714	662	604	538	464	378	279	160
24	New Settlement	243,680	0	£21,049,300	581	538	491	438	379	311	235	145	40	-
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	105	57	4	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	238	199	156	107	53	-	-	-	-	-
27	New Settlement	487,360	0	£94,720,000	143	112	78	39	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	174	146	114	77	35	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

GREATER CAMBRIDGE CIL VIABILITY ################## AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,252,666** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£820,213	181,172	181,244	181,304	181,353	181,390	181,417	181,431	181,435	181,428	181,409	181,379
2	Low density rural extension	6	£2,050,533	1,056,493	1,050,866	1,045,240	1,039,613	1,033,987	1,028,360	1,022,734	1,017,107	1,011,481	1,005,854	1,000,228
3	Low density flats	12	£1,640,426	417,529	276,372	136,353	-2,570	-142,567	-281,409	-419,095	-555,626	-691,001	-825,220	-958,283
4	Low density rural extension	12	£4,101,066	2,112,987	1,938,207	1,764,772	1,592,682	1,421,935	1,252,533	1,084,474	917,760	752,391	588,365	425,684
5	Medium density flats	50	£3,178,326	1,738,877	1,167,765	601,252	39,337	-526,451	-1,088,209	-1,645,293	-2,197,704	-2,745,441	-3,288,504	-3,826,894
6	Low density rural extension	50	£18,967,431	8,506,427	7,806,116	7,111,190	6,421,650	5,737,494	5,058,724	4,385,338	3,717,337	3,054,722	2,397,492	1,742,663
7	Low density rural extension	50	£17,121,951	8,506,427	7,806,116	7,111,190	6,421,650	5,737,494	5,058,724	4,385,338	3,717,337	3,054,722	2,397,492	1,742,663
8	Extra care scheme	60	£4,921,279	-357,333	-798,952	-1,240,572	-1,682,191	-2,123,811	-2,565,430	-3,007,050	-3,448,668	-3,890,288	-4,331,907	-4,773,527
9	Retirement	60	£4,921,279	8,180,644	7,622,311	7,063,978	6,505,645	5,947,312	5,388,979	4,830,645	4,272,312	3,713,182	3,152,009	2,590,837
10	Integrtated Retirement Scheme	120	£10,252,666	17,701,852	16,587,858	15,473,865	14,359,871	13,245,878	12,131,883	11,017,890	9,903,896	8,789,903	7,675,909	6,561,915
11	Low density edge of settlement houses/flats	150	£25,631,664	25,615,730	23,528,031	21,456,384	19,399,244	17,349,418	15,315,723	13,298,160	11,296,728	9,311,428	7,342,260	5,389,222
12	Low density rural extension	250	£97,605,376	37,672,748	34,353,857	31,060,575	27,792,903	24,550,838	21,328,337	18,117,512	14,932,459	11,773,176	8,639,663	5,531,920
13	Low density rural extension	250	£73,204,032	32,064,325	29,016,049	25,988,391	22,966,597	19,968,549	16,994,249	14,043,697	11,116,890	8,213,833	5,304,760	2,418,272
14	Low density edge of settlement houses/flats	500	£122,006,720	73,648,341	67,525,120	61,448,985	55,419,934	49,437,969	43,482,319	37,556,812	31,678,695	25,847,967	20,064,628	14,293,269
15	Low density edge of settlement houses/flats	500	£128,158,319	-84,050	-5,285,655	-10,493,596	-15,659,213	-20,817,956	-25,996,622	-31,132,160	-36,224,571	-41,273,857	-46,280,015	-51,243,045
16	High density houses	500	£73,204,032	13,226,362	8,141,896	3,098,419	-1,935,209	-7,034,546	-12,115,516	-17,159,349	-22,251,761	-27,301,045	-32,307,203	-37,270,235
17	High density flats	500	£28,502,410	13,245,963	8,161,498	3,118,022	-1,915,287	-7,014,297	-12,095,268	-17,138,770	-22,231,181	-27,280,466	-32,286,624	-37,249,654
18	High density flats	500	£21,325,544	79,052,375	73,073,310	67,140,396	61,253,632	55,393,586	49,573,574	43,799,922	38,072,629	32,371,924	26,701,524	21,077,784
19	High density flats	500	£17,121,951	13,285,168	8,200,702	3,157,225	-1,875,441	-6,973,800	-12,054,770	-17,097,610	-22,190,022	-27,239,306	-32,245,464	-37,208,495
20	Low density flats and houses	700	£95,657,370	100,519,090	92,213,175	83,971,121	75,792,926	67,667,312	59,572,775	51,542,453	43,554,920	35,596,578	27,664,811	19,766,852
21	High density flats	700	£23,888,711	107,698,451	99,582,326	91,528,835	83,513,849	75,555,772	67,660,573	59,828,249	52,045,779	44,297,338	36,612,120	28,944,463
22	Low density edge of settlement houses	1,935	£991,945,392	203,035,521	185,873,699	168,803,299	151,865,350	135,027,023	118,287,990	101,636,696	85,070,618	68,554,209	52,051,732	35,527,259
23	Medium density edge of settlement houses/flats	1,935	£330,648,464	203,035,521	185,873,699	168,803,299	151,865,350	135,027,023	118,287,990	101,636,696	85,070,618	68,554,209	52,051,732	35,527,259
24	New Settlement	2,560	£583,274,143	211,301,378	191,792,773	172,404,278	153,088,269	133,864,898	114,703,135	95,571,764	76,439,397	57,236,888	37,875,700	18,186,270
25	Low density edge of settlement houses/flats	6,973	£991,945,392	200,960,180	163,967,186	126,743,135	89,105,909	50,766,678	11,215,654	-30,970,416	-77,416,399	-131,234,298	-189,503,880	-248,006,773
26	Low density edge of settlement houses	3,870	£1,983,890,784	210,295,048	189,787,169	169,357,498	148,983,849	128,643,900	108,310,132	87,910,077	67,364,371	46,547,329	25,223,577	2,958,795
27	New Settlement	5,120	£2,624,682,381	214,121,273	193,980,319	173,907,910	153,879,561	133,857,833	113,810,760	93,673,518	73,342,458	52,666,312	31,366,900	8,914,693
28	New settlement - High density flats and houses	7,335	£501,355,345	210,060,586	182,198,874	154,267,850	126,194,553	97,823,799	68,965,867	39,256,436	8,064,334	-26,362,271	-67,071,740	-119,848,267
29	Coliving - 100 units	-	£1,537,900	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£2,563,166	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£3,588,433	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£4,613,699	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£2,563,166	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£10,252,666	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£6,664,233	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£3,075,800	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£6,664,233	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£9,329,926	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£2,050,533	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£4,101,066	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£6,151,599	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£2,563,166	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£5,120,728	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£7,699,368	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£10,252,666	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£10,252,666	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£10,252,666	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£10,252,666	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£10,252,666	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£58,440,194	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£87,147,657	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£2,050,533	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£3,075,800	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£3,075,800	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£4,273,581	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£5,353,111	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£922,740	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£1,435,373	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£1,640,558	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£2,050,533	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£2,458,448	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£1,537,900	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£1,537,900	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£1,537,900	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£3,075,800	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£3,075,800	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£1,706,909	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£1,601,412	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£1,922,050	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£3,543,042** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£283,443	181,172	181,244	181,304	181,353	181,390	181,417	181,431	181,435	181,428	181,409	181,379
2	Low density rural extension	6	£708,608	1,056,493	1,050,866	1,045,240	1,039,613	1,033,987	1,028,360	1,022,734	1,017,107	1,011,481	1,005,854	1,000,228
3	Low density flats	12	£566,887	417,529	276,372	136,353	-2,570	-142,567	-281,409	-419,095	-555,626	-691,001	-825,220	-958,283
4	Low density rural extension	12	£1,417,217	2,112,987	1,938,207	1,764,772	1,592,682	1,421,935	1,252,533	1,084,474	917,760	752,391	588,365	425,684
5	Medium density flats	50	£1,098,343	1,738,877	1,167,765	601,252	39,337	-526,451	-1,088,209	-1,645,293	-2,197,704	-2,745,441	-3,288,504	-3,826,894
6	Low density rural extension	50	£6,554,627	8,506,427	7,806,116	7,111,190	6,421,650	5,737,494	5,058,724	4,385,338	3,717,337	3,054,722	2,397,492	1,742,663
7	Low density rural extension	50	£5,916,880	8,506,427	7,806,116	7,111,190	6,421,650	5,737,494	5,058,724	4,385,338	3,717,337	3,054,722	2,397,492	1,742,663
8	Extra care scheme	60	£1,700,660	-357,333	-798,952	-1,240,572	-1,682,191	-2,123,811	-2,565,430	-3,007,050	-3,448,668	-3,890,288	-4,331,907	-4,773,527
9	Retirement	60	£1,700,660	8,180,644	7,622,311	7,063,978	6,505,645	5,947,312	5,388,979	4,830,645	4,272,312	3,713,182	3,152,009	2,590,837
10	Integrtated Retirement Scheme	120	£3,543,042	17,701,852	16,587,858	15,473,865	14,359,871	13,245,878	12,131,883	11,017,890	9,903,896	8,789,903	7,675,909	6,561,915
11	Low density edge of settlement houses/flats	150	£8,857,604	25,615,730	23,528,031	21,456,384	19,399,244	17,349,418	15,315,723	13,298,160	11,296,728	9,311,428	7,342,260	5,389,222
12	Low density rural extension	250	£33,729,758	37,672,748	34,353,857	31,060,575	27,792,903	24,550,838	21,328,337	18,117,512	14,932,459	11,773,176	8,639,663	5,531,920
13	Low density rural extension	250	£25,297,318	32,064,325	29,016,049	25,988,391	22,966,597	19,968,549	16,994,249	14,043,697	11,116,890	8,213,833	5,304,760	2,418,272
14	Low density edge of settlement houses/flats	500	£42,162,197	73,648,341	67,525,120	61,448,985	55,419,934	49,437,969	43,482,319	37,556,812	31,678,695	25,847,967	20,064,628	14,293,269
15	Low density edge of settlement houses/flats	500	£44,288,022	-84,050	-5,285,655	-10,493,596	-15,659,213	-20,817,956	-25,996,622	-31,132,160	-36,224,571	-41,273,857	-46,280,015	-51,243,045
16	High density houses	500	£25,297,318	13,226,362	8,141,896	3,098,419	-1,935,209	-7,034,546	-12,115,516	-17,159,349	-22,251,761	-27,301,045	-32,307,203	-37,270,235
17	High density flats	500	£9,849,656	13,245,963	8,161,498	3,118,022	-1,915,287	-7,014,297	-12,095,268	-17,138,770	-22,231,181	-27,280,466	-32,286,624	-37,249,654
18	High density flats	500	£7,369,527	79,052,375	73,073,310	67,140,396	61,253,632	55,393,586	49,573,574	43,799,922	38,072,629	32,371,924	26,701,524	21,077,784
19	High density flats	500	£5,916,880	13,285,168	8,200,702	3,157,225	-1,875,441	-6,973,800	-12,054,770	-17,097,610	-22,190,022	-27,239,306	-32,245,464	-37,208,495
20	Low density flats and houses	700	£33,056,580	100,519,090	92,213,175	83,971,121	75,792,926	67,667,312	59,572,775	51,542,453	43,554,920	35,596,578	27,664,811	19,766,852
21	High density flats	700	£8,255,287	107,698,451	99,582,326	91,528,835	83,513,849	75,555,772	67,660,573	59,828,249	52,045,779	44,297,338	36,612,120	28,944,463
22	Low density edge of settlement houses	1,935	£342,789,292	203,035,521	185,873,699	168,803,299	151,865,350	135,027,023	118,287,990	101,636,696	85,070,618	68,554,209	52,051,732	35,527,259
23	Medium density edge of settlement houses/flats	1,935	£114,263,097	203,035,521	185,873,699	168,803,299	151,865,350	135,027,023	118,287,990	101,636,696	85,070,618	68,554,209	52,051,732	35,527,259
24	New Settlement	2,560	£201,563,647	211,301,378	191,792,773	172,404,278	153,088,269	133,864,898	114,703,135	95,571,764	76,439,397	57,236,888	37,875,700	18,186,270
25	Low density edge of settlement houses/flats	6,973	£342,789,292	200,960,180	163,967,186	126,743,135	89,105,909	50,766,678	11,215,654	-30,970,416	-77,416,399	-131,234,298	-189,503,880	-248,006,773
26	Low density edge of settlement houses	3,870	£685,578,584	210,295,048	189,787,169	169,357,498	148,983,849	128,643,900	108,310,132	87,910,077	67,364,371	46,547,329	25,223,577	2,958,795
27	New Settlement	5,120	£907,018,695	214,121,273	193,980,319	173,907,910	153,879,561	133,857,833	113,810,760	93,673,518	73,342,458	52,666,312	31,366,900	8,914,693
28	New settlement - High density flats and houses	7,335	£173,254,743	210,060,586	182,198,874	154,267,850	126,194,553	97,823,799	68,965,867	39,256,436	8,064,334	-26,362,271	-67,071,740	-119,848,267
29	Coliving - 100 units	-	£531,456	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£885,760	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£1,240,065	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£1,594,369	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£885,760	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£3,543,042	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£2,302,977	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£1,062,913	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£2,302,977	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£3,224,168	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£708,608	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£1,417,217	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£2,125,825	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£885,760	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£1,769,584	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£2,660,692	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£3,543,042	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£3,543,042	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£3,543,042	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£3,543,042	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£3,543,042	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£20,195,338	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£30,115,855	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863
54	Student development (medium density) 100 beds	-	£708,608	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
55	Student development (medium density) 150 beds	-	£1,062,913	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
56	Student development (medium density) 200 beds	-	£1,062,913	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
57	Student development (medium density) 250 beds	-	£1,476,833	12,838,441	12,108,658	11,378,875	10,649,092	9,919,308	9,189,525	8,459,742	7,729,959	7,000,176	6,270,392	5,540,609
58	Student development (medium density) 300 beds	-	£1,849,889	15,406,130	14,530,390	13,654,650	12,778,909	11,903,169	11,027,430	10,151,690	9,275,950	8,400,210	7,524,470	6,648,731
59	Student development (high density) 100 beds	-	£318,874	4,201,671	3,962,833	3,723,995	3,485,157	3,246,319	3,007,481	2,768,643	2,529,805	2,290,966	2,052,128	1,813,290
60	Student development (high density) 150 beds	-	£496,026	6,302,507	5,944,250	5,585,993	5,227,736	4,869,478	4,511,221	4,152,964	3,794,707	3,436,450	3,078,193	2,719,935
61	Student development (high density) 200 beds	-	£566,932	8,403,344	7,925,667	7,447,990	6,970,314	6,492,638	6,014,962	5,537,285	5,059,609	4,581,933	4,104,257	3,626,580
62	Student development (high density) 250 beds	-	£708,608	10,504,179	9,907,084	9,309,988	8,712,893	8,115,797	7,518,702	6,921,607	6,324,511	5,727,416	5,130,321	4,533,226
63	Student development (high density) 300 beds	-	£849,573	12,605,015	11,888,501	11,171,986	10,455,471	9,738,957	9,022,442	8,305,928	7,589,414	6,872,899	6,156,385	5,439,871
64	Hotel (100 rooms)	-	£531,456	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199	4,782,199
65	Hotel (125 room)	-	£531,456	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524	6,575,524
66	Hotel (150 rooms)	-	£531,456	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959	8,607,959
67	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
68	Leisure use	-	£1,062,913	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236	-2,494,236
69	Leisure use	-	£1,062,913	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618	-2,495,618
70	Community use	-	£589,861	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491	-3,327,491
71	Community use	-	£553,404	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363	-4,159,363
72	Community use	-	£664,208	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236	-4,991,236

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD) **£370,000** PER HA

								Residual land values						
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	Low density flats	6	£29,600	181,172	181,244	181,304	181,353	181,390	181,417	181,431	181,435	181,428	181,409	181,379
2	Low density rural extension	6	£74,000	1,056,493	1,050,866	1,045,240	1,039,613	1,033,987	1,028,360	1,022,734	1,017,107	1,011,481	1,005,854	1,000,228
3	Low density flats	12	£59,200	417,529	276,372	136,353	-2,570	-142,567	-281,409	-419,095	-555,626	-691,001	-825,220	-958,283
4	Low density rural extension	12	£148,000	2,112,987	1,938,207	1,764,772	1,592,682	1,421,935	1,252,533	1,084,474	917,760	752,391	588,365	425,684
5	Medium density flats	50	£114,700	1,738,877	1,167,765	601,252	39,337	-526,451	-1,088,209	-1,645,293	-2,197,704	-2,745,441	-3,288,504	-3,826,894
6	Low density rural extension	50	£684,500	8,506,427	7,806,116	7,111,190	6,421,650	5,737,494	5,058,724	4,385,338	3,717,337	3,054,722	2,397,492	1,742,663
7	Low density rural extension	50	£617,900	8,506,427	7,806,116	7,111,190	6,421,650	5,737,494	5,058,724	4,385,338	3,717,337	3,054,722	2,397,492	1,742,663
8	Extra care scheme	60	£177,600	-357,333	-798,952	-1,240,572	-1,682,191	-2,123,811	-2,565,430	-3,007,050	-3,448,668	-3,890,288	-4,331,907	-4,773,527
9	Retirement	60	£177,600	8,180,644	7,622,311	7,063,978	6,505,645	5,947,312	5,388,979	4,830,645	4,272,312	3,713,182	3,152,009	2,590,837
10	Integrtated Retirement Scheme	120	£370,000	17,701,852	16,587,858	15,473,865	14,359,871	13,245,878	12,131,883	11,017,890	9,903,896	8,789,903	7,675,909	6,561,915
11	Low density edge of settlement houses/flats	150	£925,000	25,615,730	23,528,031	21,456,384	19,399,244	17,349,418	15,315,723	13,298,160	11,296,728	9,311,428	7,342,260	5,389,222
12	Low density rural extension	250	£3,522,400	37,672,748	34,353,857	31,060,575	27,792,903	24,550,838	21,328,337	18,117,512	14,932,459	11,773,176	8,639,663	5,531,920
13	Low density rural extension	250	£2,641,800	32,064,325	29,016,049	25,988,391	22,966,597	19,968,549	16,994,249	14,043,697	11,116,890	8,213,833	5,304,760	2,418,272
14	Low density edge of settlement houses/flats	500	£4,403,000	73,648,341	67,525,120	61,448,985	55,419,934	49,437,969	43,482,319	37,556,812	31,678,695	25,847,967	20,064,628	14,293,269
15	Low density edge of settlement houses/flats	500	£4,625,000	-84,050	-5,285,655	-10,493,596	-15,659,213	-20,817,956	-25,996,622	-31,132,160	-36,224,571	-41,273,857	-46,280,015	-51,243,045
16	High density houses	500	£2,641,800	13,226,362	8,141,896	3,098,419	-1,935,209	-7,034,546	-12,115,516	-17,159,349	-22,251,761	-27,301,045	-32,307,203	-37,270,235
17	High density flats	500	£1,028,600	13,245,963	8,161,498	3,118,022	-1,915,287	-7,014,297	-12,095,268	-17,138,770	-22,231,181	-27,280,466	-32,286,624	-37,249,654
18	High density flats	500	£769,600	79,052,375	73,073,310	67,140,396	61,253,632	55,393,586	49,573,574	43,799,922	38,072,629	32,371,924	26,701,524	21,077,784
19	High density flats	500	£617,900	13,285,168	8,200,702	3,157,225	-1,875,441	-6,973,800	-12,054,770	-17,097,610	-22,190,022	-27,239,306	-32,245,464	-37,208,495
20	Low density flats and houses	700	£3,452,100	100,519,090	92,213,175	83,971,121	75,792,926	67,667,312	59,572,775	51,542,453	43,554,920	35,596,578	27,664,811	19,766,852
21	High density flats	700	£862,100	107,698,451	99,582,326	91,528,835	83,513,849	75,555,772	67,660,573	59,828,249	52,045,779	44,297,338	36,612,120	28,944,463
22	Low density edge of settlement houses	1,935	£35,797,500	203,035,521	185,873,699	168,803,299	151,865,350	135,027,023	118,287,990	101,636,696	85,070,618	68,554,209	52,051,732	35,527,259
23	Medium density edge of settlement houses/flats	1,935	£11,932,500	203,035,521	185,873,699	168,803,299	151,865,350	135,027,023	118,287,990	101,636,696	85,070,618	68,554,209	52,051,732	35,527,259
24	New Settlement	2,560	£21,049,300	211,301,378	191,792,773	172,404,278	153,088,269	133,864,898	114,703,135	95,571,764	76,439,397	57,236,888	37,875,700	18,186,270
25	Low density edge of settlement houses/flats	6,973	£35,797,500	200,960,180	163,967,186	126,743,135	89,105,909	50,766,678	11,215,654	-30,970,416	-77,416,399	-131,234,298	-189,503,880	-248,006,773
26	Low density edge of settlement houses	3,870	£71,595,000	210,295,048	189,787,169	169,357,498	148,983,849	128,643,900	108,310,132	87,910,077	67,364,371	46,547,329	25,223,577	2,958,795
27	New Settlement	5,120	£94,720,000	214,121,273	193,980,319	173,907,910	153,879,561	133,857,833	113,810,760	93,673,518	73,342,458	52,666,312	31,366,900	8,914,693
28	New settlement - High density flats and houses	7,335	£18,093,000	210,060,586	182,198,874	154,267,850	126,194,553	97,823,799	68,965,867	39,256,436	8,064,334	-26,362,271	-67,071,740	-119,848,267
29	Coliving - 100 units	-	£55,500	4,668,524	4,403,148	4,137,772	3,872,397	3,607,021	3,341,645	3,076,270	2,810,894	2,545,518	2,280,143	2,014,767
30	Coliving - 150 units	-	£92,500	7,002,786	6,604,722	6,206,659	5,808,595	5,410,532	5,012,468	4,614,405	4,216,341	3,818,277	3,420,214	3,022,150
31	Coliving - 200 units	-	£129,500	9,337,048	8,806,297	8,275,545	7,744,794	7,214,043	6,683,291	6,152,539	5,621,788	5,091,036	4,560,285	4,029,534
32	Coliving - 250 units	-	£166,500	11,671,310	11,007,871	10,344,431	9,680,993	9,017,553	8,354,113	7,690,674	7,027,235	6,363,796	5,700,356	5,036,917
33	Retail (comparison)	-	£92,500	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604	9,523,604
34	Retail (convenience)	-	£370,000	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411	2,783,411
35	Office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
36	Office	-	£240,500	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
37	Science park lab	-	£111,000	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494	6,823,494
38	Science park lab	-	£240,500	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987	13,646,987
39	Science park lab	-	£336,700	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481	20,470,481
40	City Centre office	-	£74,000	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006	-1,691,006
41	City Centre office	-	£148,000	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013	-3,382,013
42	City Centre office	-	£222,000	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019	-5,073,019
43	Out of town office	-	£92,500	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231	-4,048,231
44	Out of town office	-	£184,798	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463	-8,096,463
45	Out of town office	-	£277,856	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695	-12,144,695
46	Industrial (40% plot ratio)	-	£370,000	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280	4,339,280
47	Warehousing/logistics (50% plot ratio)	-	£370,000	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100	5,424,100
48	Warehousing/logistics (60% plot ratio)	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
49	Data Centre	-	£370,000	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920	6,508,920
50	Industrial (35% plot ratio)	-	£370,000	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870	3,796,870
51	Industrial (30% plot ratio)	-	£370,000	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460	3,254,460
52	Industrial (big box logiatics) 35% plot ratio	-	£2,109,000	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400	21,696,400
53	Industrial (big box logiatics) 35% plot ratio	-	£3,145,000	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863	33,084,863

GREATER CAMBRIDGE CIL Sales value £9,000 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BLV 1									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£820,213	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£2,050,533	-	-	-	-	-	-	-	-	-	-
3	Low density flats	1,142	0	£1,640,426	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£4,101,066	-	-	-	-	-	-	-	-	-	-
5	Medium density flats	4,759	0	£3,178,326	-	-	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£18,967,431	-	-	-	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£4,921,279	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£4,921,279	749	654	547	428	295	143	-	-	-	-
10	Integrtated Retirement Scheme	8,700	0	£10,252,666	856	767	667	555	430	288	126	-	-	-
11	Low density edge of settlement houses/flats	14,278	0	£25,631,664	-	-	-	-	-	-	-	-	-	-
12	Low density rural extension	23,797	0	£97,605,376	-	-	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£122,006,720	-	-	-	-	-	-	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£128,158,319	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£73,204,032	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£28,502,410	-	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£21,325,544	1,213	1,145	1,070	987	895	791	675	541	387	205
19	High density flats	47,594	0	£17,121,951	-	-	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£95,657,370	73	-	-	-	-	-	-	-	-	-
21	High density flats	66,631	0	£23,888,711	1,258	1,196	1,128	1,053	969	876	771	650	510	347
22	Low density edge of settlement houses	184,188	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£330,648,464	-	-	-	-	-	-	-	-	-	-
24	New Settlement	243,680	0	£583,274,143	-	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£991,945,392	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£1,983,890,784	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£2,624,682,381	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£501,355,345	-	-	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£1,537,900	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
30	Coliving - 150 units	0	3,000	£2,563,166	1,480	1,347	1,214	1,082	949	816	684	551	418	286
31	Coliving - 200 units	0	4,000	£3,588,433	1,437	1,304	1,172	1,039	906	774	641	508	376	243
32	Coliving - 250 units	0	5,000	£4,613,699	1,412	1,279	1,146	1,013	881	748	615	483	350	217
33	Retail (comparison)	0	4,000	£2,563,166	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740	1,740
34	Retail (convenience)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£6,664,233	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£3,075,800	750	750	750	750	750	750	750	750	750	750
38	Science park lab	0	10,000	£6,664,233	698	698	698	698	698	698	698	698	698	698
39	Science park lab	0	15,000	£9,329,926	743	743	743	743	743	743	743	743	743	743
40	City Centre office	0	5,000	£2,050,533	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£4,101,066	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£6,151,599	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£2,563,166	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£5,120,728	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£7,699,368	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
47	Warehousing/logistics (50% plot ratio)	0	5,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
48	Warehousing/logistics (60% plot ratio)	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
49	Data Centre	0	6,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
50	Industrial (35% plot ratio)	0	3,500	£10,252,666	-	-	-	-	-	-	-	-	-	-
51	Industrial (30% plot ratio)	0	3,000	£10,252,666	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£58,440,194	-	-	-	-	-	-	-	-	-	-
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£87,147,657	-	-	-	-	-	-	-	-	-	-
54	Student development (medium density) 100 beds	0	2,000	£2,050,533	1,309	1,176	1,044	911	778	646	513	380	247	115
55	Student development (medium density) 150 beds	0	3,000	£3,075,800	1,309	1,176	1,044	911	778	646	513	380	247	115
56	Student development (medium density) 200 beds	0	4,000	£3,075,800	1,565	1,433	1,300	1,167	1,035	902	769	636	504	371
57	Student development (medium density) 250 beds	0	5,500	£4,273,581	1,557	1,425	1,292	1,159	1,026	894	761	628	496	363
58	Student development (medium density) 300 beds	0	6,600	£5,353,111	1,523	1,390	1,258	1,125	992	860	727	594	462	329
59	Student development (high density) 100 beds	0	1,800	£922,740	1,822	1,689	1,556	1,424	1,291	1,158	1,026	893	760	627
60	Student development (high density) 150 beds	0	2,700	£1,435,373	1,803	1,670	1,537	1,405	1,272	1,139	1,007	874	741	608
61	Student development (high density) 200 beds	0	3,600	£1,640,558	1,879	1,746	1,613	1,480	1,348	1,215	1,082	950	817	684
62	Student development (high density) 250 beds	0	4,500	£2,050,533	1,879	1,746	1,613	1,481	1,348	1,215	1,082	950	817	684
63	Student development (high density) 300 beds	0	5,400	£2,458,448	1,879	1,746	1,614	1,481	1,348	1,216	1,083	950	817	685
64	Hotel (100 rooms)	0	2,500	£1,537,900	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298	1,298
65	Hotel (125 room)	0	3,438	£1,537,900	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465	1,465
66	Hotel (150 rooms)	0	4,500	£1,537,900	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
67	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£3,075,800	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£1,706,909	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£1,601,412	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£1,922,050	-	-	-	-	-	-	-	-	-	-

BLV2									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£283,443	-	-	-	-	-	-	-	-	-	-
2	Low density rural extension	571	0	£708,608	609	631	655	682	712	746	786	831	884	946
3	Low density flats	1,142	0	£566,887	-	-	-	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£1,417,217	609	480	338	181	5	-	-	-	-	-
5	Medium density flats	4,759	0	£1,098,343	135	15	-	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£6,554,627	410	277	130	-	-	-	-	-	-	-
7	Low density rural extension	4,759	0	£5,916,880	544	418	279	125	-	-	-	-	-	-
8	Extra care scheme	4,350	0	£1,700,660	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£1,700,660	1,490	1,433	1,370	1,300	1,220	1,131	1,028	910	771	607
10	Integrtated Retirement Scheme	8,700	0	£3,543,042	1,627	1,578	1,524	1,463	1,394	1,316	1,227	1,125	1,005	864
11	Low density edge of settlement houses/flats	14,278	0	£8,857,604	1,174	1,082	980	869	743	603	444	263	53	-
12	Low density rural extension	23,797	0	£33,729,758	166	28	-	-	-	-	-	-	-	-
13	Low density rural extension	23,797	0	£25,297,318	284	164	32	-	-	-	-	-	-	-
14	Low density edge of settlement houses/flats	47,594	0	£42,162,197	662	561	450	328	191	37	-	-	-	-
15	Low density edge of settlement houses/flats	47,594	0	£44,288,022	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£25,297,318	-	-	-	-	-	-	-	-	-	-
17	High density flats	47,594	0	£9,849,656	71	-	-	-	-	-	-	-	-	-
18	High density flats	47,594	0	£7,369,527	1,506	1,453	1,395	1,332	1,261	1,182	1,093	992	876	739
19	High density flats	47,594	0	£5,916,880	155	51	-	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£33,056,580	1,012	935	849	755	649	531	396	242	64	-
21	High density flats	66,631	0	£8,255,287	1,492	1,443	1,389	1,329	1,263	1,189	1,106	1,011	902	774
22	Low density edge of settlement houses	184,188	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
23	Medium density edge of settlement houses/flats	184,188	0	£114,263,097	482	409	329	240	141	29	-	-	-	-
24	New Settlement	243,680	0	£201,563,647	40	-	-	-	-	-	-	-	-	-
25	Low density edge of settlement houses/flats	663,742	0	£342,789,292	-	-	-	-	-	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£685,578,584	-	-	-	-	-	-	-	-	-	-
27	New Settlement	487,360	0	£907,018,695	-	-	-	-	-	-	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£173,254,743	53	13	-	-	-	-	-	-	-	-
29	Coliving - 100 units	0	2,000	£531,456	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
30	Coliving - 150 units	0	3,000	£885,760	2,039	1,906	1,774	1,641	1,508	1,376	1,243	1,110	978	845
31	Coliving - 200 units	0	4,000	£1,240,065	2,024	1,892	1,759	1,626	1,493	1,361	1,228	1,095	963	830
32	Coliving - 250 units	0	5,000	£1,594,369	2,015	1,883	1,750	1,617	1,485	1,352	1,219	1,087	954	821
33	Retail (comparison)	0	4,000	£885,760	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,159
34	Retail (convenience)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
35	Office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£2,302,977	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£1,062,913	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152
38	Science park lab	0	10,000	£2,302,977	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
39	Science park lab	0	15,000	£3,224,168	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150
40	City Centre office	0	5,000	£708,608	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£1,417,217	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£2,125,825	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£885,760	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£1,769,584	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£2,660,692	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£3,543,042	199	199	199	199	199	199	199	199	199	199
47	Warehousing/logistics (50% plot ratio)	0	5,000	£3,543,042	376	376	376	376	376	376	376	376	376	376
48	Warehousing/logistics (60% plot ratio)	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
49	Data Centre	0	6,000	£3,543,042	494	494	494	494	494	494	494	494	494	494
50	Industrial (35% plot ratio)	0	3,500	£3,543,042	73	73	73	73	73	73	73	73	73	73
51	Industrial (30% plot ratio)	0	3,000	£3,543,042	-	-	-	-	-	-	-	-	-	-
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£20,195,338	75	75	75	75	75	75	75	75	75	75
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£30,115,855	99	99	99	99	99	99	99	99	99	99
54	Student development (medium density) 100 beds	0	2,000	£708,608	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
55	Student development (medium density) 150 beds	0	3,000	£1,062,913	1,980	1,847	1,715	1,582	1,449	1,317	1,184	1,051	918	786
56	Student development (medium density) 200 beds	0	4,000	£1,062,913	2,069	1,936	1,803	1,670	1,538	1,405	1,272	1,140	1,007	874
57	Student development (medium density) 250 beds	0	5,500	£1,476,833	2,066	1,933	1,800	1,668	1,535	1,402	1,270	1,137	1,004	872
58	Student development (medium density) 300 beds	0	6,600	£1,849,889	2,054	1,921	1,789	1,656	1,523	1,391	1,258	1,125	992	860
59	Student development (high density) 100 beds	0	1,800	£318,874	2,157	2,024	1,892	1,759	1,626	1,494	1,361	1,228	1,096	963
60	Student development (high density) 150 beds	0	2,700	£496,026	2,151	2,018	1,885	1,752	1,620	1,487	1,354	1,222	1,089	956
61	Student development (high density) 200 beds	0	3,600	£566,932	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
62	Student development (high density) 250 beds	0	4,500	£708,608	2,177	2,044	1,911	1,779	1,646	1,513	1,381	1,248	1,115	983
63	Student development (high density) 300 beds	0	5,400	£849,573	2,177	2,044	1,912	1,779	1,646	1,513	1,381	1,248	1,115	983
64	Hotel (100 rooms)	0	2,500	£531,456	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700
65	Hotel (125 room)	0	3,438	£531,456	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
66	Hotel (150 rooms)	0	4,500	£531,456	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795
67	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
68	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
69	Leisure use	0	1,500	£1,062,913	-	-	-	-	-	-	-	-	-	-
70	Community use	0	2,000	£589,861	-	-	-	-	-	-	-	-	-	-
71	Community use	0	2,500	£553,404	-	-	-	-	-	-	-	-	-	-
72	Community use	0	3,000	£664,208	-	-	-	-	-	-	-	-	-	-

BLV3									Residual land values					
	Description	**Resi floorspace**	**Non-resi floorspace**	**BLV**	**0% AH**	**05% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**
1	Low density flats	571	0	£29,600	265	279	295	313	332	354	380	409	443	483
2	Low density rural extension	571	0	£74,000	1,720	1,800	1,890	1,989	2,101	2,228	2,373	2,540	2,736	2,967
3	Low density flats	1,142	0	£59,200	314	200	75	-	-	-	-	-	-	-
4	Low density rural extension	1,142	0	£148,000	1,720	1,650	1,573	1,488	1,394	1,289	1,171	1,037	882	701
5	Medium density flats	4,759	0	£114,700	341	233	114	-	-	-	-	-	-	-
6	Low density rural extension	4,759	0	£684,500	1,643	1,575	1,500	1,418	1,327	1,225	1,111	980	830	654
7	Low density rural extension	4,759	0	£617,900	1,657	1,590	1,516	1,435	1,345	1,244	1,131	1,002	853	680
8	Extra care scheme	4,350	0	£177,600	-	-	-	-	-	-	-	-	-	-
9	Retirement	4,350	0	£177,600	1,840	1,802	1,759	1,711	1,658	1,597	1,528	1,448	1,355	1,243
10	Integrtated Retirement Scheme	8,700	0	£370,000	1,992	1,962	1,929	1,892	1,850	1,803	1,748	1,686	1,613	1,527
11	Low density edge of settlement houses/flats	14,278	0	£925,000	1,729	1,666	1,598	1,522	1,438	1,344	1,238	1,118	979	817
12	Low density rural extension	23,797	0	£3,522,400	1,435	1,364	1,286	1,200	1,105	998	876	738	578	391
13	Low density rural extension	23,797	0	£2,641,800	1,236	1,167	1,090	1,005	910	804	684	548	390	203
14	Low density edge of settlement houses/flats	47,594	0	£4,403,000	1,455	1,396	1,332	1,261	1,183	1,095	995	882	751	598
15	Low density edge of settlement houses/flats	47,594	0	£4,625,000	-	-	-	-	-	-	-	-	-	-
16	High density houses	47,594	0	£2,641,800	222	122	11	-	-	-	-	-	-	-
17	High density flats	47,594	0	£1,028,600	257	158	49	-	-	-	-	-	-	-
18	High density flats	47,594	0	£769,600	1,645	1,599	1,549	1,495	1,435	1,367	1,292	1,206	1,107	991
19	High density flats	47,594	0	£617,900	266	168	59	-	-	-	-	-	-	-
20	Low density flats and houses	66,631	0	£3,452,100	1,457	1,402	1,343	1,277	1,205	1,123	1,031	926	804	661
21	High density flats	66,631	0	£862,100	1,603	1,560	1,512	1,459	1,401	1,337	1,264	1,182	1,086	976
22	Low density edge of settlement houses	184,188	0	£35,797,500	908	858	802	741	673	597	511	412	296	160
23	Medium density edge of settlement houses/flats	184,188	0	£11,932,500	1,038	994	946	894	835	770	696	611	512	396
24	New Settlement	243,680	0	£21,049,300	781	738	690	637	579	512	437	350	248	126
25	Low density edge of settlement houses/flats	663,742	0	£35,797,500	249	203	152	94	28	-	-	-	-	-
26	Low density edge of settlement houses	368,376	0	£71,595,000	377	338	295	247	194	133	63	-	-	-
27	New Settlement	487,360	0	£94,720,000	245	214	181	143	100	52	-	-	-	-
28	New settlement - High density flats and houses	698,200	0	£18,093,000	275	247	217	182	143	97	43	-	-	-
29	Coliving - 100 units	0	2,000	£55,500	2,307	2,174	2,041	1,908	1,776	1,643	1,510	1,378	1,245	1,112
30	Coliving - 150 units	0	3,000	£92,500	2,303	2,171	2,038	1,905	1,773	1,640	1,507	1,375	1,242	1,109
31	Coliving - 200 units	0	4,000	£129,500	2,302	2,169	2,037	1,904	1,771	1,638	1,506	1,373	1,240	1,108
32	Coliving - 250 units	0	5,000	£166,500	2,301	2,168	2,036	1,903	1,770	1,638	1,505	1,372	1,239	1,107
33	Retail (comparison)	0	4,000	£92,500	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358
34	Retail (convenience)	0	3,000	£370,000	804	804	804	804	804	804	804	804	804	804
35	Office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
36	Office	0	15,000	£240,500	-	-	-	-	-	-	-	-	-	-
37	Science park lab	0	5,000	£111,000	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
38	Science park lab	0	10,000	£240,500	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341	1,341
39	Science park lab	0	15,000	£336,700	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342	1,342
40	City Centre office	0	5,000	£74,000	-	-	-	-	-	-	-	-	-	-
41	City Centre office	0	10,000	£148,000	-	-	-	-	-	-	-	-	-	-
42	City Centre office	0	15,000	£222,000	-	-	-	-	-	-	-	-	-	-
43	Out of town office	0	5,000	£92,500	-	-	-	-	-	-	-	-	-	-
44	Out of town office	0	10,000	£184,798	-	-	-	-	-	-	-	-	-	-
45	Out of town office	0	15,000	£277,856	-	-	-	-	-	-	-	-	-	-
46	Industrial (40% plot ratio)	0	4,000	£370,000	992	992	992	992	992	992	992	992	992	992
47	Warehousing/logistics (50% plot ratio)	0	5,000	£370,000	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011	1,011
48	Warehousing/logistics (60% plot ratio)	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
49	Data Centre	0	6,000	£370,000	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023	1,023
50	Industrial (35% plot ratio)	0	3,500	£370,000	979	979	979	979	979	979	979	979	979	979
51	Industrial (30% plot ratio)	0	3,000	£370,000	961	961	961	961	961	961	961	961	961	961
52	Industrial (big box logiatics) 35% plot ratio	0	20,000	£2,109,000	979	979	979	979	979	979	979	979	979	979
53	Industrial (big box logiatics) 35% plot ratio	0	30,000	£3,145,000	998	998	998	998	998	998	998	998	998	998

Appendix 7 - CIL as a percentage of development costs (original construction costs)

Greater Cambridge CIL viabiilty
Appraisal outputs with objectors' construction costs

Typoology No	Description	Site area	Gross floorspace square metres	Net Development Value	Costs	Prof fees	Policy costs	Profit	Finance	Gross residual land value	Acquisition costs	Net residual	Residual per gross hectare	CIL liable GIA sqm	CIL rate per square metre	CIL liability	CIL as % of development costs
1	Low density flats	0.08	581	£4,322,887	£1,321,772	£118,959	£210,894	£777,897	£271,573	£1,621,791	£110,282	£1,511,509	£18,893,868	349	£60	£20,918	0.48%
2	Low density rural extension	0.20	581	£5,085,750	£1,327,064	£119,436	£187,993	£915,173	£333,792	£2,202,292	£149,756	£2,052,536	£10,262,678	349	£60	£20,918	0.41%
3	Low density flats	0.16	1,162	£6,516,657	£2,643,543	£237,919	£386,932	£1,013,228	£316,894	£1,918,141	£130,434	£1,787,707	£11,173,166	697	£60	£41,837	0.64%
4	Low density rural extension	0.40	1,162	£7,666,655	£2,654,128	£238,871	£381,148	£1,192,033	£400,253	£2,800,222	£190,415	£2,609,807	£6,524,516	697	£60	£41,837	0.55%
5	Medium density flats	0.31	4,842	£27,152,736	£11,014,763	£991,329	£1,609,716	£4,221,785	£1,645,332	£7,669,811	£521,547	£7,148,264	£23,058,915	2,905	£60	£174,319	0.64%
6	Low density rural extension	1.85	4,842	£31,944,395	£11,058,866	£995,298	£1,588,117	£4,966,806	£2,175,668	£11,159,640	£758,856	£10,400,784	£5,622,046	2,905	£60	£174,319	0.55%
7	Low density rural extension	1.67	4,842	£31,944,395	£11,058,866	£995,298	£1,588,117	£4,966,806	£2,175,668	£11,159,640	£758,856	£10,400,784	£6,228,015	2,905	£60	£174,319	0.55%
8	Extra care scheme	0.48	4,350	£21,523,039	£9,895,160	£890,564	£935,251	£3,346,464	£1,220,796	£5,234,804	£355,967	£4,878,837	£10,164,243	2,610	£60	£156,600	0.73%
9	Retirement	0.48	4,350	£27,979,950	£8,696,876	£782,719	£888,385	£4,350,403	£2,239,409	£11,022,158	£749,507	£10,272,651	£21,401,357	2,610	£60	£156,600	0.56%
10	Integrtated Retirement Scheme	1.00	8,700	£57,394,770	£17,127,467	£1,541,472	£1,766,356	£8,923,903	£5,462,015	£22,573,557	£1,535,002	£21,038,555	£21,038,555	5,220	£60	£313,200	0.55%
11	Low density edge of settlement houses/flats	2.50	14,527	£95,833,185	£33,176,597	£2,985,894	£4,764,351	£14,900,418	£6,949,272	£33,056,653	£2,247,852	£30,808,801	£12,323,520	8,716	£60	£522,956	0.55%
12	Low density rural extension	9.52	24,211	£157,326,146	£56,035,364	£5,043,183	£7,969,568	£24,461,520	£12,867,178	£50,949,333	£3,464,555	£47,484,778	£4,987,897	14,527	£60	£871,594	0.55%
13	Low density rural extension	7.14	24,211	£156,128,231	£56,405,882	£5,076,529	£7,984,060	£24,275,265	£16,116,448	£46,270,047	£3,146,363	£43,123,684	£6,039,732	14,527	£60	£871,594	0.56%
14	Low density edge of settlement houses/flats	11.90	48,422	£319,443,952	£110,588,656	£9,952,979	£15,881,171	£49,668,060	£37,348,427	£96,004,658	£6,528,317	£89,476,341	£7,519,020	29,053	£60	£1,743,188	0.55%
15	Low density edge of settlement houses/flats	12.50	48,422	£271,527,359	£125,409,381	£11,286,844	£16,460,824	£42,217,851	£23,209,470	£52,942,988	£3,600,123	£49,342,865	£3,947,429	29,053	£60	£1,743,188	0.64%
16	High density houses	7.14	48,422	£271,527,359	£110,147,631	£9,913,287	£16,122,160	£42,217,851	£27,030,770	£66,095,660	£4,494,505	£61,601,155	£8,627,613	29,053	£60	£1,743,188	0.64%
17	High density flats	2.78	48,422	£271,527,359	£110,147,631	£9,913,287	£16,097,160	£42,217,851	£27,036,543	£66,114,887	£4,495,812	£61,619,075	£22,165,135	29,053	£60	£1,743,188	0.64%
18	High density flats	2.08	48,422	£314,652,292	£96,808,978	£8,712,808	£15,575,472	£48,923,039	£39,988,928	£104,643,067	£7,115,729	£97,527,338	£46,888,143	29,053	£60	£1,743,188	0.55%
19	High density flats	1.67	48,422	£271,527,359	£110,147,631	£9,913,287	£16,047,160	£42,217,851	£27,048,088	£66,153,341	£4,498,427	£61,654,914	£36,919,110	29,053	£60	£1,743,188	0.64%
20	Low density flats and houses	9.33	67,791	£447,221,532	£154,824,118	£13,934,171	£22,163,640	£69,535,285	£56,713,163	£130,051,156	£8,843,479	£121,207,677	£12,991,177	40,674	£60	£2,440,463	0.55%
21	High density flats	2.33	67,791	£440,513,209	£135,532,570	£12,197,931	£21,805,661	£68,492,255	£60,857,055	£141,627,737	£9,630,686	£131,997,051	£56,651,095	40,674	£60	£2,440,463	0.55%
22	Low density edge of settlement houses	96.75	187,393	£1,226,976,232	£430,845,908	£38,776,132	£61,378,796	£190,773,778	£242,377,872	£262,823,746	£17,872,015	£244,951,731	£2,531,801	112,436	£60	£6,746,136	0.55%
23	Medium density edge of settlement houses/flats	32.25	187,393	£1,226,976,232	£430,845,908	£38,776,132	£61,378,796	£190,773,778	£242,377,872	£262,823,746	£17,872,015	£244,951,731	£7,595,403	112,436	£60	£6,746,136	0.55%
24	New Settlement	56.89	247,920	£1,635,553,032	£566,213,917	£50,959,253	£134,815,597	£254,300,469	£357,007,810	£272,255,986	£18,513,407	£253,742,579	£4,460,232	148,752	£60	£8,925,120	0.55%
25	Low density edge of settlement houses/flats	96.75	355,417	£4,120,842,947	£1,645,614,311	£148,105,288	£368,650,737	£640,720,462	£908,538,205	£409,213,945	£27,826,548	£381,387,397	£3,941,989	213,250	£60	£12,794,996	0.31%
26	Low density edge of settlement houses	193.50	374,785	£2,453,952,464	£861,691,816	£77,552,263	£204,414,592	£381,547,556	£651,087,186	£277,659,050	£18,880,815	£258,778,235	£1,337,355	224,871	£60	£13,492,271	0.55%
27	New Settlement	256.00	495,840	£3,271,106,064	£1,132,427,834	£101,918,505	£269,631,194	£508,600,938	£984,010,049	£274,517,542	£18,667,193	£255,850,349	£999,415	297,504	£60	£17,850,240	0.55%
28	New settlement - High density flats and houses	48.90	710,349	£4,475,361,845	£1,687,561,592	£151,880,543	£388,829,337	£695,842,076	£1,216,348,273	£334,900,024	£22,773,202	£312,126,822	£6,382,962	426,209	£60	£25,572,561	0.57%
29	Coliving - 100 units	0.15	2,000	£16,708,731	£6,283,481	£565,513	£117,969	£2,506,310	£1,602,387	£5,633,071	£383,049	£5,250,022	£35,000,145	2,000	£60	£120,000	0.72%
30	Coliving - 150 units	0.25	3,000	£25,063,097	£9,425,222	£848,270	£176,953	£3,759,464	£2,403,581	£8,449,606	£574,573	£7,875,033	£31,500,132	3,000	£60	£180,000	0.72%
31	Coliving - 200 units	0.35	4,000	£33,417,462	£12,566,963	£1,131,027	£235,937	£5,012,619	£3,204,774	£11,266,141	£766,098	£10,500,043	£30,000,124	4,000	£60	£240,000	0.72%
32	Coliving - 250 units	0.45	5,000	£41,771,828	£15,708,704	£1,413,783	£294,922	£6,265,774	£4,005,968	£14,082,677	£957,622	£13,125,055	£29,166,788	5,000	£60	£300,000	0.72%
33	Retail (comparison)	0.25	4,000	£25,267,301	£8,198,660	£737,879	£325,308	£3,790,095	£2,555,347	£9,660,011	£656,881	£9,003,130	£36,012,519	4,000	£50	£200,000	0.79%
34	Retail (convenience)	1.00	3,000	£13,391,224	£6,718,295	£604,647	£265,233	£2,008,684	£1,103,843	£2,690,524	£182,956	£2,507,568	£2,507,568	3,000	£50	£150,000	1.12%
35	Office	0.40	10,000	£67,556,434	£39,092,487	£3,518,324	£1,293,128	£10,133,465	£5,026,672	£8,492,358	£577,480	£7,914,878	£19,787,194	10,000	£175	£1,750,000	2.59%
36	Office	0.65	15,000	£101,334,651	£58,638,731	£5,277,486	£1,939,692	£15,200,198	£7,540,008	£12,738,537	£866,220	£11,872,317	£18,265,102	15,000	£175	£2,625,000	2.59%
37	Science park lab	0.30	5,000	£52,037,078	£30,678,807	£2,761,093	£802,420	£7,805,562	£3,817,955	£6,171,241	£419,644	£5,751,597	£19,171,989	5,000	£175	£875,000	1.68%
38	Science park lab	0.65	10,000	£104,074,155	£61,357,615	£5,522,185	£1,604,840	£15,611,123	£7,635,911	£12,342,481	£839,289	£11,503,192	£17,697,219	10,000	£175	£1,750,000	1.68%
39	Science park lab	0.91	15,000	£156,111,233	£92,036,422	£8,283,278	£2,407,260	£23,416,685	£11,453,866	£18,513,722	£1,258,933	£17,254,789	£18,961,307	15,000	£175	£2,625,000	1.68%
40	City Centre office	0.20	5,000	£33,778,217	£19,546,244	£1,759,162	£646,564	£5,066,733	£2,513,336	£4,246,179	£288,740	£3,957,439	£19,787,194	5,000	£175	£875,000	2.59%
41	City Centre office	0.40	10,000	£67,556,434	£39,092,487	£3,518,324	£1,293,128	£10,133,465	£5,026,672	£8,492,358	£577,480	£7,914,878	£19,787,194	10,000	£175	£1,750,000	2.59%
42	City Centre office	0.60	15,000	£101,334,651	£58,638,731	£5,277,486	£1,939,692	£15,200,198	£7,540,008	£12,738,537	£866,220	£11,872,317	£19,787,194	15,000	£175	£2,625,000	2.59%
43	Out of town office	0.25	5,000	£30,400,395	£19,546,244	£1,759,162	£646,564	£4,560,059	£2,056,044	£1,832,322	£124,598	£1,707,724	£6,830,897	5,000	£175	£875,000	2.88%
44	Out of town office	0.50	10,000	£60,800,791	£39,092,487	£3,518,324	£1,293,128	£9,120,119	£4,112,089	£3,664,644	£249,196	£3,415,448	£6,838,373	10,000	£175	£1,750,000	2.88%
45	Out of town office	0.75	15,000	£91,201,186	£58,638,731	£5,277,486	£1,939,692	£13,680,178	£6,168,133	£5,496,967	£373,794	£5,123,173	£6,822,141	15,000	£175	£2,625,000	2.88%
46	Industrial (40% plot ratio)	1.00	4,000	£14,532,062	£5,810,238	£522,921	£220,788	£2,179,809	£1,354,362	£4,443,943	£302,188	£4,141,755	£4,141,755	4,000	£35	£140,000	0.96%
47	Warehousing/logistics (50% plot ratio)	1.00	5,000	£18,165,077	£7,262,798	£653,652	£275,985	£2,724,762	£1,692,953	£5,554,929	£377,735	£5,177,194	£5,177,194	5,000	£35	£175,000	0.96%
48	Warehousing/logistics (60% plot ratio)	1.00	6,000	£21,798,093	£8,715,357	£784,382	£331,182	£3,269,714	£2,031,544	£6,665,915	£453,282	£6,212,633	£6,212,633	6,000	£35	£210,000	0.96%
49	Data Centre	1.00	6,000	£21,798,093	£8,715,357	£784,382	£331,182	£3,269,714	£2,031,544	£6,665,915	£453,282	£6,212,633	£6,212,633	6,000	£35	£210,000	0.96%
50	Industrial (35% plot ratio)	1.00	3,500	£12,715,554	£5,083,958	£457,556	£193,189	£1,907,333	£1,185,067	£3,888,450	£264,415	£3,624,035	£3,624,035	3,500	£35	£122,500	0.96%
51	Industrial (30% plot ratio)	1.00	3,000	£10,899,046	£4,357,679	£392,191	£165,591	£1,634,857	£1,015,772	£3,332,957	£226,641	£3,106,316	£3,106,316	3,000	£35	£105,000	0.96%
52	Industrial (big box logiatics) 35% plot ratio	5.70	20,000	£72,660,310	£29,051,190	£2,614,607	£1,103,939	£10,899,046	£6,771,812	£22,219,716	£1,510,941	£20,708,775	£3,633,118	20,000	£35	£700,000	0.96%
53	Industrial (big box logiatics) 35% plot ratio	8.50	30,000	£108,990,465	£43,576,785	£3,921,911	£1,060,075	£16,348,570	£10,173,869	£33,909,256	£2,305,829	£31,603,427	£3,718,050	30,000	£35	£1,050,000	0.96%
54	Student development (medium density) 100 beds	0.20	2,000	£16,708,731	£6,283,481	£565,513	£117,969	£2,506,310	£1,602,387	£5,633,071	£383,049	£5,250,022	£26,250,108	2,000	£60	£120,000	0.72%
55	Student development (medium density) 150 beds	0.30	3,000	£25,063,097	£9,425,222	£848,270	£176,953	£3,759,464	£2,403,581	£8,449,606	£574,573	£7,875,033	£26,250,110	3,000	£60	£180,000	0.72%
56	Student development (medium density) 200 beds	0.30	4,000	£33,417,462	£12,566,963	£1,131,027	£235,937	£5,012,619	£3,204,774	£11,266,141	£766,098	£10,500,043	£35,000,145	4,000	£60	£240,000	0.72%
57	Student development (medium density) 250 beds	0.42	5,500	£45,949,010	£17,279,574	£1,555,162	£324,414	£6,892,352	£4,406,565	£15,490,944	£1,053,384	£14,437,560	£34,636,876	5,500	£60	£330,000	0.72%
58	Student development (medium density) 300 beds	0.52	6,600	£55,138,812	£20,735,489	£1,866,194	£389,297	£8,270,822	£5,287,878	£18,589,133	£1,264,061	£17,325,072	£33,182,235	6,600	£60	£396,000	0.72%
59	Student development (high density) 100 beds	0.09	1,800	£15,037,858	£5,655,133	£508,962	£106,172	£2,255,679	£1,442,149	£5,069,764	£344,744	£4,725,020	£52,500,218	1,800	£60	£108,000	0.72%
60	Student development (high density) 150 beds	0.14	2,700	£22,556,787	£8,482,700	£763,443	£159,258	£3,383,518	£2,163,223	£7,604,645	£517,116	£7,087,529	£50,625,210	2,700	£60	£162,000	0.72%
61	Student development (high density) 200 beds	0.16	3,600	£30,075,716	£11,310,267	£1,017,924	£212,344	£4,511,357	£2,884,297	£10,139,527	£689,488	£9,450,039	£59,058,002	3,600	£60	£216,000	0.72%
62	Student development (high density) 250 beds	0.20	4,500	£37,594,645	£14,137,833	£1,272,405	£265,430	£5,639,197	£3,605,371	£12,674,409	£861,860	£11,812,549	£59,062,745	4,500	£60	£270,000	0.72%
63	Student development (high density) 300 beds	0.24	5,400	£45,113,574	£16,965,400	£1,526,886	£318,516	£6,767,036	£4,326,446	£15,209,291	£1,034,232	£14,175,059	£59,115,395	5,400	£60	£324,000	0.72%
64	Hotel (100 rooms)	0.15	2,500	£19,455,472	£8,708,301	£783,747	£195,166	£2,918,321	£1,718,822	£5,131,115	£348,916	£4,782,199	£31,881,326	2,500	£50	£125,000	0.64%
65	Hotel (125 room)	0.15	3,438	£26,751,274	£11,973,914	£1,077,652	£268,354	£4,012,691	£2,363,380	£7,055,283	£479,759	£6,575,524	£43,836,827	3,438	£50	£171,875	0.64%
66	Hotel (150 rooms)	0.15	4,500	£35,019,850	£15,674,942	£1,410,745	£351,299	£5,252,977	£3,093,880	£9,236,007	£628,048	£8,607,959	£57,386,393	4,500	£50	£225,000	0.64%
67	Leisure use	0.30	1,500	£3,617,884	£5,201,107	£468,100	£95,315	£542,683	-£13,102	-£2,676,219	-£181,983	-£2,494,236	-£8,314,118	1,500	£0	£0	0.00%
68	Leisure use	0.30	1,500	£3,617,884	£5,201,107	£468,100	£95,315	£542,683	-£13,102	-£2,676,219	-£181,983	-£2,494,236	-£8,314,118	1,500	£0	£0	0.00%
69	Leisure use	0.30	1,500	£3,617,884	£5,201,107	£468,100	£96,815	£542,683	-£13,119	-£2,677,702	-£182,084	-£2,495,618	-£8,318,726	1,500	£0	£0	0.00%
70	Community use	0.17	2,000	£4,823,845	£6,934,809	£624,133	£129,087	£723,577	-£17,492	-£3,570,269	-£242,778	-£3,327,491	-£19,986,797	2,000	£0	£0	0.00%
71	Community use	0.16	2,500	£6,029,806	£8,668,511	£780,166	£161,359	£904,471	-£21,865	-£4,462,836	-£303,473	-£4,159,363	-£26,629,350	2,500	£0	£0	0.00%
72	Community use	0.19	3,000	£7,235,768	£10,402,214	£936,199	£193,631	£1,085,365	-£26,238	-£5,355,403	-£364,167	-£4,991,236	-£26,624,420	3,000	£0	£0	0.00%

Appendix 8 - CIL as a percentage of development costs (objectors' claimed costs)

Greater Cambridge CIL viabiilty
Appraisal outputs with objectors' construction costs

Typoology No	Description	Site area	Gross floorspace square metres	Net Development Value	Costs	Prof fees	Policy costs	Profit	Finance	Gross residual land value	Acquisition costs	Net residual	Residual per gross hectare	CIL liable GIA sqm	CIL rate per square metre	CIL liability	CIL as % of development costs
1	Low density flats	0.08	581	4,322,887	2,358,496	212,265	238,864	777,897	218,243	517,123	35,164	481,959	6,024,482	349	£60	£20,918	0.48%
2	Low density rural extension	0.20	581	5,085,750	2,013,272	181,195	203,847	915,173	298,615	1,473,647	100,208	1,373,439	6,867,193	349	£60	£20,918	0.41%
3	Low density flats	0.16	1,162	6,516,657	4,716,992	424,529	443,351	1,013,228	214,982	- 296,426	- 20,157	- 276,269	- 1,726,683	697	£60	£41,837	0.64%
4	Low density rural extension	0.40	1,162	7,666,655	4,026,545	362,389	415,953	1,192,033	329,757	1,339,978	91,118	1,248,860	3,122,149	697	£60	£41,837	0.55%
5	Medium density flats	0.31	4,842	27,152,736	19,654,131	1,768,872	1,844,797	4,221,785	813,579	- 1,150,429	- 78,229	- 1,072,200	- 3,458,709	2,905	£60	£174,319	0.64%
6	Low density rural extension	1.85	4,842	31,944,395	16,777,271	1,509,954	1,733,137	4,966,806	1,559,810	5,397,417	367,024	5,030,393	2,719,131	2,905	£60	£174,319	0.55%
7	Low density rural extension	1.67	4,842	31,944,395	16,777,271	1,509,954	1,733,137	4,966,806	1,559,810	5,397,417	367,024	5,030,393	3,012,211	2,905	£60	£174,319	0.55%
8	Extra care scheme	0.48	4,350	21,523,039	17,656,374	1,589,074	1,146,437	3,346,464	523,696	- 2,739,005	- 186,252	- 2,552,753	- 5,318,235	2,610	£60	£156,600	0.73%
9	Retirement	0.48	4,350	27,979,950	14,096,436	1,268,679	1,026,755	4,350,403	1,479,281	5,758,397	391,571	5,366,826	11,180,887	2,610	£60	£156,600	0.56%
10	Integrtated Retirement Scheme	1.00	8,700	57,394,770	27,401,775	2,466,160	2,026,914	8,923,903	3,615,345	12,960,673	881,326	12,079,347	12,079,347	5,220	£60	£313,200	0.55%
11	Low density edge of settlement houses/flats	2.50	14,527	95,833,185	50,331,812	4,529,863	5,199,411	14,900,418	4,592,606	16,279,076	1,106,977	15,172,099	6,068,839	8,716	£60	£522,956	0.55%
12	Low density rural extension	9.52	24,211	157,326,146	86,087,871	7,747,908	8,739,697	24,461,520	7,683,756	22,605,394	1,537,167	21,068,227	2,213,049	14,527	£60	£871,594	0.55%
13	Low density rural extension	7.14	24,211	156,128,231	87,188,630	7,846,977	8,776,704	24,275,265	9,745,620	18,295,037	1,244,062	17,050,975	2,388,092	14,527	£60	£871,594	0.56%
14	Low density edge of settlement houses/flats	11.90	48,422	319,443,952	167,772,705	15,099,543	17,331,369	49,668,060	23,021,823	46,550,451	3,165,431	43,385,020	3,645,800	29,053	£60	£1,743,188	0.55%
15	Low density edge of settlement houses/flats	12.50	48,422	271,527,359	211,803,065	19,062,276	18,811,630	42,217,851	7,094,006	- 27,461,470	- 1,867,380	- 25,594,090	- 2,047,527	29,053	£60	£1,743,188	0.64%
16	High density houses	7.14	48,422	271,527,359	196,541,315	17,688,718	18,472,966	42,217,851	9,164,742	- 12,558,234	- 853,960	- 11,704,274	- 1,639,254	29,053	£60	£1,743,188	0.64%
17	High density flats	2.78	48,422	271,527,359	196,541,315	17,688,718	18,447,966	42,217,851	9,168,016	- 12,536,508	- 852,483	- 11,684,025	- 4,202,887	29,053	£60	£1,743,188	0.64%
18	High density flats	2.08	48,422	314,652,292	156,913,991	14,122,259	17,115,730	48,923,039	24,545,483	53,031,789	3,606,162	49,425,627	23,762,321	29,053	£60	£1,743,188	0.55%
19	High density flats	1.67	48,422	271,527,359	196,541,315	17,688,718	18,397,966	42,217,851	9,174,564	- 12,493,056	- 849,528	- 11,643,528	- 6,972,172	29,053	£60	£1,743,188	0.64%
20	Low density flats and houses	9.33	67,791	447,221,532	234,881,788	21,139,361	24,193,916	69,535,285	33,887,096	63,584,087	4,323,718	59,260,369	6,351,594	40,674	£60	£2,440,463	0.55%
21	High density flats	2.33	67,791	440,513,209	219,679,588	19,771,163	23,962,023	68,492,255	36,399,845	72,208,335	4,910,167	67,298,168	28,883,334	40,674	£60	£2,440,463	0.55%
22	Low density edge of settlement houses	96.75	187,393	1,226,976,232	657,800,245	59,202,022	67,165,328	190,773,778	127,045,496	124,989,363	8,499,277	116,490,086	1,204,032	112,436	£60	£6,746,136	0.55%
23	Medium density edge of settlement houses/flats	32.25	187,393	1,226,976,232	657,800,245	59,202,022	67,165,328	190,773,778	127,045,496	124,989,363	8,499,277	116,490,086	3,612,096	112,436	£60	£6,746,136	0.55%
24	New Settlement	56.89	247,920	1,635,553,032	858,996,252	77,309,663	142,240,608	254,300,469	181,908,832	120,797,208	8,214,210	112,582,998	1,978,959	148,752	£60	£8,925,120	0.55%
25	Low density edge of settlement houses/flats	96.75	355,417	4,120,842,947	2,646,781,847	238,210,366	395,155,132	640,720,462	191,420,698	8,554,442	581,702	7,972,740	82,406	213,250	£60	£12,794,996	0.31%
26	Low density edge of settlement houses	193.50	374,785	2,453,952,464	1,315,600,489	118,404,044	215,987,655	381,547,556	308,889,873	113,522,846	7,719,554	105,803,292	546,787	224,871	£60	£13,492,271	0.55%
27	New Settlement	256.00	495,840	3,271,106,064	1,717,992,504	154,619,325	284,481,216	508,600,938	486,204,301	119,207,780	8,106,129	111,101,651	433,991	297,504	£60	£17,850,240	0.55%
28	New settlement - High density flats and houses	48.90	710,349	4,475,361,845	2,655,003,201	238,950,288	414,067,310	695,842,076	401,025,477	70,473,493	4,792,197	65,681,296	1,343,176	426,209	£60	£25,572,561	0.57%
29	Coliving - 100 units	0.15	2,000	16,708,731	9,187,785	826,901	158,629	2,506,310	1,297,864	2,731,243	185,725	2,545,518	16,970,118	2,000	£60	£120,000	0.72%
30	Coliving - 150 units	0.25	3,000	25,063,097	13,781,678	1,240,351	237,943	3,759,464	1,946,795	4,096,864	278,587	3,818,277	15,273,108	3,000	£60	£180,000	0.72%
31	Coliving - 200 units	0.35	4,000	33,417,462	18,375,571	1,653,801	317,258	5,012,619	2,595,727	5,462,485	371,449	5,091,036	14,545,818	4,000	£60	£240,000	0.72%
32	Coliving - 250 units	0.45	5,000	41,771,828	22,969,464	2,067,252	396,572	6,265,774	3,244,659	6,828,107	464,311	6,363,796	14,141,768	5,000	£60	£300,000	0.72%
33	Retail (comparison)	0.25	4,000	26,048,764	8,198,660	737,879	325,308	3,907,315	2,661,142	10,218,459	694,855	9,523,604	38,094,417	4,000	£50	£200,000	0.77%
34	Retail (convenience)	1.00	3,000	13,805,386	6,718,295	604,647	265,233	2,070,808	1,159,912	2,986,492	203,081	2,783,411	2,783,411	3,000	£50	£150,000	1.09%
35	Office	0.40	10,000	69,645,808	52,659,893	4,739,390	1,483,072	10,446,871	3,945,350	- 3,628,769	- 246,756	- 3,382,013	- 8,455,031	10,000	£175	£1,750,000	2.51%
36	Office	0.65	15,000	104,468,712	78,989,840	7,109,086	2,224,608	15,670,307	5,918,025	- 5,443,153	- 370,134	- 5,073,019	- 7,804,644	15,000	£175	£2,625,000	2.51%
37	Science park lab	0.30	5,000	53,646,472	30,678,807	2,761,093	802,420	8,046,971	4,035,836	7,321,345	497,851	6,823,494	22,744,980	5,000	£175	£875,000	1.63%
38	Science park lab	0.65	10,000	107,292,944	61,357,615	5,522,185	1,604,840	16,093,942	8,071,673	14,642,690	995,703	13,646,987	20,995,364	10,000	£175	£1,750,000	1.63%
39	Science park lab	0.91	15,000	160,939,416	92,036,422	8,283,278	2,407,260	24,140,912	12,107,509	21,964,035	1,493,554	20,470,481	22,495,034	15,000	£175	£2,625,000	1.63%
40	City Centre office	0.20	5,000	34,822,904	26,329,947	2,369,695	741,536	5,223,436	1,972,675	- 1,814,384	- 123,378	- 1,691,006	- 8,455,031	5,000	£175	£875,000	2.51%
41	City Centre office	0.40	10,000	69,645,808	52,659,893	4,739,390	1,483,072	10,446,871	3,945,350	- 3,628,769	- 246,756	- 3,382,013	- 8,455,031	10,000	£175	£1,750,000	2.51%
42	City Centre office	0.60	15,000	104,468,712	78,989,840	7,109,086	2,224,608	15,670,307	5,918,025	- 5,443,153	- 370,134	- 5,073,019	- 8,455,031	15,000	£175	£2,625,000	2.51%
43	Out of town office	0.25	5,000	31,340,614	26,329,947	2,369,695	741,536	4,701,092	1,541,940	- 4,343,596	- 295,365	- 4,048,231	- 16,192,925	5,000	£175	£875,000	2.79%
44	Out of town office	0.50	10,000	62,681,227	52,659,893	4,739,390	1,483,072	9,402,184	3,083,880	- 8,687,192	- 590,729	- 8,096,463	- 16,210,650	10,000	£175	£1,750,000	2.79%
45	Out of town office	0.75	15,000	94,021,841	78,989,840	7,109,086	2,224,608	14,103,276	4,625,820	- 13,030,789	- 886,094	- 12,144,695	- 16,172,171	15,000	£175	£2,625,000	2.79%
46	Industrial (40% plot ratio)	1.00	4,000	14,828,635	5,810,238	522,921	220,788	2,224,295	1,394,513	4,655,880	316,600	4,339,280	4,339,280	4,000	£35	£140,000	0.94%
47	Warehousing/logistics (50% plot ratio)	1.00	5,000	18,535,793	7,262,798	653,652	275,985	2,780,369	1,743,141	5,819,850	395,750	5,424,100	5,424,100	5,000	£35	£175,000	0.94%
48	Warehousing/logistics (60% plot ratio)	1.00	6,000	22,242,952	8,715,357	784,382	331,182	3,336,443	2,091,769	6,983,820	474,900	6,508,920	6,508,920	6,000	£35	£210,000	0.94%
49	Data Centre	1.00	6,000	22,242,952	8,715,357	784,382	331,182	3,336,443	2,091,769	6,983,820	474,900	6,508,920	6,508,920	6,000	£35	£210,000	0.94%
50	Industrial (35% plot ratio)	1.00	3,500	12,975,055	5,083,958	457,556	193,189	1,946,258	1,220,199	4,073,895	277,025	3,796,870	3,796,870	3,500	£35	£122,500	0.94%
51	Industrial (30% plot ratio)	1.00	3,000	11,121,476	4,357,679	392,191	165,591	1,668,221	1,045,884	3,491,910	237,450	3,254,460	3,254,460	3,000	£35	£105,000	0.94%
52	Industrial (big box logiatics) 35% plot ratio	5.70	20,000	74,143,173	29,051,190	2,614,607	1,103,939	11,121,476	6,972,563	23,279,399	1,582,999	21,696,400	3,806,386	20,000	£35	£700,000	0.94%
53	Industrial (big box logiatics) 35% plot ratio	8.50	30,000	111,214,760	43,576,785	3,921,911	1,060,075	16,682,214	10,474,996	35,498,780	2,413,917	33,084,863	3,892,337	30,000	£35	£1,050,000	0.94%
54	Student development (medium density) 100 beds	0.20	2,000	16,708,731	9,187,785	826,901	158,629	2,506,310	1,297,864	2,731,243	185,725	2,545,518	12,727,589	2,000	£60	£120,000	0.72%
55	Student development (medium density) 150 beds	0.30	3,000	25,063,097	13,781,678	1,240,351	237,943	3,759,464	1,946,795	4,096,864	278,587	3,818,277	12,727,590	3,000	£60	£180,000	0.72%
56	Student development (medium density) 200 beds	0.30	4,000	33,417,462	18,375,571	1,653,801	317,258	5,012,619	2,595,727	5,462,485	371,449	5,091,036	16,970,122	4,000	£60	£240,000	0.72%
57	Student development (medium density) 250 beds	0.42	5,500	45,949,010	25,266,410	2,273,977	436,230	6,892,352	3,569,125	7,510,918	510,742	7,000,176	16,793,988	5,500	£60	£330,000	0.72%
58	Student development (medium density) 300 beds	0.52	6,600	55,138,812	30,319,692	2,728,772	523,476	8,270,822	4,282,950	9,013,101	612,891	8,400,210	16,088,692	6,600	£60	£396,000	0.72%
59	Student development (high density) 100 beds	0.09	1,800	15,037,858	8,269,007	744,211	142,766	2,255,679	1,168,077	2,458,118	167,152	2,290,966	25,455,183	1,800	£60	£108,000	0.72%
60	Student development (high density) 150 beds	0.14	2,700	22,556,787	12,403,510	1,116,316	214,149	3,383,518	1,752,116	3,687,178	250,728	3,436,450	24,546,069	2,700	£60	£162,000	0.72%
61	Student development (high density) 200 beds	0.16	3,600	30,075,716	16,538,014	1,488,421	285,532	4,511,357	2,336,154	4,916,237	334,304	4,581,933	28,634,781	3,600	£60	£216,000	0.72%
62	Student development (high density) 250 beds	0.20	4,500	37,594,645	20,672,517	1,860,527	356,915	5,639,197	2,920,193	6,145,296	417,880	5,727,416	28,637,081	4,500	£60	£270,000	0.72%
63	Student development (high density) 300 beds	0.24	5,400	45,113,574	24,807,021	2,232,632	428,298	6,767,036	3,504,231	7,374,355	501,456	6,872,899	28,662,608	5,400	£60	£324,000	0.72%
64	Hotel (100 rooms)	0.15	2,500	19,455,472	8,708,301	783,747	195,166	2,918,321	1,718,822	5,131,115	348,916	4,782,199	31,881,326	2,500	£50	£125,000	0.64%
65	Hotel (125 room)	0.15	3,438	26,751,274	11,973,914	1,077,652	268,354	4,012,691	2,363,380	7,055,283	479,759	6,575,524	43,836,827	3,438	£50	£171,875	0.64%
66	Hotel (150 rooms)	0.15	4,500	35,019,850	15,674,942	1,410,745	351,299	5,252,977	3,093,880	9,236,007	628,048	8,607,959	57,386,393	4,500	£50	£225,000	0.64%
67	Leisure use	0.30	1,500	3,617,884	5,201,107	468,100	95,315	542,683	- 13,102	- 2,676,219	- 181,983	- 2,494,236	- 8,314,118	1,500	£0	£0	0.00%
68	Leisure use	0.30	1,500	3,617,884	5,201,107	468,100	95,315	542,683	- 13,102	- 2,676,219	- 181,983	- 2,494,236	- 8,314,118	1,500	£0	£0	0.00%
69	Leisure use	0.30	1,500	3,617,884	5,201,107	468,100	96,815	542,683	- 13,119	- 2,677,702	- 182,084	- 2,495,618	- 8,318,726	1,500	£0	£0	0.00%
70	Community use	0.17	2,000	4,823,845	6,934,809	624,133	129,087	723,577	- 17,492	- 3,570,269	- 242,778	- 3,327,491	- 19,986,797	2,000	£0	£0	0.00%
71	Community use	0.16	2,500	6,029,806	8,668,511	780,166	161,359	904,471	- 21,865	- 4,462,836	- 303,473	- 4,159,363	- 26,629,350	2,500	£0	£0	0.00%
72	Community use	0.19	3,000	7,235,768	10,402,214	936,199	193,631	1,085,365	- 26,238	- 5,355,403	- 364,167	- 4,991,236	- 26,624,420	3,000	£0	£0	0.00%