

## **APPENDIX I 4**

# **BENCHMARK LAND VALUE ANALYSIS**

Site ref	SITE NAME	Units	Site area (ha)	Benchmark Land Value (per ha)		
				£1,000,000	£4,550,000	£10,250,000
1	Very small residential (house) 1 unit	1	0.01	£10,000	£45,500	£102,500
2	Very small residential (houses) 5 units	5	0.04	£40,000	£182,000	£410,000
3	Very small residential (houses) 6 units	6	0.05	£50,000	£227,500	£512,500
4	Very small residential (flats) 6 units	6	0.03	£30,000	£136,500	£307,500
5	Small residential development (flats) 10 units	10	0.05	£50,000	£227,500	£512,500
6	Small residential development (houses) 10 units	10	0.07	£70,000	£318,500	£717,500
7	Small residential development (flats) 15 units	15	0.05	£50,000	£227,500	£512,500
8	Small residential development (houses) 15 units	15	0.07	£70,000	£318,500	£717,500
9	Medium residential dev (flats and houses) 50 units	50	0.10	£100,000	£455,000	£1,025,000
10	Medium residential development (flats) 50 units	50	0.12	£120,000	£546,000	£1,230,000
11	Large residential (flats and houses) 100 units	100	0.17	£170,000	£773,500	£1,742,500
12	Large residential (flats) 100 units	100	0.13	£130,000	£591,500	£1,332,500
13	Large residential (flats and houses) 150 units	150	0.32	£320,000	£1,456,000	£3,280,000
14	Large residential (flats) 150 units	150	0.14	£140,000	£637,000	£1,435,000
15	Large residential (flats and houses) 250 units	250	0.43	£430,000	£1,956,500	£4,407,500
16	Large residential (flats) 250 units	250	0.11	£110,000	£500,500	£1,127,500
17	Large residential (flats) 500 units	500	0.65	£650,000	£2,957,500	£6,662,500
18	Large residential (flats) 750 units	750	0.33	£330,000	£1,501,500	£3,382,500
19	Large residential (flats) 1,000 units	1000	0.93	£930,000	£4,231,500	£9,532,500
20	Large residential (flats) 1,500 units	1500	1.40	£1,400,000	£6,370,000	£14,350,000
21	Large residential (flats) 2,000 units	2000	1.38	£1,380,000	£6,279,000	£14,145,000
22	Large residential (flats) 2,500 units	2500	1.51	£1,510,000	£6,870,500	£15,477,500