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Rugby Borough Council: Local Plan Viability Study

Prepared for
Rugby Borough Council

December 2025



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1 Summary

- 1.1 This report tests the ability of developments in Rugby Borough to accommodate emerging policies in the emerging Rugby Regulation 19 Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation) and alternative contributions towards community infrastructure through a range of Section 106 contributions.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the policy requirements in the Council's emerging Local Plan and CIL (at adopted rates) generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to growth in mainstream West Midlands housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which started to fall in 2024. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any area, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50%, which covers the differential percentages sought by emerging Policy H2 (20%

on developments in the Rugby Urban Area; 30% elsewhere; and 40% on sites released from the Green Belt). While there is a range of viable percentages, depending on sales values, type of scheme and benchmark land value, the emerging policy requirement can be achieved in most scenarios. A limited amount of scheme-specific testing may be required at the development management stage, particularly on sites brought forward on previously developed land in the Rugby Urban Area.

- The appraisals indicate that developments on sites released from the Green Belt should be able to deliver 40% affordable housing.
- Where developments are of strategic scale, our appraisals indicate that they may not be able to viably absorb the additional infrastructure required, as well as providing 30% affordable housing (or 40% affordable housing when developments are brought forward on sites released from Green Belt).
- **Biodiversity Net gain:** emerging Policy EN4 requires that developments achieve a 10% biodiversity net gain, reflecting statutory requirements introduced in November 2023. A 10% biodiversity net gain results in a modest reduction in residual land values of circa 3% which is not of sufficient magnitude to prevent schemes coming forward.
- **Electric Vehicle Charging:** the Building Regulations require that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The impact of the requirement is typically 3% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.
- **Accessibility requirements:** emerging Policy H7 requires that 3.5% of units in residential developments meet Part M4(3) of the building regulations in relation to wheelchair accessibility. This requirement has a modest impact on viability of circa 6% on average, which is not sufficient to prevent schemes coming forward.
- **Net Zero Carbon** (on-site solutions): the Council's emerging policy CL1 seeks that developments should be designed to achieve net zero operational carbon through on-site solutions. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 3.2% increase in costs as advised by Bioregional and scenario 2 models a 5% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around 28% on average in the Rugby Urban Area and 17% elsewhere. With the higher scenario 2 costs, the residual land values fall by an average of 36% in the Rugby Urban Area and 21% elsewhere. As more developers start to use on-site technologies, the costs are likely to fall over the plan period.
- **Community Infrastructure:** Policy I6 requires that developments contribute towards the provision of education. Our appraisals test the impact of contributions totalling £10,000, £15,000 and £22,500 per unit, and higher contributions clearly have an impact on the ability of developments to meet other policy objectives, notably affordable housing.
- When the emerging policies are tested on a cumulative basis and having regard to the Borough's housing land supply being predominantly greenfield sites, developments in the Borough will be able to absorb the cumulative impact of the emerging policies in most cases.
- **Strategic sites:** We have tested development typologies which are reflective of the major strategic sites that are likely to come forward over the plan period. We have incorporated estimates for infrastructure costs, based on national benchmarks, given that there is no information on site-specific requirements at this stage. Our appraisals indicate that the strategic sites are viable and deliverable, although some flexibility on the timing and/or percentage of affordable housing may be required in the short term. Alternative funding sources, most likely from Homes England, may be available to address short term viability issues to assist in ensuring compliance with emerging Local Plan policies. Alternatively, the Council could consider

deploying CIL in kind if viability issues emerge at the development management stage, given the extensive on-site provision of community infrastructure on strategic sites. This is likely to be a preferable option to reviewing the Charging Schedule and adopting lower CIL rates, as this will take more time and is a more inflexible approach than CIL in kind, the latter being discretionary.

- We have tested two specific draft site allocations at **Lodge Farm and North West Rugby/Cosford**. Both of these developments would generate significant requirements for community and highways infrastructure, which would limit their ability to generate target benchmark land values. Lodge Farm could only be developed assuming 100% private housing and even then, the residual land value would remain negative (albeit resulting in a much reduced deficit in comparison with the deficit when we have modelled 30% affordable housing). North West Rugby/Cosford would also result in a deficit when incorporating 30% affordable housing, but it would become viable with 20% affordable housing.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Regulation 19 Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation and potential Section 106 contributions. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage. The onus is on applicants to demonstrate that their development proposals encounter particular circumstances to justify the submission of a viability assessment at the application stage, in accordance with paragraph 59 of the NPPF and the PPG.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the Borough of Rugby and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, we have applied an element of judgement within this study with regard to the individual characteristics of the sites tested. The schemes we have tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 4.1% in September 2025.
- 2.7 The BoE's November 2023 Monetary Policy Report identified *"a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections"*. The BoE's Monetary Policy Committee

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two further rate cuts to 4.25% in June 2025 and 4% in August 2025 where it remains.

- 2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.
- 2.9 In its October 2025 House Price Index release, Nationwide reported that annual UK house price growth was 2.4% in October higher than the 2.2% seen in September. Commenting Nationwide's Chief Economist, Robert Gardener, observed that
"October saw a slight rise in the rate of annual house price growth to 2.4%, from 2.2% in September. Prices increased by 0.3% month on month, after taking account of seasonal effects."

The housing market has remained broadly stable in recent months, with house prices rising at a modest pace and the number of mortgages approved for house purchase maintained at similar levels to those prevailing before the pandemic struck.

Looking forward, housing affordability is likely to improve modestly if income growth continues to outpace house price growth as we expect. Borrowing costs are also likely to moderate a little further if Bank Rate is lowered again in the coming quarters"

- 2.10 The September 2025 Halifax House Price Index provides also shows positive figures. Halifax reports that house prices increased by 0.6% in October versus a fall of 0.3% in September. The annual rate of growth increased from 1.3% in September to 1.9% in October. Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said,

"Demand from buyers has held up well coming into autumn, despite a degree of uncertainty in the market, with the number of new mortgages being approved recently hitting its highest level so far this year"

There is no doubt that affordability remains a challenge for many. Average fixed mortgage rates are currently around 4% and likely to ease down further, but with property prices at record levels, moving home can feel like a stretch.

Rising costs for everyday essentials are also squeezing disposable incomes, which affects how much people are willing or able to spend on a new property.

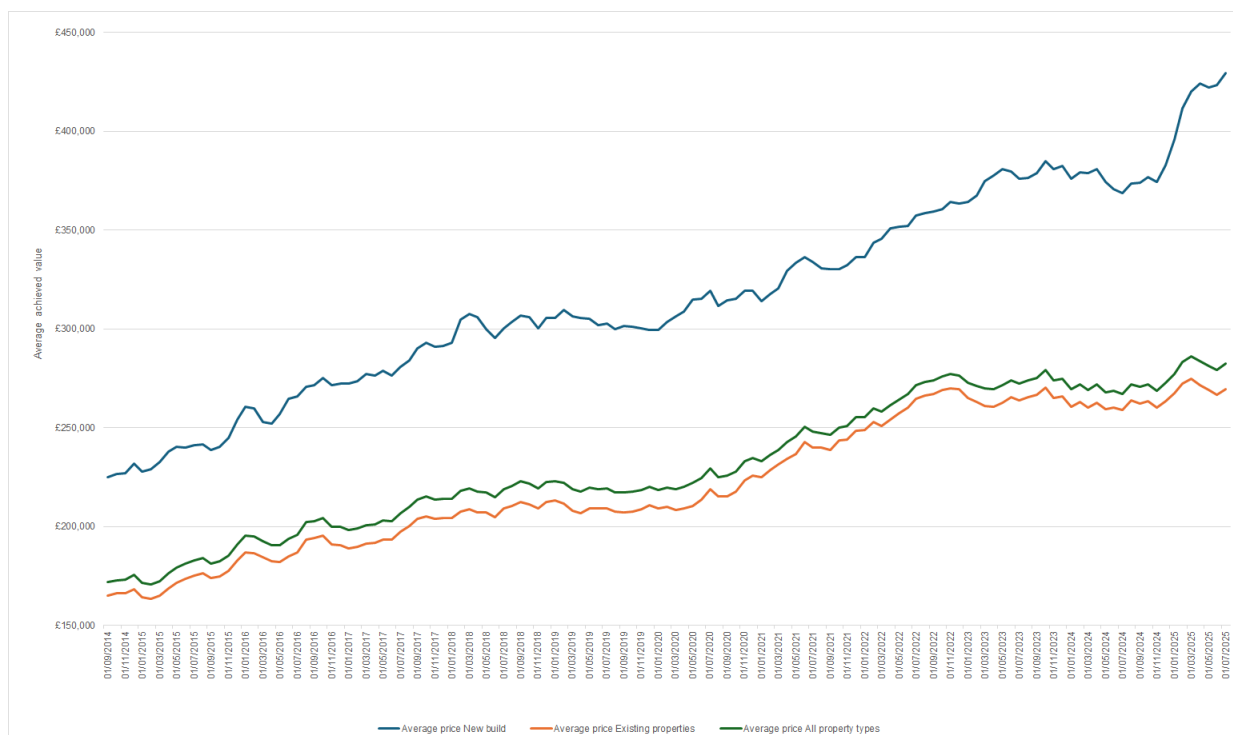
Even so, while there has been some volatility, the market has proven resilient over recent months, as many buyers opt for smaller deposits and longer terms to help make the numbers work. With house prices rising more slowly than incomes for almost three years now, we expect the trend of gradually improving affordability to continue."

- 2.11 In their October Housing Market Update, Savills reflect on the continued and stable growth but also refer to "pre-Budget jitters".
- 2.12 They have also revised down their five year forecast. Their overall forecast growth for London stands at 13.6% between 2026 and 2030 in London, 17% in the south east and 22.2% for the UK.

Local Housing Market Context

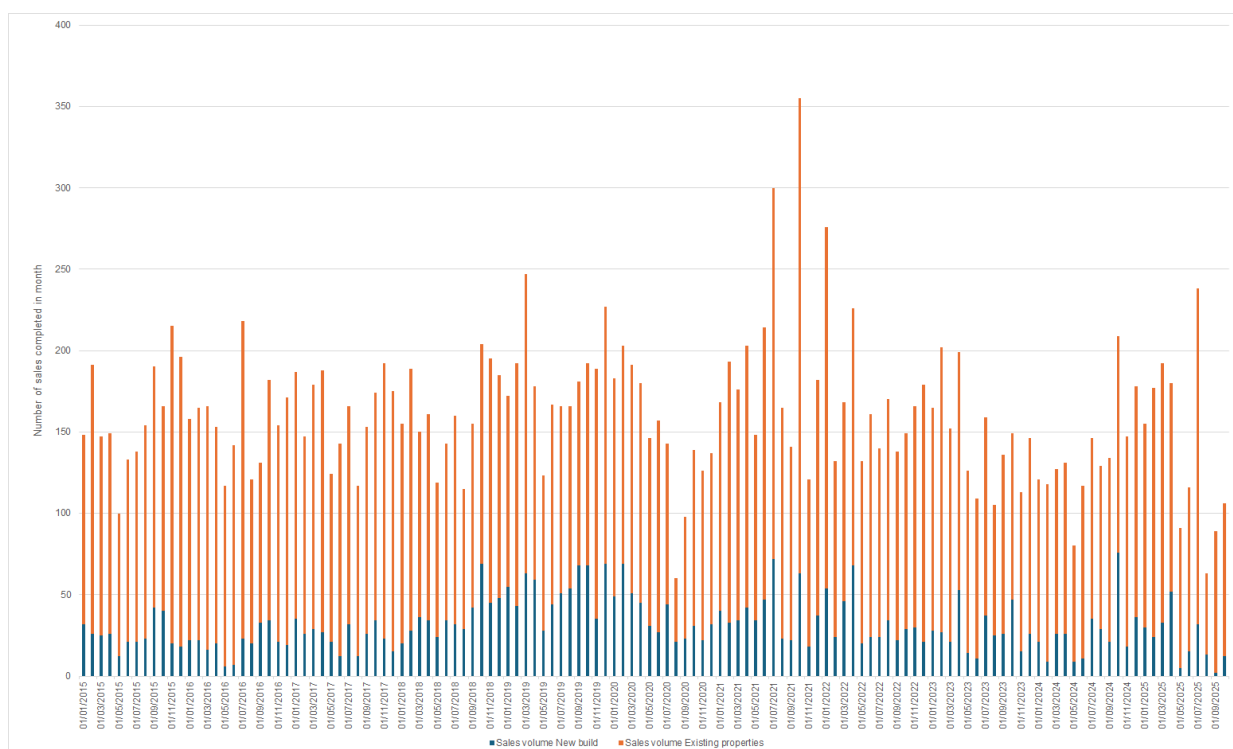
- 2.13 House prices in the Borough of Rugby have followed recent national trends, increasing early 2015 to 2019, and then remaining flat until the summer of 2020, when values increased following the first Coronavirus lockdown, as shown in Figure 2.13.1. Following the post-lockdown increase, sales values have remained broadly unchanged between the end of 2022 and December 2024. There was a significant increase in sales volumes in June 2021 as sales completed prior to the end of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. Sales volumes subsequently returned to normal levels (varying in a range from circa 100 to 200 units per month), but have fallen slightly below 100 in more recent months.

Figure 2.13.1: Average sales value in Rugby²



Source: Land Registry

Figure 2.13.2: Sales volumes in Rugby (sales per month)

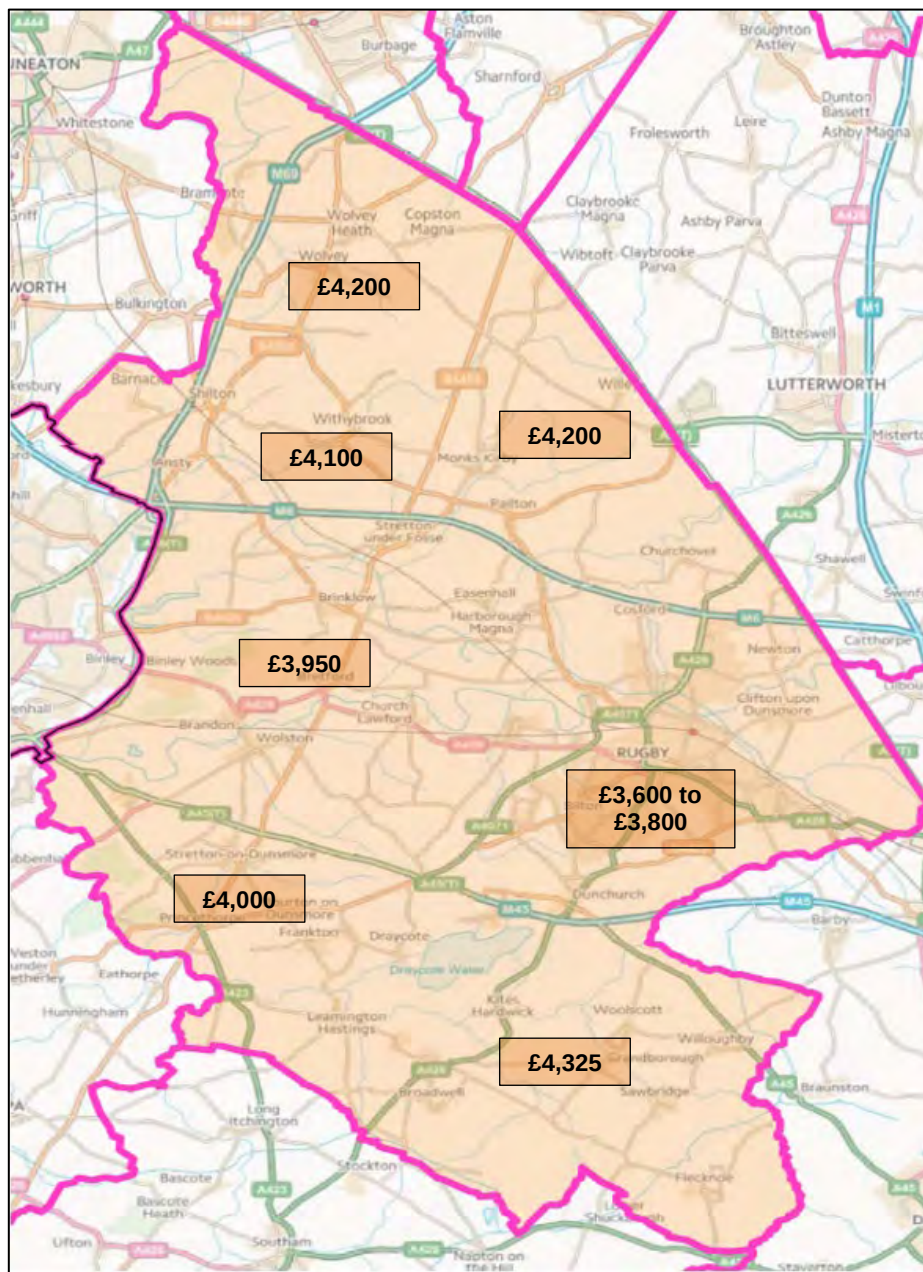


Source: Land Registry

² Average values shown for recent months for new build properties should be treated with caution as the volume of units has fallen to very low levels, which reduces their statistical reliability.

- 2.14 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in October 2025 is that values in 'mainstream' West Midlands markets are expected to increase by 2.5% in 2025; 5.0% in 2026; 6.0% in 2027; 6.0% in 2028; and 5.0% in 2029, equating to cumulative growth of 27.6% over the period 2025-2029.
- 2.15 To a degree, there are variations in sales values between different parts of Rugby, as shown in Figure 2.15.1.

Figure 2.15.1: Sales values in Rugby (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry

- 2.16 As can be noted in Figure 2.15.1, values in the rural areas of the Borough are highest, with significantly lower values in the Rugby Urban Area. The spread of values across the Borough is £3,600 per square metre and the highest being £4,325 per square metre.

Private rented sector market context

- 2.17 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property, although intergenerational transfers of equity will also play a key role in levels of owner occupation.
- 2.18 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector³. Investment yields have remained stable in south east prime markets at 4% to 4.25%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.19 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.20 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.21 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.22 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023, 2024 and 2025⁴, and revised PPG, with subsequent updates in May and September 2019.
- 2.23 Paragraph 35 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.24 Paragraph 59 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a*

³ Knight Frank ‘Multihousing 2022’ estimates that capital committed to build to rent housing in the UK has increased from £35 billion in 2019 to over £56 billion in 2022, with a further increase to £102 billion forecast by 2028.

⁴ Reissued with non-substantive changes to correct cross-references from footnote 7 and 8 and an amendment to paragraph 155 to make its intent clear.

viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”.

- 2.25 In urban areas, the fine grain pattern of types of development and varying existing use values make it difficult to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The PPG recognises this issue by requiring a ‘proportionate’ approach to the evidence base. The Council’s adopted Local Plan Policy H2 is applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.26 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁵, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.27 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.28 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.29 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.30 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or

⁵ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.32 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.33 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.34 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide *"a useful reference point"*⁶. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.35 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.36 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.37 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
 - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.

⁶ Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

- Charging authorities are no longer required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Adopted CIL Charging Schedule

- 2.38 The Council approved its CIL Charging Schedule on 6 February 2024 and it came into effect on 1 April 2024. Table 2.38.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2026 (published in December 2025). For C3 residential developments, there are varying rates depending on the type of development and location (Rugby Urban Area and everywhere else). There are borough-wide rates for convenience retail and industrial and logistics developments, and a nil rate for all other uses. The adopted and indexed rates are summarised in Table 2.39.1.

Table 2.38.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates for 2026 shown in italics)

Development Type	Original Charge/sqm Rugby Urban Area	Original Charge/sqm Rural Area
Residential houses – 11 units or more	£60 <i>£62.99</i>	£160 <i>£167.98</i>
Residential houses – 10 or fewer units	£100 <i>£104.99</i>	£200 <i>£209.97</i>
Residential development on strategic sites	Nil	Nil
Residential apartments – 11 units or more	Nil	£160 <i>£167.98</i>
Residential apartments – 10 or fewer units	Nil	£200 <i>£209.97</i>
Convenience retail	£100	£100 <i>£104.99</i>
Industrial, light industrial, storage and distribution	£5	£5 <i>£5.25</i>
All other uses	Nil	Nil

Local Policy context

- 2.39 There are numerous policy requirements that are now embedded in base build costs (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which the Council's new Local Plan does not seek to change. In addition, there are statutory requirements on developments (e.g. biodiversity net gain and habitats

protection) which must also be reflected.

- 2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.41 The Council undertook an initial Issues and Options consultation between 31 October 2023 and February 2024. Following consideration of the responses, the Council issued a Local Plan – Preferred Option Draft for consultation between 24 March 2025 and 19 May 2025. The draft Plan policies with specific cost implications are identified in Table 2.41.1 below (see Appendix 1 for more detail):

Table 2.41.1: Emerging policies with cost implications

Policy	Requirement	How policy is addressed in this Study																									
CL1	Net zero buildings – all new dwellings to be net zero carbon in operation.	Carbon reduction requirement tested in the study																									
EN5	Biodiversity net gain – relates to application of statutory requirement, to be provided onsite where possible	Cost uplift reflected in assessment																									
EN6	Canopy cover – requirement for developments outside Rugby Town Centre to increase canopy cover to 20% of site. In Rugby Town Centre, developments to maximise canopy cover or adopt green roofs (or similar)	Cost allowances included in appraisals for green roofs as a proxy for requirement.																									
H1	Housing mix – requires the following mix to apply to new development. <table><tr><td>Tenure</td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4 bed</td></tr><tr><td>Market</td><td>5%</td><td>30%</td><td>45%</td><td>20%</td></tr><tr><td>Shared ownership</td><td>15%</td><td>40%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>20%</td><td>30%</td><td>35%</td><td>15%</td></tr><tr><td>Social rent (65+)</td><td>50%</td><td>50%</td><td></td><td></td></tr></table>	Tenure	1 bed	2 bed	3 bed	4 bed	Market	5%	30%	45%	20%	Shared ownership	15%	40%	35%	10%	Social rent	20%	30%	35%	15%	Social rent (65+)	50%	50%			Tested in study
Tenure	1 bed	2 bed	3 bed	4 bed																							
Market	5%	30%	45%	20%																							
Shared ownership	15%	40%	35%	10%																							
Social rent	20%	30%	35%	15%																							
Social rent (65+)	50%	50%																									
H2	Affordable housing Requires that developments of 10 or more units should provide 20% in Rugby Urban Area and 30% elsewhere, with a tenure mix of 70% social rent and 30% shared ownership. On sites released from the Green Belt, the Council will seek 40% affordable housing (70% social rent and 30% shared ownership).	Tested in study																									
H7	Housing standards Minimum space standards – meet NDSS All dwellings to meet M4(2) On schemes of 10+ units, 3.5% of units to meet M4(3) standards Minimum outdoor space standards required.	Tested in the study																									
I4	Infrastructure and planning obligations Planning obligations may be required to fund upgrades when new development places additional burdens on existing infrastructure. Developments of 50 units or more than 10,000 sqm of floorspace to provide employment and skills plans	CIL reflected at prevailing rates plus S106 obligations of £10,000, £15,000 and £22,500 per unit. E&T costs reflected in the appraisals.																									

Development context

- 2.42 The adopted Local Plan provides a borough pen portrait which we summarise as follows. The borough covers an area extending to 138 square miles and has 41 parishes. Two thirds of the borough's population reside in the market town of Rugby and the other third reside in settlements in the rural area, with villages ranging in size from 20 to 3,000 people. Rugby is the only place in the world that gives its name to an international sport, with Rugby having originated at Rugby School in the first half of the 19th Century. Rugby town has a station served by the West Coast mainline service, providing high speed access to London, Birmingham, Manchester and Glasgow. Typical journey times to London are 51 minutes and 35 minutes to Birmingham.
- 2.43 The emerging Local Plan aims to focus development of new housing and employment in Rugby urban area through development within the existing town boundaries and allocated sustainable urban extensions. Development will also be permitted within the existing boundaries of the main rural settlements and on allocated sites outside the settlement boundaries. The Council will resist new development in the countryside and green belt.
- 2.44 The emerging Local Plan seeks to deliver 10,812 new homes between 2025 and 2042 (636 each year), 3,505 of which will be delivered within the South West Rugby Urban Extension. In addition, the Plan seeks to deliver 284 hectares of employment land (circa 3.95 hectares of offices and circa 299 hectares of B2 and B8 development).
- 2.45 The borough has good transport links with access to the M1 and M6, as well as the local trunk road network linking it to Coventry and other major centres within the West Midlands.

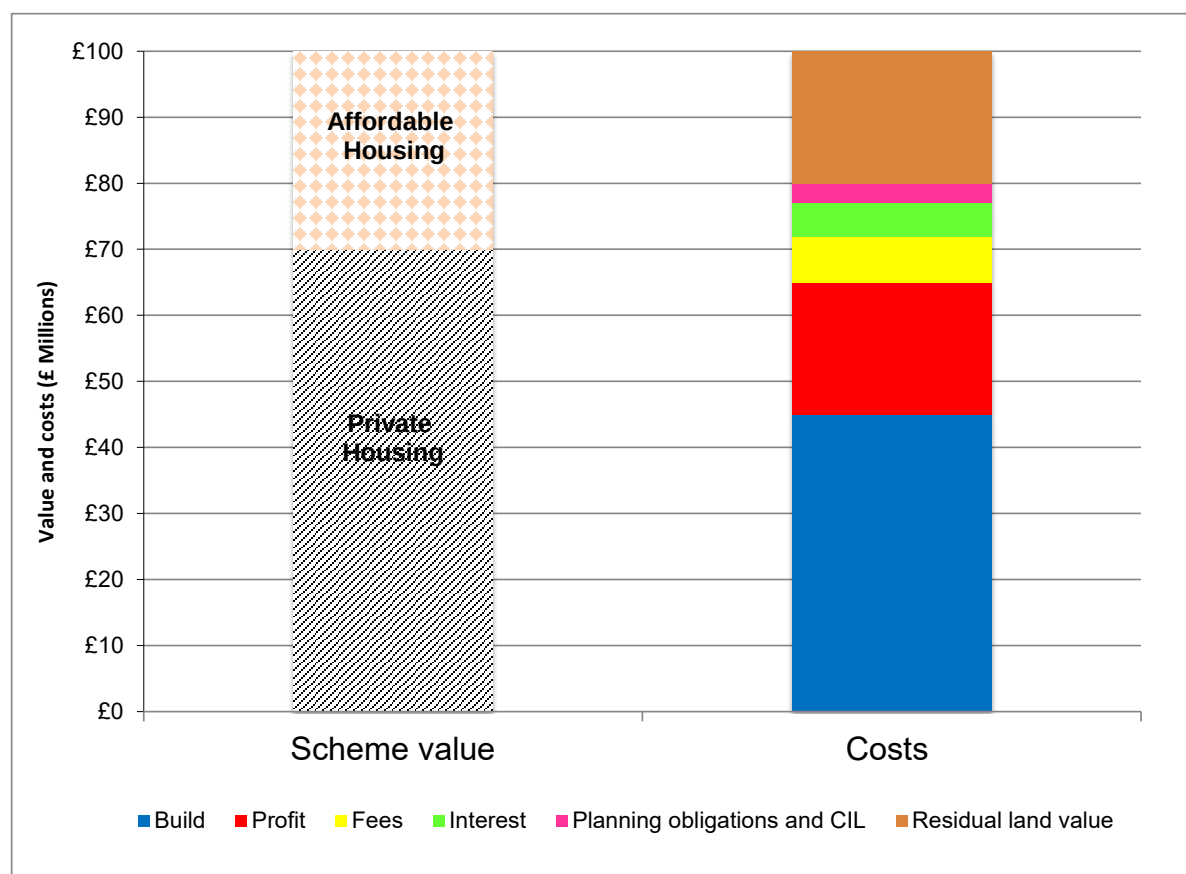
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Rugby and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Rugby, some sites in the main settlements will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁷ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

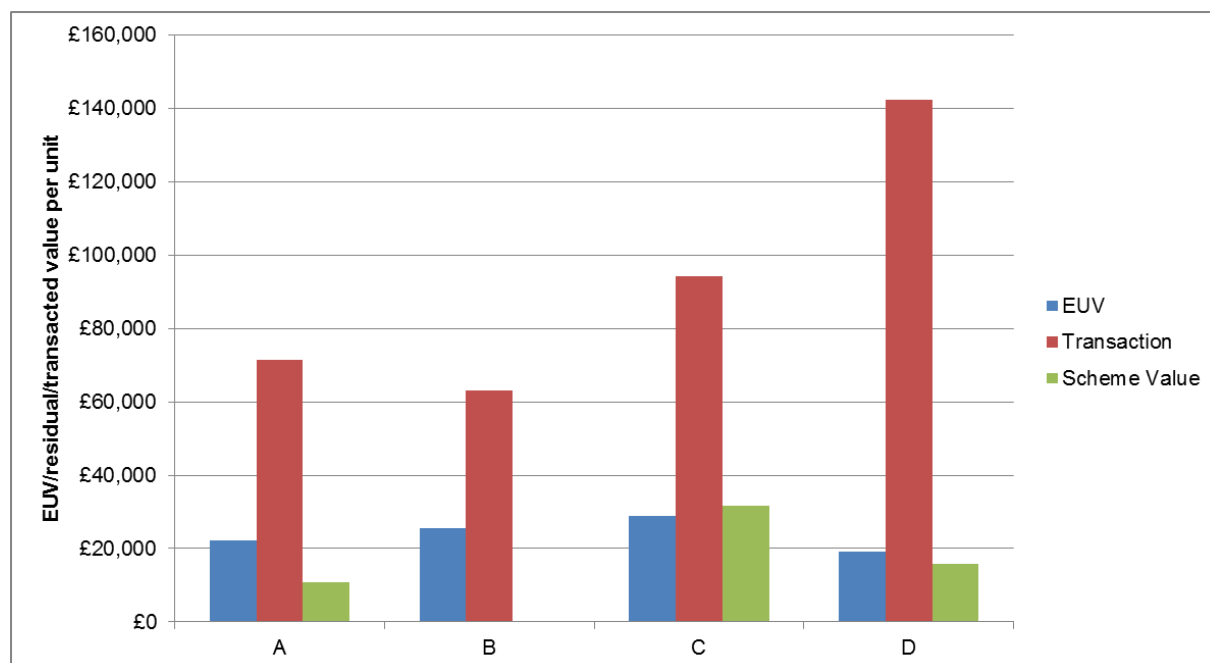
- 3.7 In 2019 (with re-issues in 2021, 2023 and 2024), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁸ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

⁷ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁸ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.9 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept.
- 3.11 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.12 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties are assessed. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four central London development proposals (labelled A to D) to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.12.1: Comparison of residual values to existing use value and price paid for site



- 3.13 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.10 and 3.11.

4 Appraisal assumptions

- 4.1 We have appraised 48 development typologies across the borough, these include a range of typologies, informed by past development types and draft site allocations in the emerging plan, to reflect the development expected to come forward under the new Local Plan. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The non-residential appraisal outputs are incorporated within appendices 8, 9 and 10 but none of the policies identified in Table 2.41.1 are specifically addressed to these types of development so the outputs are not discussed further in the body of the report.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary to a degree between different sub-markets within Rugby Borough, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the Borough to establish appropriate ranges of values for testing purposes. This exercise involved analysis of 3,052 transactions recorded by the Land Registry (attached as Appendix 3) between October 2022 and September 2025 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £3,054 per square metre (£284 per square foot) to circa £4,325 per square metre (£402 per square foot), as shown in Figure 2.15.1. As noted in Section 2, the highest sales values are achieved in the rural areas and developments in the Rugby Urban area achieve the lowest values. When considering new build sales only, the lower end of the Borough-wide range increases to £3,224 per square metre and a small number of transactions have achieved as much as £4,456 per square metre.
- 4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.3.1: Growth scenario

Year	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030 and each year thereafter
Values	2.5%	5.0%	6.0%	6.0%	5.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.4 The emerging Local Plan indicates that the Council will require schemes capable of providing 10 or more units to provide varying proportions of affordable housing (ranging from 20% to 30%) with a tenure mix of 70% social rent and 30% intermediate. Developments in the Rugby Urban Area are required to provide 20% affordable housing and developments elsewhere are required to provide 30% affordable housing. This reflects the targets in Policy H2 of the adopted Local Plan. In addition, sites released from the Green Belt through the plan are required to provide 40% affordable housing. Policy H2 seeks a tenure mix of 70% social rented housing and 30% shared ownership.
- 4.5 The emerging plan indicates that affordable housing should be provided on site unless there are compelling reasons for not doing so. Affordable housing requirements in these cases should be satisfied through a payment in lieu, which the emerging plan indicates would be based on the build costs plus the land cost of the affordable housing, minus the value that a Registered Provider would be expected to pay for the completed units, had they been provided. This leaves the Developer in a financially neutral position in comparison to on-site delivery.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	B2/B8	C1 Hotel	C2	Assembly/ leisure	Community	Total GIA
1	Residential Small site - low density	0.16	5	94	471	0	0	0	0	0	0	0	0	471
2	Residential Small site - medium density	0.16	5	94	471	0	0	0	0	0	0	0	0	471
3	Residential Small site - higher density (flats)	0.04	5	94	471	0	0	0	0	0	0	0	0	471
4	Residential Small site - low density	0.32	10	94	942	0	0	0	0	0	0	0	0	942
5	Residential Small site - medium density	0.32	10	94	942	0	0	0	0	0	0	0	0	942
6	Residential Small site - higher density (flats)	0.09	10	94	942	0	0	0	0	0	0	0	0	942
7	Residential Medium site - low density	0.79	25	94	2,354	0	0	0	0	0	0	0	0	2,354
8	Residential Medium site - medium density	0.79	25	94	2,354	0	0	0	0	0	0	0	0	2,354
9	Residential med site - higher density (flats and houses)	0.28	25	94	2,354	0	0	0	0	0	0	0	0	2,354
10	Residential Medium site - low density	1.68	50	94	4,708	0	0	0	0	0	0	0	0	4,708
11	Residential Medium site - medium density	1.68	50	94	4,708	0	0	0	0	0	0	0	0	4,708
12	Residential Medium site - higher density (flats)	0.47	50	94	4,708	0	0	0	0	0	0	0	0	4,708
13	Residential Large site - low density	3.57	100	94	9,417	0	0	0	0	0	0	0	0	9,417
14	Residential Large site - medium density	3.57	100	94	9,417	0	0	0	0	0	0	0	0	9,417
15	Residential Large site - high density (flats and houses)	1.39	100	94	9,417	0	0	0	0	0	0	0	0	9,417
16	Residential Large site - low density	8.16	200	94	18,833	0	0	0	0	0	0	0	0	18,833

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	B2/B8	C1 Hotel	C2	Assembly/ leisure	Community	Total GIA
17	Residential Large site - med density (houses and flats)	5.71	200	94	18,833	0	0	0	0	0	0	0	0	18,833
18	Strategic scale site - low density	24.00	500	94	47,083	0	0	0	0	0	0	0	0	47,083
19	Strategic scale site - medium density (houses and flats)	15.00	500	94	47,083	0	0	0	0	0	0	0	0	47,083
20	Strategic scale site - low density	30.00	600	94	56,500	0	0	0	0	0	0	0	0	56,500
21	Strategic scale site - medium density (houses and flats)	23.00	600	94	56,500	0	0	0	0	0	0	0	0	56,500
22	Strategic scale site - low density	25.00	600	94	56,500	0	0	0	0	0	0	0	0	56,500
23	Strategic scale site - medium density (houses and flats)	25.00	700	94	65,917	0	0	0	0	0	0	0	0	65,917
24	Housing for Elderly (C3) - high density	0.32	40	73	2,900	0	0	0	0	0	0	0	0	2,900
25	Housing for Elderly (C3) - high density	0.41	60	73	4,350	0	0	0	0	0	0	0	0	4,350
26	Housing for Elderly (C2) extra care	0.47	70	73	5,075	0	0	0	0	0	0	0	0	5,075
27	Retail (comparison)	0.25	0		0	4,000	0	0	0	0	0	0	0	4,000
28	Retail (convenience)	1.00	0		0	0	1,500	0	0	0	0	0	0	1,500
29	Office	0.50	0		0	0	0	10,000	0	0	0	0	0	10,000
30	Office	0.75	0		0	0	0	15,000	0	0	0	0	0	15,000
31	Industrial (40% plot ratio)	1.00	0		0	0	0	0	4,000	0	0	0	0	4,000
32	Warehousing/logistics (50% plot ratio)	1.00	0		0	0	0	0	5,000	0	0	0	0	5,000
33	Warehousing/logistics (60% plot ratio)	1.00	0		0	0	0	0	6,000	0	0	0	0	6,000

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	B2/B8	C1 Hotel	C2	Assembly/ leisure	Community	Total GIA
34	Industrial with HQ office (30% plot ratio)	30.00	0		0	0	0	20,000	95,000	0	0	0	0	115,000
35	Warehousing/logistics (30% plot ratio)	30.00	0		0	0	0	0	90,000	0	0	0	0	90,000
36	Warehousing/logistics (25% plot ratio)	40.00	0		0	0	0	0	100,000	0	0	0	0	100,000
40	Hotel (100 rooms)	0.15	0		0	0	0	0	0	2,500	0	0	0	2,500
41	Hotel (125 room)	0.15	0		0	0	0	0	0	3,438	0	0	0	3,438
42	Hotel (150 rooms)	0.15	0		0	0	0	0	0	4,500	0	0	0	4,500
43	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,502
44	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,502
45	Leisure use	0.30	0		0	0	0	0	0	0	0	1,500	0	1,502
46	Community use	0.17	0		0	0	0	0	0	0	0	0	2,000	2,000
47	Community use	0.16	0		0	0	0	0	0	0	0	0	2,500	2,500
48	Community use	0.19	0		0	0	0	0	0	0	0	0	3,000	3,000

- 4.6 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.6.1).

Table 4.6.1: Affordable housing rents

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents (per week)	£120.27	£131.75	£153.39	£168.25
Social Rents (per annum)	£6,276	£6,875	£8,004	£8,779

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically between 30% to 35%) is the first segment of value. The purchaser will also pay a rent on the retained equity at a rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 Emerging Local Plan policy H1 sets out an expected housing mix in new developments in terms of numbers of bedrooms. The housing mix applied to across the affordable tenures is included in Table 4.9.1.

Table 4.9.1: Housing mix sought by emerging Local Plan policy

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	5%	30%	45%	20%
Social rented	20%	30%	35%	15%
Shared ownership	15%	40%	35%	10%

- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ⁹
Social Rent	£2,732	£2,277	£2,005	£1,917	£2,049
Shared ownership ¹⁰	£3,067	£3,067	£3,067	£3,067	£2,917

- 4.11 The 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant

⁹ After deduction of RP's on-costs at 5% of value.

¹⁰ Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £4,000 per square metre. Values will vary with unrestricted market value.

funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.12 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.12.1. These assumptions are informed by 84 lettings of similar floorspace in the Borough recorded by CoStar during 2023, 2024 and 2025 (attached as Appendix 4) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace which reflects normal market practice of offering an incentive to incoming tenants.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square foot	Rent per square metre	Investment yield	Rent free period (months)
Retail	£40	£435	7.00%	12
Supermarkets	£27	£290	5.00%	6
Offices	£20	£220	7.0%	12
Industrial and warehousing	£11	£120	5.00%	12

- 4.13 We have applied a capital value for hotel rooms of £150,000 per room, which reflects recent transactions of recently constructed hotels which have been sold in the region recently.
- 4.14 Rents for student housing accommodation in the area are typically circa £165 per week (un-catered) for ensuite rooms on a 51 week tenancy period. We have deduced an operational cost allowance of £3,500 per room and capitalised the net rent at a 5% yield.

Construction costs

- 4.15 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 5). We have adopted a five year time period (i.e. tenders submitted for schemes over the last five years only) Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.15.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing generally LQ	£1,467	10%	£1,334
Flats	816. Flats 3-5 storeys LQ	£1,649	10%	£1,814
Retail	345 Shops	£1,563	10%	£1,719
Supermarkets	344 Supermarkets generally	£1,709	10%	£1,880
Offices	320 Offices generally	£2,089	10%	£2,298
B2 / B8	284.1 Warehouses, stores	£869	10%	£956
Student	856.2 Students' halls	£2,422	10%	£2,664
Hotels	852 Hotels	£3,222	10%	£3,544

- 4.16 The base costs above are increased by 10% to account for external works (including car parking spaces).

- 4.17 For strategic scale sites (typologies 18 to 23), we have applied an allowance for greenfield infrastructure costs of £31,820 per unit. This is based on the allowance of £17,000 advocated in the Local Housing Delivery Group guidance 'Viability testing local plans: advice for practitioners' (August 2012) subject to the change in the BCIS Tender Price Index over the intervening period¹¹. This increases the per unit allowance from £17,000 to £31,820. The extent of on-site infrastructure required is rarely possible to establish until a developer works up a scheme for a Site and consequently there may be differences between the amounts required for individual applications and the amount we have tested¹².

Net Zero carbon and BREEAM

- 4.18 Emerging Policy CL1 indicates that developments should be Net Zero Carbon in operation including using optimal EUI and space heating demand plus 100% renewal energy on sites. The Council's climate change advisors (Bioregional) have advised that the cost uplift of achieving net zero carbon through on-site solutions equates to 3.2% of base construction costs.
- 4.19 We have therefore tested two scenarios in our appraisals, one reflecting the cost advised by Bioregional and the second a slightly uplifted cost of 4% as a sensitivity analysis (these uplifts are applied to both domestic and non-domestic uses):
- Scenario 1: 3.2% uplift for net zero carbon;
 - Scenario 2: 4.0% uplift for net zero carbon.

Accessibility standards

- 4.20 Policy H7 requires that all new dwellings shall meet Part M4(2) of the Building Regulations. On schemes of 10 or more units, 3.5% of dwellings shall meet Part M4(3) of the Building Regulations. We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.20.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 6) so that they can be applied to contemporary costs.

Table 4.20.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

Professional fees

- 4.21 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 7% allowance, which is at the middle of the range for most schemes.

Development finance

- 4.22 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing and disposal costs

- 4.23 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes

¹¹ BCIS TPI Q3 2012 = 223. BCIS TPI Q4 2025 = 407. Change equals +84%.

¹² For example, the South West Rugby strategic sites were appraised in late 2025 by the landowners using an allowance of £20,000 per unit.

and agents' fees, plus 0.25% for sales legal fees. For commercial uses, our appraisals assume 10% and 5% respectively for letting agents and letting legal fees; 1% sales agent's fees and 0.5% for sales legal fees.

CIL Charging Schedule

- 4.24 As noted previously, the Council approved its CIL Charging Schedule on 6 February 2024 and it came into effect on 1 April 2024. Table 4.24.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2026 (published in December 2025). For C3 residential developments, there are varying rates depending on the type of development and location (Rugby Urban Area and everywhere else). There are borough-wide rates for convenience retail and industrial and logistics developments, and a nil rate for all other uses. The adopted and indexed rates are summarised in Table 4.24.1.

Table 4.24.1: CIL rates per net additional square metre in the Charging Schedule (indexed rates for 2026 shown in italics)

Development Type	Original Charge/sqm Rugby Urban Area	Original Charge/sqm Rural Area
Residential houses – 11 units or more	£60 <i>£62.99</i>	£160 <i>£167.98</i>
Residential houses – 10 or fewer units	£100 <i>£104.99</i>	£200 <i>£209.97</i>
Residential development on strategic sites	Nil	Nil
Residential apartments – 11 units or more	Nil	£160 <i>£167.98</i>
Residential apartments – 10 or fewer units	Nil	£200 <i>£209.97</i>
Convenience retail	£100	£100 <i>£104.99</i>
Industrial, light industrial, storage and distribution	£5	£5 <i>£5.25</i>
All other uses	Nil	Nil

- 4.25 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. However, as most sites expected to come forward are greenfield with no existing floorspace, we have assumed that there is no deduction for existing floorspace to reflect the most likely outcome in terms of CIL liability. In practice, some developments in the settlements will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.26 To account for residual Section 106 requirements, we have included an allowance of up to £20 per square metre for non-residential development and varying allowances for residential development of **£10,000, £15,000 and £22,500 per unit**. It is important to note that S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Biodiversity Net Gain

- 4.28 The Council's emerging policy requirement reflects the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on greenfield sites for a 10% biodiversity net gain equate to between 0.2% to 3.1% of build costs¹³. We have tested a 0.7% and 1.4% increase in costs, broadly reflecting a 10% and 20% increase in biodiversity net gain. Increasing biodiversity in urban areas on sites which have been previously developed has a lower cost of 0.1% to 0.8% of build costs, as the starting base level of biodiversity is typically very low.

Building Safety Levy

- 4.29 In March 2025, the government issued a response to the Building Safety Levy Technical Consultation. This response set out a series of indicative rates for Building Safety Levy that will be applied to residential developments from October 2026 onwards. The rates for Rugby Borough are £14.09 per square metre GIA on schemes brought forward on previously developed land and £28.19 per square metre GIA on schemes on greenfield sites. The levy will apply to private housing floorspace only.

Development and sales periods

- 4.30 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 3-6 units per month (reflecting typical rates of sales in developments across the south-east), with an element of off-plan sales reflected in the timing of receipts, as well as multiple outlets on the larger development typologies. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units in flatted developments are sold over varying periods after completion, which is a conservative approach. For housing schemes, our appraisals assume that sales complete 12 months after construction commences and tracks construction thereafter.

Developer's profit

- 4.31 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.32 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.33 Following a significant period of turbulence, including the UK's departure from the European Union; the Coronavirus pandemic; the subsequent spike in commodities pricing; the war in Ukraine; and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up. Profit rates applied to rented housing are set at

¹³See Table 20 of DEFRA Impact Assessment

15% of GDV. Profit on commercial development is also set at 15% of GDV.

- 4.34 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.35 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample. Clearly, when sites come forward through the development management process, exceptional costs may need to be taken into account, although we note that the PPG indicates that Benchmark Land Value should normally be adjusted to reflect such costs.

Benchmark land value

- 4.36 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.37 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has lower site coverage than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rental income, high yields and high vacancies (or in some cases no occupation at all over a lengthy period), which depresses capital values. We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.38 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are set out at Appendix 7 and the values themselves are summarised in Table 4.38.1. The bulk of housing land supply in the Borough is currently undeveloped greenfield land, typically used for agricultural purposes.

Table 4.38.1: Benchmark land values (£ millions per gross hectare)

Use	EUV	Premium/ Multiple	BLV
Secondary offices	£1.79	20%	£2.15
Secondary industrial	£0.55	20%	£0.66

Use	EUV	Premium/ Multiple	BLV
Undeveloped greenfield land (upper end of range)	£0.02	17 x EUV	£0.37
Undeveloped greenfield land (lower end of range)	£0.02	11 x EUV	£0.25

- 4.39 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.40 An appeal decision in 2022¹⁴ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.
- 4.41 The Council has also advised that it has identified a number of sites in the plan for development which are in its ownership. In these cases, the Council would (in principle) be able to take a view on accepting a reduced (or even nil) benchmark land value to facilitate additional affordable housing or other planning benefits. While councils are required to demonstrate that they have received 'best consideration' upon the disposal of sites for development, part of value for money assessment could include the long term savings to the Council arising from reducing costs of temporary housing.

¹⁴ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 8 and appendices 9 and 10. We have appraised 48 development typologies, reflecting different densities and types of development across the Borough including 6 typologies which reflect the scale of identified strategic development sites/areas in the emerging Plan. These sites include both residential and non-residential uses, including offices, retail, industrial and community uses for the purposes of future potential testing of alternative CIL rates to those currently levied in the adopted Charging Schedule.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies:
- In Rugby Urban Area – 20% affordable housing, with a tenure split of 70% social rent and 30% intermediate. We have tested the policy requirement by testing between 0% and 40% in 5% increments.
 - Elsewhere – 30% affordable with a tenure split of 70% social rent and 30% intermediate, again testing between 0% and 40% in 5% increments. The target for sites released from the Green Belt is 40% affordable with a tenure mix of 70% social rent and 30% intermediate.
- 5.3 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable at the present time.
- 5.4 The 6 strategic development typologies are tested with all residential sales values, but we have commented on which results are most relevant (i.e. the values which reflect those currently achieved on the ground in each of the locations). These strategic sites are tested against all four benchmark land values, but clearly the most relevant is the lowest greenfield benchmark land value and we highlight this in the commentary on the results in the next section.
- 5.5 For other policy requirements (bio-diversity net gain, climate change/carbon reduction policies and accessibility standards), and electric vehicle charging as required by the building regulations, we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.3.1. These results are attached at Appendix 11.
- 5.7 We have also separately appraised two specific proposed site allocations (Lodge Farm – Site 73 - and land North West of Rugby and Cosford – site 114) for which the Council has estimated site specific infrastructure requirements. The outputs of these appraisals are discussed in a separate section in Section 6.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in understanding the potential cumulative impacts.

Affordable housing

- 6.2 As noted in Section 5, we have tested the emerging policy by applying affordable housing at varying percentages, starting at 0% and increasing to 40% in 5% increments. The Council's preferred tenure mix for the emerging plan is 70% social rent and 30% intermediate, which we have reflected in our appraisals.
- 6.3 The other key policy variable which has a bearing on affordable housing is the other financial contributions that the Council will seek (in addition to CIL). The Council has indicated that it may need to seek contributions of up to £22,500 per unit, so we have tested the impact of contributions totalling £10,000, £15,000 and £22,500 per unit. The appraisal results with the upper-end of the range of contributions (£22,500) per unit are summarised in tables 6.3.1 to 6.3.9 and Appendix 9¹⁵. The appraisal results with £10,000 and £15,000 per unit contributions are attached as Appendix 8 and Appendix 10. Each table shows the results with sales values reflecting the Borough-wide range (£3,054 per square metre to £4,352 per square metre). The appraisals assume an affordable housing unit mix of 20% one beds, 30% two beds, 35% three beds and 15% four beds for social rented housing and 15% one beds, 40% two beds, 35% three beds and 10% four beds for intermediate (shared ownership) housing.
- 6.4 In the Rugby Urban Area, developments are more likely to be brought forward on previously developed sites than greenfield land, so existing use values will reflect either existing secondary offices or secondary industrial land. These are the first two sets of appraisal outputs on each the tables. Residential sales values in the Rugby Urban Area are also at the lower end of the Borough-wide range (£3,054 to £3,372 per square metre) which relates to tables 6.3.1, 6.3.2 and 6.3.3. These tables show that 20% affordable housing will be viable in many cases, particularly when schemes are brought forward on secondary industrial sites or cleared/undeveloped land. Typologies which incorporate high proportions of flats are less viable than schemes with higher proportions of houses, due to the higher build costs of flats
- 6.5 Many schemes are unviable at zero affordable housing when tested against secondary office benchmark land values (the highest of the four tested benchmarks). This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development.
- 6.6 Setting a lower target of 20% affordable housing in the Urban Area therefore reflects the findings of our assessment. It may be the case that some sites may not be able to viably meet even the lower 20% affordable housing, but this could be addressed through site-specific viability assessments at the application stage, as the emerging policy envisages.
- 6.7 We understand that the bulk of housing land in the emerging Plan will be greenfield, where emerging Policy H2 sets a higher target of 30% affordable housing (and 40% on sites released from the Green Belt). Outside Rugby Urban Area, almost all sites coming forward for development will be greenfield sites on the edge of existing settlements and therefore have lower benchmark land values (based on a multiple of existing greenfield land value). Residential sales values outside the Rugby Urban Area are also higher, which means that residual land values generated by developments are higher than in the

¹⁵ Tables 6.3.1 to 6.3.9 exclude the commercial-only appraisals (typologies 27 to 48) but these outputs are shown in the equivalent tables in the appendices.

Table 6.7.1: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £3,054 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,054 psm		AH tenure		Rented 70%	SO 30%	Frst Hms 0%	S106:	£22,500 per unit				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 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		
1 Residential Small site - low density	5	£341,475	34,504	28,340	22,219	16,140	10,105	4,112	1,869	7,873	13,834	19,750	25,624		
2 Residential Small site - medium density	5	£341,475	41,949	35,757	29,608	23,501	17,438	11,416	5,438	505	6,494	12,440	18,343		
3 Residential Small site - higher density (flats)	5	£95,613	224,166	228,143	232,089	235,999	239,876	243,721	247,531	251,308	255,051	258,761	262,437		
4 Residential Small site - low density	10	£682,950	69,008	56,680	44,438	32,281	20,210	8,223	3,737	15,745	27,666	39,501	51,249		
5 Residential Small site - medium density	10	£682,950	83,899	71,514	59,216	47,003	34,875	22,833	10,876	1,011	12,989	24,881	36,685		
6 Residential Small site - higher density (flats)	10	£191,226	448,331	456,288	464,176	471,998	479,754	487,442	495,063	502,615	510,102	517,522	524,874		
7 Residential Medium site - low density	25	£1,707,375	172,520	141,699	111,093	80,702	50,523	20,558	9,343	39,363	69,167	98,752	128,121		
8 Residential Medium site - medium density	25	£1,707,375	57,499	86,636	115,565	144,287	172,802	201,109	229,209	257,102	284,788	312,285	339,536		
9 Residential Medium site - higher density (flats and houses)	25	£602,362	417,073	443,021	468,776	494,337	519,704	544,878	569,858	594,646	619,239	643,640	667,847		
10 Residential Medium site - low density	50	£3,615,619	351,430	289,812	228,621	167,858	107,521	47,612	12,064	72,085	131,671	190,823	249,541		
11 Residential Medium site - medium density	50	£3,615,619	424,536	362,642	301,176	240,136	179,524	119,339	59,582	251	59,612	119,043	178,042		
12 Residential Medium site - higher density (flats)	50	£1,012,373	2,472,929	2,496,835	2,520,520	2,543,983	2,567,225	2,590,243	2,613,041	2,635,616	2,657,969	2,680,100	2,702,010		
13 Residential Large site - low density	100	£7,683,190	572,850	457,524	342,997	229,267	116,336	4,203	108,884	221,227	332,760	443,481	553,391		
14 Residential Large site - medium density	100	£7,683,190	718,897	603,020	487,941	373,661	260,179	147,496	35,611	76,711	188,804	300,084	410,553		
15 Residential Large site - high density (flats and houses)	100	£2,987,907	783,530	888,101	991,917	1,094,979	1,197,286	1,298,839	1,399,637	1,499,680	1,598,968	1,697,502	1,795,282		
16 Residential Large site - low density	200	£17,561,576	1,403,881	1,160,678	919,164	679,334	441,192	204,736	30,525	267,420	502,601	736,067	967,820		
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	334,307	564,585	794,015	1,023,673	1,251,677	1,478,026	1,702,720	1,925,760	2,147,144	2,366,875	2,584,950		
18 Strategic scale site - low density	500	£51,631,035	11,159,874	11,784,101	12,404,001	13,019,577	13,630,827	14,237,753	14,840,353	15,438,628	16,032,578	16,622,203	17,207,503		
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	13,007,614	13,611,925	14,212,010	14,807,868	15,399,498	15,986,902	16,570,077	17,149,026	17,723,749	18,294,244	18,860,511		
20 Strategic scale site - low density	600	£64,538,793	12,388,772	13,113,688	13,851,693	14,584,553	15,312,267	16,034,835	16,752,258	17,464,536	18,171,668	18,873,655	19,570,497		
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	14,488,726	15,208,544	15,923,332	16,633,092	17,337,822	18,037,523	18,732,194	19,421,837	20,106,450	20,786,034	21,460,589		
22 Strategic scale site - low density	600	£53,782,328	13,591,647	14,382,842	15,186,282	15,993,159	16,796,391	17,598,594	18,399,786	19,199,967	20,000,138	20,800,301	21,601,474		
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	13,591,647	14,382,842	15,186,282	15,993,159	16,796,391	17,598,594	18,399,786	19,199,967	20,000,138	20,800,301	21,601,474		
24 Housing for Elderly (C3) - high density	40	£688,414	2,245,412	2,256,126	2,266,840	2,277,554	2,288,268	2,298,981	2,309,695	2,320,410	2,331,123	2,341,837	2,352,552		
25 Housing for Elderly (C3) - high density	60	£890,190	3,403,676	3,417,500	3,431,324	3,445,148	3,458,973	3,472,797	3,486,621	3,500,445	3,514,269	3,528,093	3,541,918		
26 Housing for Elderly (C2) extra care	70	£1,003,937	4,011,987	4,025,522	4,039,058	4,052,593	4,066,129	4,079,665	4,093,200	4,106,736	4,120,271	4,133,807	4,147,342		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£660,448 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 Residential Small site - low density	5	£104,833	34,504	28,340	22,219	18,140	10,105	4,112	1,869	7,873	13,834	19,750	25,624	
2 Residential Small site - medium density	5	£104,833	41,949	35,757	29,608	23,501	17,438	11,416	5,438	505	6,494	12,440	18,343	
3 Residential Small site - higher density (flats)	5	£29,353	224,166	228,143	232,089	235,999	239,876	243,721	247,531	251,308	255,051	258,761	262,437	
4 Residential Small site - low density	10	£209,666	69,008	56,680	44,438	32,281	20,210	8,223	3,737	15,745	27,666	39,501	51,249	
5 Residential Small site - medium density	10	£209,666	83,899	71,514	59,216	47,003	34,875	22,833	10,876	1,011	12,989	24,881	36,685	
6 Residential Small site - higher density (flats)	10	£58,707	448,331	456,288	464,176	471,998	479,754	487,442	495,063	502,615	510,102	517,522	524,874	
7 Residential Medium site - low density	25	£524,165	172,520	141,699	111,093	80,702	50,523	20,558	9,343	39,363	69,167	98,752	128,121	
8 Residential Medium site - medium density	25	£524,165	57,499	86,636	115,565	144,287	172,802	201,109	229,209	257,102	284,788	312,285	339,536	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	417,073	443,021	468,776	494,337	519,704	544,878	569,858	594,646	619,239	643,640	667,847	
10 Residential Medium site - low density	50	£1,109,997	351,430	289,812	228,621	167,858	107,521	47,612	12,064	72,085	131,671	190,823	249,541	
11 Residential Medium site - medium density	50	£1,109,997	424,536	362,642	301,176	240,136	179,524	119,339	59,582	251	59,612	119,043	178,042	
12 Residential Medium site - higher density (flats)	50	£310,799	2,472,929	2,496,835	2,520,520	2,543,983	2,567,225	2,590,243	2,613,041	2,635,616	2,657,969	2,680,100	2,702,010	
13 Residential Large site - low density	100	£2,358,744	572,650	457,524	342,997	229,267	116,336	4,203	108,884	221,227	332,760	443,481	553,391	
14 Residential Large site - medium density	100	£2,358,744	718,897	603,020	487,941	373,661	260,179	147,496	35,611	76,711	188,804	300,084	410,553	
15 Residential Large site - high density (flats and houses)	100	£917,289	783,530	888,101	991,917	1,094,979	1,197,286	1,298,839	1,399,637	1,499,680	1,598,968	1,697,502	1,795,282	
16 Residential Large site - low density	200	£5,391,415	1,403,881	1,160,678	919,164	679,334	441,192	204,736	30,525	267,420	502,601	736,067	967,820	
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	334,307	564,585	794,015	1,023,673	1,251,677	1,478,026	1,702,720	1,925,760	2,147,144	2,366,875	2,584,950	
18 Strategic scale site - low density	500	£15,850,759	11,159,874	11,784,101	12,404,001	13,019,577	13,630,827	14,237,753	14,840,353	15,438,628	16,032,578	16,622,203	17,207,503	
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	13,007,614	13,611,925	14,212,010	14,807,868	15,399,498	15,986,902	16,570,077	17,149,026	17,723,749	18,294,244	18,860,511	
20 Strategic scale site - low density	600	£19,813,449	12,388,772	13,113,688	13,851,693	14,584,553	15,312,267	16,034,835	16,752,258	17,464,536	18,171,668	18,873,655	19,570,497	
21 Strategic scale site - medium density (houses and flats)	600	£15,109,311	14,488,726	15,208,544	15,923,332	16,633,092	17,337,822	18,037,523	18,732,194	19,421,837	20,106,450	20,786,034	21,460,589	
22 Strategic scale site - low density	600	£16,511,208	11,070,578	11,747,729	12,435,130	13,137,159	13,849,391	14,556,594	15,258,766	15,955,907	16,648,018	17,335,097	18,017,147	
23 Strategic scale site - medium density (houses and flats)	700	£16,511,208	13,591,647	14,382,842	15,186,282	15,997,404	16,826,758	17,640,672	18,448,763	19,251,092	20,047,598	20,838,301	21,623,201	
24 Housing for Elderly (C3) - high density	40	£211,343	2,245,412	2,256,126	2,266,840	2,277,554	2,288,268	2,298,981	2,309,695	2,320,410	2,331,123	2,341,837	2,352,552	
25 Housing for Elderly (C3) - high density	60	£273,289	3,403,676	3,417,500	3,431,324	3,445,148	3,458,973	3,472,797	3,486,621	3,500,445	3,514,269	3,528,093	3,541,918	
26 Housing for Elderly (C2) extra care	70	£308,209	4,011,987	4,025,522	4,039,058	4,052,593	4,066,129	4,079,665	4,093,200	4,106,736	4,120,271	4,133,807	4,147,342	

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	
1 Residential Small site - low density	5	£58,730	34,504	28,340	22,219	18,140	10,105	4,112	1,869	7,873	13,834	19,750	25,624	
2 Residential Small site - medium density	5	£58,730	41,949	35,757	29,608	23,501	17,438	11,416	5,438	505	6,494	12,440	18,343	
3 Residential Small site - higher density (flats)	5	£16,444	224,166	228,143	232,089	235,999	239,876	243,721	247,531	251,308	255,051	258,761	262,437	
4 Residential Small site - low density	10	£117,460	69,008	56,680	44,438	32,281	20,210	8,223	3,737	15,745	27,666	39,501	51,249	
5 Residential Small site - medium density	10	£117,460	83,899	71,514	59,216	47,003	34,875	22,833	10,876	1,011	12,989	24,881	36,685	
6 Residential Small site - higher density (flats)	10	£32,889	448,331	456,288	464,176	471,998	479,754	487,442	495,063	502,615	510,102	517,522	524,874	
7 Residential Medium site - low density	25	£293,651	172,520	141,699	111,093	80,702	50,523	20,558	9,343	39,363	69,167	98,752	128,121	
8 Residential Medium site - medium density	25	£293,651	57,499	86,636	115,565	144,287	172,802	201,109	229,209	257,102	284,788	312,285	339,536	
9 Residential Medium site - higher density (flats and houses)	25	£103,600	417,073	443,021	468,776	494,337	519,704	544,878	569,858	594,646	619,239	643,640	667,847	
10 Residential Medium site - low density	50	£621,849	351,430	289,812	228,621	167,858	107,521	47,612	12,064	72,085	131,671	190,823	249,541	
11 Residential Medium site - medium density	50	£621,849	424,536	362,642	301,176	240,136	179,524	119,339	59,562	251	59,612	119,043	176,042	
12 Residential Medium site - higher density (flats)	50	£174,118	2,472,929	2,496,835	2,520,520	2,543,983	2,567,225	2,590,243	2,613,041	2,636,816	2,657,969	2,680,100	2,702,010	
13 Residential Large site - low density	100	£1,321,429	572,850	457,524	342,997	229,267	116,336	4,203	108,884	221,227	332,760	443,481	553,391	
14 Residential Large site - medium density	100	£1,321,429	718,897	603,020	487,941	373,661	260,179	147,496	35,611	76,711	188,804	300,084	410,553	
15 Residential Large site - high density (flats and houses)	100	£513,889	783,530	668,101	591,917	1,094,979	1,157,286	1,298,839	1,399,637	1,499,680	1,598,968	1,697,502	1,795,282	
16 Residential Large site - low density	200	£3,020,408	1,403,881	1,160,678	919,164	679,334	441,192	204,736	30,525	267,420	502,601	736,087	967,820	
17 Residential Large site - medium density (houses and flats)	200	£2,114,286	334,307	584,585	794,015	1,023,673	1,251,677	1,478,026	1,702,720	1,925,760	2,147,144	2,368,675	2,584,950	
18 Strategic scale site - low density	500	£8,880,000	11,159,874	11,784,101	12,404,001	13,019,577	13,630,827	14,237,753	14,840,353	15,438,628	16,032,578	16,622,203	17,207,503	
19 Strategic scale site - medium density (houses and flats)	500	£5,550,000	13,007,614	13,611,925	14,212,010	14,807,868	15,399,498	15,986,902	16,570,077	17,149,026	17,723,749	18,294,244	18,860,511	
20 Strategic scale site - low density	600	£11,100,000	12,368,772	13,115,666	13,851,693	14,584,552	15,312,267	16,034,835	16,752,250	17,464,536	18,171,668	18,873,655	19,570,497	
21 Strategic scale site - medium density (houses and flats)	600	£8,510,000	14,488,726	15,208,544	15,923,332	16,633,092	17,337,822	18,033,523	18,723,194	19,412,837	20,106,450	20,788,034	21,460,589	
22 Strategic scale site - low density	600	£9,250,000	11,070,578	11,747,729	12,425,130	13,107,159	13,849,391	14,556,594	15,258,766	15,955,907	16,648,018	17,335,097	18,017,147	
23 Strategic scale site - medium density (houses and flats)	700	£9,250,000	13,591,647	14,382,642	15,186,282	16,007,400	16,826,758	17,640,672	18,448,783	19,251,092	20,047,598	20,838,301	21,623,201	
24 Housing for Elderly (C3) - high density	40	£118,400	2,245,412	2,256,126	2,266,840	2,277,554	2,288,268	2,298,981	2,309,695	2,320,410	2,331,123	2,341,837	2,352,552	
25 Housing for Elderly (C3) - high density	60	£153,103	3,403,676	3,417,500	3,431,324	3,445,148	3,458,973	3,472,797	3,486,621	3,500,445	3,514,269	3,528,093	3,541,918	
26 Housing for Elderly (C2) extra care	70	£172,667	4,011,987	4,025,522	4,039,058	4,052,593	4,066,129	4,079,665	4,093,200	4,106,736	4,120,271	4,133,807	4,147,343	

Table 6.7.2: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £3,213 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,213 psqm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		S106:		£22,500 per unit				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 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						
1 Residential Small site - low density	5	£341,475	89,040	80,707	72,430	64,212	56,050	47,948	39,902	31,914	23,983	16,111	8,295						
2 Residential Small site - medium density	5	£341,475	96,486	88,124	79,819	71,573	63,383	55,253	47,179	39,163	31,203	23,303	15,459						
3 Residential Small site - higher density (flats)	5	£95,613	177,051	182,904	188,710	194,470	200,183	205,851	211,472	217,046	222,574	228,056	233,491						
4 Residential Small site - low density	10	£682,950	178,081	161,414	144,861	128,424	112,102	95,895	79,803	63,827	47,966	32,220	16,590						
5 Residential Small site - medium density	10	£682,950	192,972	176,248	159,640	143,146	126,768	110,504	94,357	78,324	62,408	46,606	30,918						
6 Residential Small site - higher density (flats)	10	£191,226	354,102	365,808	377,421	388,940	400,368	411,702	422,943	434,092	445,148	456,111	466,981						
7 Residential Medium site - low density	25	£1,707,375	445,203	403,534	362,153	321,059	280,254	239,737	199,509	159,568	119,915	80,551	41,474						
8 Residential Medium site - medium density	25	£1,707,375	207,929	168,738	129,822	91,182	52,818	14,731	23,457	61,607	99,475	137,064	174,371						
9 Residential Medium site - higher density (flats and houses)	25	£602,362	159,884	196,065	231,982	267,636	303,027	338,153	373,016	407,616	441,953	476,025	509,834						
10 Residential Medium site - low density	50	£3,615,619	888,764	805,748	723,306	641,438	560,144	479,424	399,278	319,708	240,707	162,283	84,432						
11 Residential Medium site - medium density	50	£3,615,619	961,869	878,578	795,860	713,716	632,147	551,151	470,729	390,881	311,607	232,907	154,780						
12 Residential Medium site - higher density (flats)	50	£1,012,373	2,024,557	2,068,102	2,107,306	2,148,167	2,188,685	2,228,860	2,268,693	2,308,183	2,347,331	2,386,135	2,424,597						
13 Residential Large site - low density	100	£7,683,190	1,639,585	1,481,886	1,325,276	1,169,755	1,015,323	861,979	709,724	558,557	408,479	259,490	111,589						
14 Residential Large site - medium density	100	£7,683,190	1,785,631	1,627,382	1,470,221	1,314,149	1,159,166	1,005,271	852,465	700,747	550,120	400,579	252,128						
15 Residential Large site - high density (flats and houses)	100	£2,987,907	247,809	104,456	38,498	182,124	324,713	466,266	606,782	746,262	884,705	1,022,112	1,158,483						
16 Residential Large site - low density	200	£17,561,576	3,471,683	3,146,016	2,822,602	2,501,439	2,182,528	1,865,869	1,551,461	1,239,307	929,403	621,750	316,351						
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	1,676,840	1,370,279	1,065,874	763,629	463,541	165,613	132,287	430,700	726,921	1,020,947	1,313,317						
18 Strategic scale site - low density	500	£51,631,035	5,908,904	6,730,989	7,559,461	8,382,168	9,199,110	10,010,288	10,815,700	11,615,347	12,409,230	13,197,347	13,979,700						
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	7,823,437	8,634,610	9,440,138	10,240,020	11,034,257	11,822,848	12,605,794	13,383,095	14,154,750	14,920,761	15,681,126						
20 Strategic scale site - low density	600	£64,538,793	6,523,239	7,460,008	8,394,773	9,323,034	10,258,201	11,192,753	12,133,936	13,077,983	14,015,228	14,945,668	15,869,307						
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	8,652,824	9,568,172	10,468,370	11,408,073	12,327,291	13,258,550	14,183,147	15,101,082	16,012,356	16,916,968	17,814,917						
22 Strategic scale site - low density	600	£53,782,328	5,887,800	6,720,545	7,556,099	8,395,164	9,242,521	10,102,832	10,981,025	11,881,910	12,788,778	13,689,069	14,582,780						
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	7,557,403	8,519,747	9,490,341	10,468,067	11,455,715	12,458,821	13,482,959	14,533,744	15,578,921	16,616,503	17,646,491						
24 Housing for Elderly (C3) - high density	40	£688,414	2,027,573	2,046,032	2,064,491	2,082,951	2,101,410	2,119,870	2,138,330	2,156,789	2,175,249	2,193,708	2,212,168						
25 Housing for Elderly (C3) - high density	60	£890,190	3,079,330	3,104,653	3,129,976	3,155,299	3,180,621	3,205,945	3,231,267	3,256,591	3,281,913	3,307,237	3,332,559						
26 Housing for Elderly (C2) extra care	70	£1,003,937	3,636,377	3,663,189	3,690,000	3,716,813	3,743,625	3,770,438	3,797,249	3,824,062	3,850,874	3,877,687	3,904,498						

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£660,448 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	
1 Residential Small site - low density	5	£104,833	89,040	80,707	72,430	64,212	56,050	47,948	39,902	31,914	23,983	16,111	8,295	
2 Residential Small site - medium density	5	£104,833	96,486	88,124	79,819	71,573	63,383	55,253	47,179	39,163	31,203	23,303	15,459	
3 Residential Small site - higher density (flats)	5	£29,353	177,051	182,904	188,710	194,470	200,183	205,851	211,472	217,046	222,574	228,056	233,491	
4 Residential Small site - low density	10	£209,666	178,081	161,414	144,861	128,424	112,102	95,895	79,803	63,827	47,966	32,220	16,590	
5 Residential Small site - medium density	10	£209,666	192,972	176,248	159,640	143,146	126,768	110,504	94,357	78,324	62,408	46,606	30,918	
6 Residential Small site - higher density (flats)	10	£58,707	354,102	365,808	377,421	388,940	400,368	411,702	422,943	434,092	445,148	456,111	466,981	
7 Residential Medium site - low density	25	£524,165	445,203	403,534	362,153	321,059	280,254	239,737	199,509	159,568	119,915	80,551	41,474	
8 Residential Medium site - medium density	25	£524,165	207,929	168,738	129,822	91,182	52,818	14,731	23,457	61,607	99,475	137,064	174,371	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	159,884	196,065	231,982	267,636	303,027	338,153	373,016	407,616	441,953	476,025	509,834	
10 Residential Medium site - low density	50	£1,109,997	888,764	805,748	723,306	641,438	560,144	479,424	399,278	319,708	240,707	162,283	84,432	
11 Residential Medium site - medium density	50	£1,109,997	961,869	878,578	795,860	713,716	632,147	551,151	470,729	390,881	311,607	232,907	154,780	
12 Residential Medium site - higher density (flats)	50	£310,799	2,024,557	2,068,102	2,107,306	2,148,167	2,188,685	2,228,860	2,268,693	2,308,183	2,347,331	2,386,135	2,424,597	
13 Residential Large site - low density	100	£2,358,744	1,639,585	1,481,886	1,325,276	1,169,755	1,015,323	861,979	709,724	558,557	408,479	259,490	111,589	
14 Residential Large site - medium density	100	£2,358,744	1,785,631	1,627,382	1,470,221	1,314,149	1,159,166	1,005,271	852,465	700,747	550,120	400,579	252,128	
15 Residential Large site - high density (flats and houses)	100	£917,289	247,809	104,456	38,498	182,124	324,713	466,266	606,782	746,262	884,705	1,022,112	1,158,483	
16 Residential Large site - low density	200	£5,391,415	3,471,683	3,146,016	2,822,602	2,501,439	2,182,528	1,865,869	1,551,461	1,239,307	929,403	621,750	316,351	
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	1,676,840	1,370,279	1,065,874	763,629	463,541	165,613	132,287	430,700	726,921	1,020,947	1,313,317	
18 Strategic scale site - low density	500	£15,850,759	5,908,904	6,730,989	7,559,461	8,382,168	9,199,110	10,010,288	10,815,700	11,615,347	12,409,230	13,197,347	13,979,700	
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	7,823,437	8,634,610	9,440,138	10,240,020	11,034,257	11,822,848	12,605,794	13,383,095	14,154,750	14,920,761	15,681,126	
20 Strategic scale site - low density	600	£19,813,449	6,523,239	7,460,008	8,394,773	9,323,034	10,258,201	11,192,753	12,133,936	13,077,983	14,015,228	14,945,668	15,8	

Table 6.7.3: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £3,372 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,372 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		S106:		£22,500 per unit				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 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						
1 Residential Small site - low density	5	£341,475	143,577	133,074	122,642	112,284	101,997	91,783	81,642	71,573	61,576	51,652	41,801						
2 Residential Small site - medium density	5	£341,475	151,023	140,491	130,032	119,645	109,330	99,088	88,918	78,822	68,797	58,846	48,966						
3 Residential Small site - higher density (flats)	5	£95,613	129,937	137,664	145,332	152,941	160,490	167,981	175,412	182,784	190,096	197,350	204,544						
4 Residential Small site - low density	10	£682,950	287,155	266,148	245,285	224,567	203,994	183,567	163,284	143,146	123,154	103,306	83,603						
5 Residential Small site - medium density	10	£682,950	302,045	280,981	260,062	239,289	218,660	198,176	177,838	157,643	137,595	117,691	97,932						
6 Residential Small site - higher density (flats)	10	£191,226	259,873	275,328	290,665	305,882	320,981	335,982	350,824	365,568	380,194	394,700	409,089						
7 Residential Medium site - low density	25	£1,707,375	717,887	665,368	613,211	561,417	509,986	458,917	408,209	357,866	307,883	258,264	209,008						
8 Residential Medium site - medium density	25	£1,707,375	472,433	422,717	373,349	324,329	275,658	227,334	179,360	131,733	84,455	37,524	9,205						
9 Residential Medium site - higher density (flats and houses)	25	£602,362	95,740	50,073	4,734	40,936	86,349	131,429	176,174	220,586	264,665	308,409	351,820						
10 Residential Medium site - low density	50	£3,615,619	1,426,096	1,321,683	1,217,990	1,115,018	1,012,766	911,236	810,425	710,335	610,966	512,317	414,389						
11 Residential Medium site - medium density	50	£3,615,619	1,499,201	1,394,512	1,290,544	1,187,296	1,084,769	982,963	881,876	781,511	681,866	582,941	484,737						
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,576,184	1,635,369	1,694,092	1,752,350	1,810,145	1,867,476	1,924,345	1,980,750	2,036,691	2,092,169	2,147,184						
13 Residential Large site - low density	100	£7,683,190	2,692,975	2,493,643	2,295,686	2,099,104	1,903,896	1,710,063	1,517,604	1,326,521	1,136,813	948,479	761,520						
14 Residential Large site - medium density	100	£7,683,190	2,636,672	2,636,798	2,438,298	2,241,174	2,045,425	1,851,050	1,658,049	1,466,425	1,276,174	1,087,298	899,797						
15 Residential Large site - high density (flats and houses)	100	£2,987,907	1,266,541	1,082,721	900,198	718,973	539,044	360,413	183,078	7,041	170,442	346,722	521,683						
16 Residential Large site - low density	200	£17,561,576	5,523,245	5,116,451	4,712,465	4,311,289	3,912,923	3,517,366	3,124,619	2,734,680	2,347,551	1,963,230	1,581,720						
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	3,682,609	3,296,056	2,912,209	2,531,070	2,152,638	1,776,911	1,403,892	1,033,581	665,975	301,076	62,116						
18 Strategic scale site - low density	500	£51,631,035	735,769	1,761,280	2,779,713	3,791,069	4,795,349	5,792,550	6,791,046	7,792,066	8,785,881	9,772,492	10,751,898						
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	2,707,442	3,707,189	4,699,998	5,685,868	6,669,015	7,658,794	8,641,511	9,617,163	10,585,752	11,547,278	12,501,740						
20 Strategic scale site - low density	600	£64,538,793	804,023	1,943,466	3,079,598	4,218,563	5,349,558	6,474,567	7,608,583	8,734,495	9,874,155	11,017,682	12,168,117						
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	2,965,383	4,091,338	5,209,480	6,319,809	7,437,343	8,550,681	9,666,363	10,766,173	11,918,261	13,047,900	14,169,245						
22 Strategic scale site - low density	600	£53,782,328	917,917	1,915,664	2,914,097	3,911,215	4,909,973	5,914,922	6,925,555	7,947,026	8,984,526	10,050,409	11,148,414						
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	1,774,271	2,933,933	4,085,581	5,245,094	6,403,627	7,567,116	8,741,813	9,932,934	11,147,355	12,394,705	13,669,780						
24 Housing for Elderly (C3) - high density	40	£688,414	1,809,732	1,835,937	1,862,143	1,888,348	1,914,553	1,940,759	1,966,964	1,993,169	2,019,374	2,045,579	2,071,785						
25 Housing for Elderly (C3) - high density	60	£890,190	2,754,985	2,791,806	2,828,628	2,865,450	2,902,271	2,939,093	2,975,914	3,012,736	3,049,557	3,086,379	3,123,200						
26 Housing for Elderly (C2) extra care	70	£1,003,937	3,260,766	3,300,855	3,340,944	3,381,033	3,421,121	3,461,210	3,501,299	3,541,388	3,581,477	3,621,566	3,661,655						

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
1 Residential Small site - low density	5	£104,833	143,577	133,074	122,642	112,284	101,997	91,783	81,642	71,573	61,576	51,652	41,801
2 Residential Small site - medium density	5	£104,833	151,023	140,491	130,032	119,645	109,330	99,088	88,918	78,822	68,797	58,846	48,966
3 Residential Small site - higher density (flats)	5	£29,353	129,937	137,664	145,332	152,941	160,490	167,981	175,412	182,784	190,096	197,350	204,544
4 Residential Small site - low density	10	£209,666	287,155	266,148	245,285	224,567	203,994	183,567	163,284	143,146	123,154	103,306	83,603
5 Residential Small site - medium density	10	£209,666	302,045	280,981	260,062	239,289	218,660	198,176	177,838	157,643	137,595	117,691	97,932
6 Residential Small site - higher density (flats)	10	£58,707	259,873	275,328	290,665	305,882	320,981	335,982	350,824	365,568	380,194	394,700	409,089
7 Residential Medium site - low density	25	£524,165	717,887	665,368	613,211	561,417	509,986	458,917	408,209	357,866	307,883	258,264	209,008
8 Residential Medium site - medium density	25	£524,165	472,433	422,717	373,349	324,329	275,658	227,334	179,360	131,733	84,455	37,524	9,205
9 Residential Medium site - higher density (flats and houses)	25	£184,926	95,740	50,073	4,734	40,936	86,349	131,429	176,174	220,586	264,665	308,409	351,820
10 Residential Medium site - low density	50	£1,109,997	1,426,096	1,321,683	1,217,990	1,115,018	1,012,766	911,236	810,425	710,335	610,966	512,317	414,389
11 Residential Medium site - medium density	50	£1,109,997	1,499,201	1,394,512	1,290,544	1,187,296	1,084,769	982,963	881,876	781,511	681,866	582,941	484,737
12 Residential Medium site - higher density (flats)	50	£310,799	1,576,184	1,635,369	1,694,092	1,752,350	1,810,145	1,867,476	1,924,345	1,980,750	2,036,691	2,092,169	2,147,184
13 Residential Large site - low density	100	£2,358,744	2,692,975	2,493,643	2,295,686	2,099,104	1,903,896	1,710,063	1,517,604	1,326,521	1,136,813	948,479	761,520
14 Residential Large site - medium density	100	£2,358,744	2,636,672	2,636,798	2,438,298	2,241,174	2,045,425	1,851,050	1,658,049	1,466,425	1,276,174	1,087,298	899,797
15 Residential Large site - high density (flats and houses)	100	£917,289	1,266,541	1,082,721	900,198	718,973	539,044	360,413	183,078	7,041	170,442	346,722	521,683
16 Residential Large site - low density	200	£5,391,415	5,523,245	5,116,451	4,712,465	4,311,289	3,912,923	3,517,366	3,124,619	2,734,680	2,347,551	1,963,230	1,581,720
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	3,682,609	3,296,056	2,912,209	2,531,070	2,152,638	1,776,911	1,403,892	1,033,581	665,975	301,076	62,116
18 Strategic scale site - low density	500	£15,850,759	735,769	1,761,280	2,779,713	3,791,069	4,795,349	5,792,550	6,791,046	7,792,066	8,785,881	9,772,492	10,751,898
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	2,707,442	3,707,189	4,699,998	5,685,868	6,669,015	7,658,794	8,641,511	9,617,163	10,585,752	11,547,278	12,501,740
20 Strategic scale site - low density	600	£19,813,449	804,023	1,943,466	3,079,598	4,218,563	5,349,558	6,474,567	7,608,583	8,734,495	9,874,155	11,017,682	

Table 6.7.4: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £3,531 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,531 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		S106:		£22,500 per unit	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 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 Residential Small site - low density	5	£341,475	150,402	140,286	130,238	120,259	110,350	100,510	90,740	81,038	71,407	61,845	52,352			
2 Residential Small site - medium density	5	£341,475	157,848	147,702	137,627	127,620	117,683	107,815	98,017	88,287	78,627	69,037	59,517			
3 Residential Small site - higher density (flats)	5	£95,613	131,314	138,318	145,268	152,164	159,006	165,794	172,529	179,210	185,837	192,410	198,930			
4 Residential Small site - low density	10	£682,950	300,805	280,570	260,474	240,517	220,699	201,020	181,479	162,078	142,814	123,689	104,704			
5 Residential Small site - medium density	10	£682,950	315,695	295,405	275,253	255,240	235,365	215,629	196,033	176,575	157,255	138,075	119,033			
6 Residential Small site - higher density (flats)	10	£191,226	262,629	276,636	290,535	304,328	318,012	331,589	345,058	358,420	371,674	384,820	397,860			
7 Residential Medium site - low density	25	£1,707,375	752,012	701,426	651,187	601,295	551,749	502,550	453,699	405,194	357,035	309,224	261,760			
8 Residential Medium site - medium density	25	£1,707,375	498,378	450,920	403,793	356,996	310,529	264,394	218,588	173,112	127,967	83,153	38,669			
9 Residential Medium site - higher density (flats and houses)	25	£602,362	110,232	67,279	24,633	17,995	60,714	103,120	145,214	186,995	228,464	269,620	310,464			
10 Residential Medium site - low density	50	£3,615,619	1,487,384	1,387,082	1,287,466	1,188,539	1,090,298	992,746	895,882	799,704	704,215	609,414	515,300			
11 Residential Medium site - medium density	50	£3,615,619	1,560,490	1,459,911	1,360,020	1,260,817	1,162,301	1,064,474	967,333	870,880	775,116	680,038	585,649			
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,610,554	1,661,512	1,712,067	1,762,221	1,811,973	1,861,322	1,910,270	1,958,815	2,006,959	2,054,699	2,102,038			
13 Residential Large site - low density	100	£7,683,190	2,808,253	2,617,279	2,427,612	2,239,253	2,052,203	1,866,461	1,682,028	1,498,902	1,317,085	1,136,575	957,375			
14 Residential Large site - medium density	100	£7,683,190	2,951,950	2,760,433	2,570,224	2,381,324	2,193,732	2,007,448	1,822,472	1,638,805	1,456,446	1,275,394	1,095,652			
15 Residential Large site - high density (flats and houses)	100	£2,987,907	1,334,255	1,160,927	988,816	817,919	648,240	479,775	312,526	146,493	18,624	184,901	349,944			
16 Residential Large site - low density	200	£17,561,576	5,726,622	5,336,830	4,949,715	4,565,274	4,183,508	3,804,416	3,427,999	3,054,257	2,683,190	2,314,797	1,949,079			
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	3,821,158	3,454,666	3,090,724	2,729,333	2,370,493	2,014,204	1,660,466	1,309,279	960,642	614,557	271,023			
18 Strategic scale site - low density	500	£51,631,035	296,356	1,274,636	2,246,208	3,211,073	4,169,230	5,120,680	6,065,424	7,013,471	7,962,125	8,903,950	9,838,944			
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	2,345,626	3,295,046	4,237,918	5,174,243	6,104,020	7,035,057	7,968,820	8,895,917	9,816,346	10,730,109	11,637,204			
20 Strategic scale site - low density	600	£64,538,793	514,183	1,592,053	2,670,624	3,747,521	4,816,932	5,878,859	6,946,449	8,011,132	9,074,936	10,146,173	11,226,046			
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	2,768,182	3,627,654	4,679,822	5,924,686	6,972,834	8,020,551	9,060,841	10,113,109	11,161,062	12,225,759	13,282,693			
22 Strategic scale site - low density	600	£53,782,328	946,572	1,883,065	2,815,415	3,751,741	4,683,526	5,621,391	6,561,777	7,508,255	8,466,403	9,441,832	10,442,278			
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	1,859,857	2,937,428	4,020,306	5,097,655	6,180,123	7,261,383	8,351,889	9,451,917	10,565,765	11,703,508	12,876,005			
24 Housing for Elderly (C3) - high density	40	£688,414	1,664,746	1,885,054	1,905,362	1,925,670	1,945,979	1,966,287	1,986,595	2,006,904	2,027,212	2,047,520	2,067,828			
25 Housing for Elderly (C3) - high density	60	£890,190	2,839,460	2,867,339	2,895,218	2,923,098	2,950,977	2,978,856	3,006,734	3,034,614	3,062,493	3,090,372	3,118,252			
26 Housing for Elderly (C2) extra care	70	£1,003,937	3,361,577	3,391,121	3,420,666	3,450,210	3,479,754	3,509,299	3,538,843	3,568,388	3,597,932	3,627,476	3,657,021			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
1 Residential Small site - low density	5	£104,833	150,402	140,286	130,238	120,259	110,350	100,510	90,740	81,038	71,407	61,845	52,352
2 Residential Small site - medium density	5	£104,833	157,848	147,702	137,627	127,620	117,683	107,815	98,017	88,287	78,627	69,037	59,517
3 Residential Small site - higher density (flats)	5	£29,353	131,314	138,318	145,268	152,164	159,006	165,794	172,529	179,210	185,837	192,410	198,930
4 Residential Small site - low density	10	£209,666	300,805	280,570	260,474	240,517	220,699	201,020	181,479	162,078	142,814	123,689	104,704
5 Residential Small site - medium density	10	£209,666	315,695	295,405	275,253	255,240	235,365	215,629	196,033	176,575	157,255	138,075	119,033
6 Residential Small site - higher density (flats)	10	£58,707	262,629	276,636	290,535	304,328	318,012	331,589	345,058	358,420	371,674	384,820	397,860
7 Residential Medium site - low density	25	£524,165	752,012	701,426	651,187	601,295	551,749	502,550	453,699	405,194	357,035	309,224	261,760
8 Residential Medium site - medium density	25	£524,165	498,378	450,920	403,793	356,996	310,529	264,394	218,588	173,112	127,967	83,153	38,669
9 Residential Medium site - higher density (flats and houses)	25	£184,926	110,232	67,279	24,633	17,995	60,714	103,120	145,214	186,995	228,464	269,620	310,464
10 Residential Medium site - low density	50	£1,109,997	1,487,384	1,387,082	1,287,466	1,188,539	1,090,298	992,746	895,882	799,704	704,215	609,414	515,300
11 Residential Medium site - medium density	50	£1,109,997	1,560,490	1,459,911	1,360,020	1,260,817	1,162,301	1,064,474	967,333	870,880	775,116	680,038	585,649
12 Residential Medium site - higher density (flats)	50	£310,799	1,610,554	1,661,512	1,712,067	1,762,221	1,811,973	1,861,322	1,910,270	1,958,815	2,006,959	2,054,699	2,102,038
13 Residential Large site - low density	100	£2,358,744	2,808,253	2,617,279	2,427,612	2,239,253	2,052,203	1,866,461	1,682,028	1,498,902	1,317,085	1,136,575	957,375
14 Residential Large site - medium density	100	£2,358,744	2,951,950	2,760,433	2,570,224	2,381,324	2,193,732	2,007,448	1,822,472	1,638,805	1,456,446	1,275,394	1,095,652
15 Residential Large site - high density (flats and houses)	100	£917,289	1,334,255	1,160,927	988,816	817,919	648,240	479,775	312,526	146,493	18,624	184,901	349,944
16 Residential Large site - low density	200	£5,391,415	5,726,622	5,336,830	4,949,715	4,565,274	4,183,508	3,804,416	3,427,999	3,054,257	2,683,190	2,314,797	1,949,079
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	3,821,158	3,454,666	3,090,724	2,729,333	2,370,493	2,014,204	1,660,466	1,309,279	960,642	614,557	271,023
18 Strategic scale site - low density	500	£15,850,759	296,356	1,274,636	2,246,208	3,211,073	4,169,230	5,120,680	6,065,424	7,013,471	7,962,125	8,903,950	9,838,944
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	2,345,626	3,295,046	4,237,918	5,174,243	6,104,020	7,035,057	7,968,820	8,895,917	9,816,346	10,730,109	11,637,204
20 Strategic scale site - low density	600	£19,813,449	514,183	1,592,053	2,670,624	3,747,521</							

Table 6.7.5: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £3,690 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY		Sales value £3,690 psm		AH tenure		Rented 70%	SO 30%	Frst Hms 0%	S106:	£22,500
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£2,151,293 PER HA								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£341,475	204,939	192,652	180,449	168,330	156,296	144,346	132,480	120,699
2 Residential Small site - medium density	5	£341,475	212,384	200,070	187,838	175,691	163,629	151,650	139,757	127,947
3 Residential Small site - higher density (flats)	5	£95,613	84,200	93,078	101,890	110,635	119,313	127,924	136,470	144,948
4 Residential Small site - low density	10	£682,950	409,879	385,305	360,898	336,661	312,592	288,692	264,960	241,396
5 Residential Small site - medium density	10	£682,950	424,769	400,138	375,676	351,383	327,258	303,302	279,513	255,894
6 Residential Small site - higher density (flats)	10	£191,226	168,400	186,157	203,779	221,269	238,626	255,849	272,939	289,896
7 Residential Medium site - low density	25	£1,707,375	1,024,697	963,260	902,246	841,653	781,480	721,730	662,399	603,491
8 Residential Medium site - medium density	25	£1,707,375	762,881	704,900	647,320	590,143	533,369	476,997	421,027	365,460
9 Residential Medium site - higher density (flats and	25	£602,362	363,282	310,261	257,616	205,347	153,454	101,937	50,798	34
10 Residential Medium site - low density	50	£3,615,619	2,024,717	1,903,016	1,782,151	1,662,119	1,542,921	1,424,558	1,307,029	1,190,335
11 Residential Medium site - medium density	50	£3,615,619	2,097,823	1,975,847	1,854,704	1,734,397	1,614,924	1,496,285	1,378,480	1,261,414
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,162,181	1,230,779	1,298,853	1,366,404	1,433,434	1,499,939	1,565,922	1,631,382
13 Residential Large site - low density	100	£7,683,190	3,859,245	3,626,489	3,395,328	3,165,761	2,937,789	2,711,412	2,486,628	2,263,439
14 Residential Large site - medium density	100	£7,683,190	4,002,941	3,769,644	3,537,940	3,307,832	3,079,318	2,852,398	2,627,073	2,403,343
15 Residential Large site - high density (flats and ho	100	£2,987,907	2,346,687	2,133,794	1,922,386	1,712,467	1,504,035	1,297,090	1,091,633	887,662
16 Residential Large site - low density	200	£17,561,576	7,767,169	7,295,942	6,827,948	6,363,186	5,901,657	5,443,362	4,988,300	4,536,471
17 Residential Large site - medium density (houses &	200	£12,293,103	5,613,003	5,368,061	4,926,208	4,487,445	4,051,772	3,619,189	3,189,695	2,763,292
18 Strategic scale site - low density	500	£51,631,035	4,747,501	3,594,894	2,450,193	1,313,396	183,734	965,466	2,109,548	3,245,508
19 Strategic scale site - medium density (houses and	500	£32,269,397	2,685,790	1,564,215	445,098	684,478	1,813,391	2,934,365	4,047,397	5,152,488
20 Strategic scale site - low density	600	£84,538,793	5,049,579	3,778,563	2,509,243	1,243,570	13,520	1,282,006	2,542,016	3,809,161
21 Strategic scale site - medium density (houses and	600	£49,479,742	2,777,662	1,529,163	289,267	957,435	2,200,126	3,448,646	4,690,032	5,922,562
22 Strategic scale site - low density	600	£53,782,328	3,866,678	2,774,394	1,682,662	594,644	493,898	1,597,257	2,694,058	3,796,788
23 Strategic scale site - medium density (houses and	700	£53,782,328	3,744,588	2,481,698	1,219,674	34,177	1,308,675	2,579,607	3,852,648	5,125,076
24 Housing for Elderly (C3) - high density	40	£688,414	1,646,906	1,674,960	1,703,014	1,731,068	1,759,121	1,787,175	1,815,229	1,843,283
25 Housing for Elderly (C3) - high density	60	£890,190	2,515,115	2,554,493	2,593,870	2,633,248	2,672,626	2,712,003	2,751,381	2,790,759
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,985,966	3,028,788	3,071,608	3,114,429	3,157,251	3,200,071	3,242,892	3,285,714

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£660,448 PER HA								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Residential Small site - low density	5	£104,833	204,939	192,652	180,449	168,330	156,296	144,346	132,480	120,699
2 Residential Small site - medium density	5	£104,833	212,384	200,070	187,838	175,691	163,629	151,650	139,757	127,947
3 Residential Small site - higher density (flats)	5	£29,353	84,200	93,078	101,890	110,635	119,313	127,924	136,470	144,948
4 Residential Small site - low density	10	£209,666	409,879	385,305	360,898	336,661	312,592	288,692	264,960	241,396
5 Residential Small site - medium density	10	£209,666	424,769	400,138	375,676	351,383	327,258	303,302	279,513	255,894
6 Residential Small site - higher density (flats)	10	£58,707	168,400	186,157	203,779	221,269	238,626	255,849	272,939	289,896
7 Residential Medium site - low density	25	£524,165	1,024,697	963,260	902,246	841,653	781,480	721,730	662,399	603,491
8 Residential Medium site - medium density	25	£524,165	762,881	704,900	647,320	590,143	533,369	476,997	421,027	365,460
9 Residential Medium site - higher density (flats and	25	£184,926	363,282	310,261	257,616	205,347	153,454	101,937	50,798	34
10 Residential Medium site - low density	50	£1,109,997	2,024,717	1,903,016	1,782,151	1,662,119	1,542,921	1,424,558	1,307,029	1,190,335
11 Residential Medium site - medium density	50	£1,109,997	2,097,823	1,975,847	1,854,704	1,734,397	1,614,924	1,496,285	1,378,480	1,261,414
12 Residential Medium site - higher density (flats)	50	£310,799	1,162,181	1,230,779	1,298,853	1,366,404	1,433,434	1,499,939	1,565,922	1,631,382
13 Residential Large site - low density	100	£2,358,744	3,859,245	3,626,489	3,395,328	3,165,761	2,937,789	2,711,412	2,486,628	2,263,439
14 Residential Large site - medium density	100	£2,358,744	4,002,941	3,769,644	3,537,940	3,307,832	3,079,318	2,852,398	2,627,073	2,403,343
15 Residential Large site - high density (flats and ho	100	£917,289	2,346,687	2,133,794	1,922,386	1,712,467	1,504,035	1,297,090	1,091,633	887,662
16 Residential Large site - low density	200	£5,391,415	7,767,169	7,295,942	6,827,948	6,363,186	5,901,657	5,443,362	4,988,300	4,536,471
17 Residential Large site - medium density (houses &	200	£3,773,990	5,613,003	5,368,061	4,926,208	4,487,445	4,051,772	3,619,189	3,189,695	2,763,292
18 Strategic scale site - low density	500	£15,850,759	4,747,501	3,594,894	2,450,193	1,313,396	183,734	965,466	2,109,548	3,245,508
19 Strategic scale site - medium density (houses and	500	£9,906,725	2,685,790	1,564,215	445,098	684,478	1,813,391	2,934,365	4,047,397	5,152,488
20 Strategic scale site - low density	600	£19,813,449	5,049,579	3,778,563	2,509,243	1,243,570	13,520	1,282,006	2,542,016	3,809,161
21 Strategic scale site - medium density (houses and	600	£15,190,311	2,777,662	1,529,163	289,267	957,435	2,200,126	3,448,646	4,690,032	5,922,562
22 Strategic scale site - low density	600	£16,511,208	3,866,678	2,774,394	1,682,662	594,644	493,898	1,597,257	2,694,058	3,796,788
23 Strategic scale site - medium density (houses and	700	£16,511,208	3,744,588	2,481,698	1,219,674	34,177	1,308,675	2,579,607	3,852,648	5,125,076
24 Housing for Elderly (C3) - high density	40	£211,343	1,646,906	1,674,960	1,703,014	1,731,068	1,759,121	1,787,175	1,815,229	1,843,283
25 Housing for Elderly (C3) - high density	60	£273,289	2,515,115	2,554,493	2,593,870	2,633,248	2,672,626	2,712,003	2,751,381	2,790,759
26 Housing for Elderly (C2) extra care	70	£308,209	2,985,966	3,028,788	3,071,608	3,114,429	3,157,251	3,200,071	3,242,892	3,285,714

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)		£370,000 PER HA													
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values							
								20% AH	25% AH	30% AH	35% AH				
1	Residential Small site - low density	5	£58,730	204,939	192,652	180,449	168,330	156,296	144,346	132,480	120,699				
2	Residential Small site - medium density	5	£58,730	212,384	200,070	187,838	175,691	163,629	151,650	139,757	127,947				
3	Residential Small site - higher density (flats)	5	£16,444	84,200	93,078	101,890	110,635	119,313	127,924	136,470	144,948				
4	Residential Small site - low density	10	£117,460	409,879	385,305	360,898	336,661	312,592	288,692	264,960	241,396				
5	Residential Small site - medium density	10	£117,460	424,769	400,138	375,676	351,383	327,258	303,302	279,513	255,894				
6	Residential Small site - higher density (flats)	10	£32,889	168,400	186,157	203,779	221,269	238,626	255,849	272,939	289,896				
7	Residential Medium site - low density	25	£293,651	1,024,697	963,260	902,246	841,653	781,480	721,730	662,399	603,491				
8	Residential Medium site - medium density	25	£293,651	762,881	704,900	647,320	590,143	533,369	476,997	421,027	365,460				
9	Residential Medium site - higher density (flats and	25	£103,600	363,282	310,261	257,616	205,347	153,454	101,937	50,798	34				
10	Residential Medium site - low density	50	£621,849	2,024,717	1,903,016	1,782,151	1,662,119	1,542,921	1,424,558	1,307,029	1,190,335				
11	Residential Medium site - medium density	50	£621,849	2,097,823	1,975,847	1,854,704	1,734,397	1,614,924	1,496,285	1,378,480	1,261,414				
12	Residential Medium site - higher density (flats)	50	£174,118	1,162,181	1,230,779	1,298,853	1,366,404	1,433,434	1,499,939	1,565,922	1,631,382				
13	Residential Large site - low density	100	£1,321,429	3,859,245	3,626,489	3,395,328	3,165,761	2,937,789	2,711,412	2,486,628	2,263,439				
14	Residential Large site - medium density	100	£1,321,429	4,002,941	3,769,644	3,537,940	3,307,832	3,079,318	2,852,398	2,627,073	2,403,343				
15	Residential Large site - high density (flats and ho	100	£513,889	2,346,687	2,133,794	1,922,386	1,712,467	1,504,035	1,297,090	1,091,633	887,662				
16	Residential Large site - low density	200	£3,020,408	7,767,169	7,295,942	6,827,948	6,363,186	5,901,657	5,443,362	4,988,300	4,536,471				
17	Residential Large site - medium density (houses &	200	£2,114,286	5,613,003	5,368,061	4,926,208	4,487,445	4,051,772	3,619,189	3,189,695	2,763,292				
18	Strategic scale site - low density	500	£8,880,000	4,747,501	3,594,894	2,450,193	1,313,396	183,734	965,466	2,109,548	3,245,508				
19	Strategic scale site - medium density (houses and	500	£5,550,000	2,685,790	1,564,215	445,098	684,478	1,813,391	2,934,365	4,047,397	5,152,488				
20	Strategic scale site - low density	600	£11,100,000	5,049,579	3,778,563	2,509,243	1,243,570	13,520	1,282,006	2,542,016	3,809,161				
21	Strategic scale site - medium density (houses and	600	£8,510,000	2,777,662	1,529,163	289,267	957,435	2,200,126	3,448,646	4,690,032	5,922,562				
22	Strategic scale site - low density	600	£9,250,000	3,866,678	2,774,394	1,682,662	594,644	493,898	1,597,257	2,694,058	3,796,788				
23	Strategic scale site - medium density (houses and	700	£9,250,000	3,744,588	2,481,698	1,219,674	34,177	1,308,675	2,579,607	3,852,648	5,125,076				
24	Housing for Elderly (C3) - high density	40	£118,400	1,646,906	1,674,960	1,703,014	1,731,068	1,759,121	1,787,175	1,815,229	1,843,283				
25	Housing for Elderly (C3) - high density	60	£153,103	2,515,115	2,554,493	2,593,870	2,633,248	2,672,626	2,712,003	2,751,381	2,790,759				
26	Housing for Elderly (C2) extra care	70	£172,667	2,985,966	3,028,788	3,071,608	3,114,429	3,157,251	3,200,071	3,242,892	3,285,713				

Table 6.7.6: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £3,848 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £3,848 psm		AH tenure		Rented 70%	SO 30%	Frst Hms 0%	S106:	£22,500
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 PER HA								
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1	Residential Small site - low density	5	£341,475	259,476	245,019	230,661	216,402	202,242	188,182	174,221	160,358
2	Residential Small site - medium density	5	£341,475	266,921	252,436	238,051	223,763	209,575	195,487	181,497	167,606
3	Residential Small site - higher density (flats)	5	£95,613	37,085	47,839	58,512	69,106	79,620	90,054	100,410	110,686
4	Residential Small site - low density	10	£682,950	518,953	490,038	461,322	432,804	404,484	376,363	348,440	320,715
5	Residential Small site - medium density	10	£682,950	533,843	504,872	476,100	447,526	419,150	390,973	362,993	335,212
6	Residential Small site - higher density (flats)	10	£191,226	74,171	95,676	117,024	138,211	159,240	180,109	200,820	221,372
7	Residential Medium site - low density	25	£1,707,375	1,297,380	1,225,094	1,153,305	1,082,011	1,011,212	940,909	871,101	801,788
8	Residential Medium site - medium density	25	£1,707,375	1,027,385	958,878	890,847	823,291	756,208	689,601	623,468	557,809
9	Residential Medium site - higher density (flats and	25	£602,362	616,333	553,244	490,598	428,398	366,644	305,336	244,473	184,054
10	Residential Medium site - low density	50	£3,615,619	2,559,227	2,415,914	2,273,584	2,132,237	1,991,873	1,852,494	1,714,096	1,576,682
11	Residential Medium site - medium density	50	£3,615,619	2,631,156	2,487,571	2,344,971	2,203,352	2,062,717	1,923,065	1,784,397	1,646,712
12	Residential Medium site - higher density (flats)	50	£1,012,373	713,809	800,046	885,639	970,588	1,054,894	1,138,555	1,221,574	1,303,949
13	Residential Large site - low density	100	£7,683,190	4,910,236	4,635,700	4,363,044	4,092,268	3,823,374	3,556,362	3,291,229	3,027,978
14	Residential Large site - medium density	100	£7,683,190	5,053,933	4,778,854	4,505,656	4,234,340	3,964,903	3,697,348	3,431,674	3,167,880
15	Residential Large site - high density (flats and ho	100	£2,987,907	3,350,384	3,097,590	2,846,555	2,597,282	2,349,770	2,104,017	1,860,026	1,617,796
16	Residential Large site - low density	200	£17,561,576	9,807,717	9,255,053	8,706,179	8,161,098	7,619,807	7,082,308	6,548,601	6,018,685
17	Residential Large site - medium density (houses a	200	£12,293,103	7,792,335	7,268,398	6,748,093	6,231,419	5,718,377	5,208,967	4,703,188	4,201,040
18	Strategic scale site - low density	500	£51,631,035	9,762,123	8,409,370	7,065,894	5,731,695	4,406,774	3,091,129	1,784,761	487,672
19	Strategic scale site - medium density (houses and	500	£32,269,397	7,625,193	6,306,474	4,996,834	3,696,276	2,404,798	1,122,400	153,386	1,450,906
20	Strategic scale site - low density	600	£64,538,793	10,550,958	9,060,012	7,579,292	6,108,800	4,648,533	3,198,492	1,758,670	314,612
21	Strategic scale site - medium density (houses and	600	£49,479,742	8,208,419	6,755,139	5,311,866	3,878,601	2,455,344	1,028,501	395,233	1,825,518
22	Strategic scale site - low density	600	£53,782,328	8,581,831	7,310,276	6,047,443	4,792,035	3,536,087	2,288,934	1,044,698	200,701
23	Strategic scale site - medium density (houses and	700	£53,782,328	9,213,062	7,747,123	6,291,250	4,835,493	3,387,617	1,949,073	506,889	941,596
24	Housing for Elderly (C3) - high density	40	£688,414	1,429,066	1,464,865	1,500,665	1,536,464	1,572,264	1,608,063	1,643,863	1,679,663
25	Housing for Elderly (C3) - high density	60	£890,190	2,190,768	2,241,645	2,292,522	2,343,398	2,394,275	2,445,151	2,496,028	2,546,904
26	Housing for Elderly (C2) extra care	70	£1,003,937	2,610,356	2,666,454	2,722,551	2,778,649	2,834,747	2,890,844	2,946,942	3,003,040

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£660,448 PER HA								
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1	Residential Small site - low density	5	£104,833	259,476	245,019	230,661	216,402	202,242	188,182	174,221	160,358
2	Residential Small site - medium density	5	£104,833	266,921	252,436	238,051	223,763	209,575	195,487	181,497	167,606
3	Residential Small site - higher density (flats)	5	£29,353	37,085	47,839	58,512	69,106	79,620	90,054	100,410	110,686
4	Residential Small site - low density	10	£209,666	518,953	490,038	461,322	432,804	404,484	376,363	348,440	320,715
5	Residential Small site - medium density	10	£209,666	533,843	504,872	476,100	447,526	419,150	390,973	362,993	335,212
6	Residential Small site - higher density (flats)	10	£58,707	74,171	95,676	117,024	138,211	159,240	180,109	200,820	221,372
7	Residential Medium site - low density	25	£524,165	1,297,380	1,225,094	1,153,305	1,082,011	1,011,212	940,909	871,101	801,788
8	Residential Medium site - medium density	25	£524,165	1,027,385	958,878	890,847	823,291	756,208	689,601	623,468	557,809
9	Residential Medium site - higher density (flats and	25	£184,926	616,333	553,244	490,598	428,398	366,644	305,336	244,473	184,054
10	Residential Medium site - low density	50	£1,109,997	2,559,227	2,415,914	2,273,584	2,132,237	1,991,873	1,852,494	1,714,096	1,576,682
11	Residential Medium site - medium density	50	£1,109,997	2,631,156	2,487,571	2,344,971	2,203,352	2,062,717	1,923,065	1,784,397	1,646,712
12	Residential Medium site - higher density (flats)	50	£310,799	713,809	800,046	885,639	970,588	1,054,894	1,138,555	1,221,574	1,303,949
13	Residential Large site - low density	100	£2,358,744	4,910,236	4,635,700	4,363,044	4,092,268	3,823,374	3,556,362	3,291,229	3,027,978
14	Residential Large site - medium density	100	£2,358,744	5,053,933	4,778,854	4,505,656	4,234,340	3,964,903	3,697,348	3,431,674	3,167,880
15	Residential Large site - high density (flats and ho	100	£917,289	3,350,384	3,097,590	2,846,555	2,597,282	2,349,770	2,104,017	1,860,026	1,617,796
16	Residential Large site - low density	200	£5,391,415	9,807,717	9,255,053	8,706,179	8,161,098	7,619,807	7,082,308	6,548,601	6,018,685
17	Residential Large site - medium density (houses a	200	£3,773,990	7,792,335	7,268,398	6,748,093	6,231,419	5,718,377	5,208,967	4,703,188	4,201,040
18	Strategic scale site - low density	500	£15,850,759	9,762,123	8,409,370	7,065,894	5,731,695	4,406,774	3,091,129	1,784,761	487,672
19	Strategic scale site - medium density (houses and	500	£9,906,725	7,625,193	6,306,474	4,996,834	3,696,276	2,404,798	1,122,400	153,386	1,450,906
20	Strategic scale site - low density	600	£19,813,449	10,550,958	9,060,012	7,579,292	6,108,800	4,648,533	3,198,492	1,758,670	314,612
21	Strategic scale site - medium density (houses and	600	£15,190,311	8,208,419	6,755,139	5,311,866	3,878,601	2,455,344	1,028,501	395,233	1,825,518
22	Strategic scale site - low density	600	£16,511,208	8,581,831	7,310,276	6,047,443	4,792,035	3,536,087	2,288,934	1,044,698	200,701
23	Strategic scale site - medium density (houses and	700	£16,511,208	9,213,062	7,747,123	6,291,250	4,835,493	3,387,617	1,949,073	506,889	941,596
24	Housing for Elderly (C3) - high density	40	£211,343	1,429,066	1,464,865	1,500,665	1,536,464	1,572,264	1,608,063	1,643,863	1,679,663
25	Housing for Elderly (C3) - high density	60	£273,289	2,190,768	2,241,645	2,292,522	2,343,398	2,394,275	2,445,151	2,496,028	2,546,904
26	Housing for Elderly (C2) extra care	70	£308,209	2,610,356	2,666,454	2,722,551	2,778,649	2,834,747	2,890,844	2,946,942	3,003,040

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
1	Residential Small site - low density	5	£58,730	259,476	245,019	230,661	216,402	202,242	188,182	174,221	160,358
2	Residential Small site - medium density	5	£58,730	266,921	252,436	238,051	223,763	209,575	195,487	181,497	167,606
3	Residential Small site - higher density (flats)	5	£16,444	37,085	47,839	58,512	69,106	79,620	90,054	100,410	110,686
4	Residential Small site - low density	10	£117,460	518,953	490,038	461,322	432,804	404,484	376,363	348,440	320,715
5	Residential Small site - medium density	10	£117,460	533,843	504,872						

Table 6.7.7: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £4,007 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £4,007 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		S106:		£22,500 per unit				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 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 Residential Small site - low density	5	£341,475	314,013	297,386	280,873	264,474	248,189	232,018	215,960	200,017	184,188	168,473	152,872						
2 Residential Small site - medium density	5	£341,475	321,458	304,803	288,262	271,835	255,522	239,323	223,237	207,266	191,409	175,665	160,037						
3 Residential Small site - higher density (flats)	5	£95,613	9,867	2,598	15,134	27,576	39,927	52,185	64,351	76,424	88,405	100,293	112,090						
4 Residential Small site - low density	10	£682,950	628,025	594,772	561,745	528,947	496,378	464,035	431,920	400,035	368,377	336,946	305,744						
5 Residential Small site - medium density	10	£682,950	642,916	609,606	576,524	543,669	511,043	478,644	446,475	414,532	382,817	351,331	320,073						
6 Residential Small site - higher density (flats)	10	£191,226	19,735	5,197	30,268	55,153	79,854	104,370	128,701	152,848	176,811	200,588	224,180						
7 Residential Medium site - low density	25	£1,707,375	1,570,064	1,486,930	1,404,364	1,322,368	1,240,943	1,160,087	1,079,802	1,000,086	920,941	842,365	764,359						
8 Residential Medium site - medium density	25	£1,707,375	1,291,888	1,212,857	1,134,375	1,056,437	979,047	902,204	825,908	750,158	674,955	600,299	526,190						
9 Residential Medium site - higher density (flats and houses)	25	£602,362	869,385	796,225	723,581	651,451	579,835	508,734	438,147	368,075	298,517	229,473	160,944						
10 Residential Medium site - low density	50	£3,615,619	3,089,499	2,925,040	2,761,710	2,599,507	2,438,434	2,278,487	2,119,670	1,961,980	1,805,419	1,649,986	1,495,680						
11 Residential Medium site - medium density	50	£3,615,619	3,161,428	2,996,698	2,833,096	2,670,623	2,509,278	2,349,060	2,189,972	2,032,011	1,875,177	1,719,473	1,564,897						
12 Residential Medium site - higher density (flats)	50	£1,012,373	265,436	369,312	472,423	574,771	676,354	777,172	877,226	976,516	1,075,041	1,172,803	1,269,799						
13 Residential Large site - low density	100	£7,683,190	5,961,228	5,644,911	5,330,760	5,018,777	4,708,961	4,401,311	4,095,830	3,792,516	3,491,368	3,192,358	2,895,575						
14 Residential Large site - medium density	100	£7,683,190	6,104,924	5,788,065	5,473,372	5,160,847	4,850,490	4,542,299	4,236,275	3,932,418	3,630,729	3,331,207	3,033,852						
15 Residential Large site - high density (flats and houses)	100	£2,987,907	4,354,081	4,061,386	3,770,724	3,482,096	3,195,504	2,910,944	2,628,420	2,347,930	2,069,473	1,793,052	1,518,663						
16 Residential Large site - low density	200	£17,561,576	11,848,264	11,214,163	10,584,412	9,959,010	9,337,957	8,721,255	8,108,902	7,500,899	6,897,245	6,297,942	5,702,988						
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	9,771,666	9,168,735	8,569,979	7,975,394	7,384,983	6,798,745	6,216,680	5,638,787	5,065,069	4,495,523	3,930,149						
18 Strategic scale site - low density	500	£51,631,035	14,749,702	13,206,278	11,673,443	10,149,994	8,629,042	7,118,740	5,619,088	4,130,083	2,651,729	1,184,025	277,496						
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	12,564,597	11,048,732	9,543,301	8,048,300	6,563,732	5,089,597	3,625,894	2,172,622	729,783	714,116	2,169,955						
20 Strategic scale site - low density	600	£64,538,793	15,989,722	14,291,369	12,604,668	10,929,619	9,266,221	7,614,475	5,963,100	4,322,630	2,693,895	1,076,893	550,307						
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	13,592,540	11,934,749	10,288,372	8,652,023	7,016,593	5,392,655	3,780,211	2,179,259	582,870	1,028,101	2,636,805						
22 Strategic scale site - low density	600	£53,782,328	13,236,786	11,787,611	10,348,378	8,919,086	7,497,400	6,077,926	4,668,462	3,264,033	1,862,340	464,315	946,892						
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	13,236,786	11,787,611	10,348,378	8,919,086	7,497,400	6,077,926	4,668,462	3,264,033	1,862,340	464,315	946,892						
24 Housing for Elderly (C3) - high density	40	£688,414	1,211,226	1,254,771	1,298,316	1,341,862	1,385,407	1,428,952	1,472,497	1,516,042	1,559,587	1,603,132	1,646,678						
25 Housing for Elderly (C3) - high density	60	£890,190	1,866,423	1,928,799	1,991,174	2,053,549	2,115,924	2,178,299	2,240,674	2,303,050	2,365,425	2,427,800	2,490,175						
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,234,746	2,304,120	2,373,495	2,442,869	2,512,243	2,581,618	2,650,992	2,720,366	2,789,741	2,859,114	2,928,488						

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£660,448 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 Residential Small site - low density	5	£104,833	314,013	297,386	280,873	264,474	248,189	232,018	215,960	200,017	184,188	168,473	152,872	
2 Residential Small site - medium density	5	£104,833	321,458	304,803	288,262	271,835	255,522	239,323	223,237	207,266	191,409	175,665	160,037	
3 Residential Small site - higher density (flats)	5	£29,353	9,867	2,598	15,134	27,576	39,927	52,185	64,351	76,424	88,405	100,293	112,090	
4 Residential Small site - low density	10	£209,666	628,025	594,772	561,745	528,947	496,378	464,035	431,920	400,035	368,377	336,946	305,744	
5 Residential Small site - medium density	10	£209,666	642,916	609,606	576,524	543,669	511,043	478,644	446,475	414,532	382,817	351,331	320,073	
6 Residential Small site - higher density (flats)	10	£58,707	19,735	5,197	30,268	55,153	79,854	104,370	128,701	152,848	176,811	200,588	224,180	
7 Residential Medium site - low density	25	£524,165	1,570,064	1,486,930	1,404,364	1,322,368	1,240,943	1,160,087	1,079,802	1,000,086	920,941	842,365	764,359	
8 Residential Medium site - medium density	25	£524,165	1,291,888	1,212,857	1,134,375	1,056,437	979,047	902,204	825,908	750,158	674,955	600,299	526,190	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	869,385	796,225	723,581	651,451	579,835	508,734	438,147	368,075	298,517	229,473	160,944	
10 Residential Medium site - low density	50	£1,109,997	3,089,499	2,925,040	2,761,710	2,599,507	2,438,434	2,278,487	2,119,670	1,961,980	1,805,419	1,649,986	1,495,680	
11 Residential Medium site - medium density	50	£1,109,997	3,161,428	2,996,698	2,833,096	2,670,623	2,509,278	2,349,060	2,189,972	2,032,011	1,875,177	1,719,473	1,564,897	
12 Residential Medium site - higher density (flats)	50	£310,799	265,436	369,312	472,423	574,771	676,354	777,172	877,226	976,516	1,075,041	1,172,803	1,269,799	
13 Residential Large site - low density	100	£2,358,744	5,961,228	5,644,911	5,330,760	5,018,777	4,708,961	4,401,311	4,095,830	3,792,516	3,491,368	3,192,358	2,895,575	
14 Residential Large site - medium density	100	£2,358,744	6,104,924	5,788,065	5,473,372	5,160,847	4,850,490	4,542,299	4,236,275	3,932,418	3,630,729	3,331,207	3,033,852	
15 Residential Large site - high density (flats and houses)	100	£917,289	4,354,081	4,061,386	3,770,724	3,482,096	3,195,504	2,910,944	2,628,420	2,347,930	2,069,473	1,793,052	1,518,663	
16 Residential Large site - low density	200	£5,391,415	11,848,264	11,214,163	10,584,412	9,959,010	9,337,957	8,721,255	8,108,902	7,500,899	6,897,245	6,297,942	5,702,988	
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	9,771,666	9,168,735	8,569,979	7,975,394	7,384,983	6,798,745	6,216,680	5,638,787	5,065,069	4,495,523	3,930,149	
18 Strategic scale site - low density	500	£15,850,759	14,749,702	13,206,278	11,673,443	10,149,994	8,629,042	7,118,740	5,619,088	4,130,083	2,651,729	1,184,025	277,496	
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	12,564,597	11,048,732	9,543,301	8,048,300	6,563,732	5,089,597	3,62					

Table 6.7.8: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £4,166 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £4,166 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		S106:		£22,500 per unit				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 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 Residential Small site - low density	5	£341,475	368,550	349,753	331,085	312,545	294,135	275,853	257,701	239,677	221,781	204,016	186,379						
2 Residential Small site - medium density	5	£341,475	375,995	357,169	338,473	319,906	301,467	283,158	264,978	246,926	229,003	211,208	193,543						
3 Residential Small site - higher density (flats)	5	£95,613	56,224	41,955	27,790	13,728	234	14,315	28,291	42,162	55,927	69,589	83,144						
4 Residential Small site - low density	10	£682,950	737,099	699,505	662,169	625,091	588,270	551,707	515,402	479,354	443,564	408,031	372,757						
5 Residential Small site - medium density	10	£682,950	751,990	714,340	676,947	639,812	602,936	566,317	529,955	493,851	458,005	422,417	387,086						
6 Residential Small site - higher density (flats)	10	£191,226	112,448	83,910	55,580	27,457	468	26,630	56,583	84,325	111,856	139,176	166,287						
7 Residential Medium site - low density	25	£1,707,375	1,842,749	1,748,764	1,655,423	1,562,726	1,470,675	1,379,267	1,288,503	1,198,384	1,108,909	1,020,079	931,893						
8 Residential Medium site - medium density	25	£1,707,375	1,556,392	1,466,837	1,377,901	1,289,584	1,201,887	1,114,808	1,028,348	942,507	857,285	772,682	688,698						
9 Residential Medium site - higher density (flats and houses)	25	£602,362	1,122,435	1,039,207	956,564	874,503	793,026	712,132	631,822	552,095	472,952	394,392	316,415						
10 Residential Medium site - low density	50	£3,615,619	3,619,770	3,434,167	3,249,836	3,066,778	2,884,994	2,704,482	2,525,244	2,347,278	2,170,586	1,995,168	1,821,022						
11 Residential Medium site - medium density	50	£3,615,619	3,691,700	3,505,824	3,321,222	3,137,893	2,955,837	2,775,055	2,595,545	2,417,309	2,240,345	2,064,655	1,890,238						
12 Residential Medium site - higher density (flats)	50	£1,012,373	179,993	60,433	59,209	178,954	297,814	415,788	532,878	649,083	764,402	878,837	992,386						
13 Residential Large site - low density	100	£7,683,190	7,012,220	6,654,121	6,298,476	5,945,285	5,594,546	5,246,262	4,900,431	4,557,053	4,216,129	3,877,659	3,541,641						
14 Residential Large site - medium density	100	£7,683,190	7,155,916	6,797,275	6,441,088	6,087,355	5,736,075	5,387,249	5,040,876	4,696,956	4,355,490	4,016,477	3,679,918						
15 Residential Large site - high density (flats and houses)	100	£2,987,907	5,357,778	5,025,182	4,694,893	4,366,912	4,041,238	3,717,872	3,396,814	3,078,063	2,761,620	2,447,485	2,135,658						
16 Residential Large site - low density	200	£17,561,576	13,684,991	13,168,578	12,457,082	11,750,502	11,048,840	10,352,092	9,660,263	8,973,349	8,291,353	7,614,272	6,942,108						
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	11,750,997	11,069,072	10,391,863	9,719,369	9,051,589	8,388,523	7,730,172	7,076,535	6,427,614	5,783,406	5,143,913						
18 Strategic scale site - low density	500	£51,631,035	19,702,117	17,960,909	16,231,647	14,514,329	12,808,955	11,115,526	9,434,040	7,764,500	6,103,600	4,446,726	2,801,873						
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	17,443,424	15,741,874	14,052,033	12,373,902	10,707,479	9,052,764	7,402,704	5,760,397	4,129,876	2,511,136	904,162						
20 Strategic scale site - low density	600	£64,538,793	21,406,984	19,500,479	17,607,058	15,719,988	13,843,584	11,980,324	10,130,206	8,293,231	6,469,399	4,653,197	2,841,573						
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	18,949,297	17,077,290	15,218,165	13,371,921	11,538,560	9,718,080	7,910,481	6,112,898	4,317,207	2,534,496	764,763						
22 Strategic scale site - low density	600	£53,782,328	17,844,055	16,218,386	14,603,871	13,000,512	11,408,306	9,818,361	8,239,204	6,671,266	5,105,535	3,548,454	1,993,420						
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	19,954,052	18,077,902	16,214,636	14,364,252	12,519,759	10,684,432	8,862,062	7,048,057	5,238,182	3,438,979	1,639,047						
24 Housing for Elderly (C3) - high density	40	£688,414	993,366	1,044,677	1,095,968	1,147,258	1,198,549	1,249,840	1,301,131	1,352,421	1,403,712	1,455,004	1,506,295						
25 Housing for Elderly (C3) - high density	60	£890,190	1,542,078	1,615,952	1,689,826	1,763,700	1,837,573	1,911,447	1,985,321	2,059,195	2,133,069	2,206,943	2,280,816						
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,859,136	1,941,787	2,024,437	2,107,088	2,189,740	2,272,390	2,355,041	2,437,692	2,520,343	2,602,994	2,685,645						

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£660,448 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 Residential Small site - low density	5	£104,833	368,550	349,753	331,085	312,545	294,135	275,853	257,701	239,677	221,781	204,016	186,379	
2 Residential Small site - medium density	5	£104,833	375,995	357,169	338,473	319,906	301,467	283,158	264,978	246,926	229,003	211,208	193,543	
3 Residential Small site - higher density (flats)	5	£29,353	56,224	41,955	27,790	13,728	234	14,315	28,291	42,162	55,927	69,589	83,144	
4 Residential Small site - low density	10	£209,666	737,099	699,505	662,169	625,091	588,270	551,707	515,402	479,354	443,564	408,031	372,757	
5 Residential Small site - medium density	10	£209,666	751,990	714,340	676,947	639,812	602,936	566,317	529,955	493,851	458,005	422,417	387,086	
6 Residential Small site - higher density (flats)	10	£58,707	112,448	83,910	55,580	27,457	468	26,630	56,583	84,325	111,856	139,176	166,287	
7 Residential Medium site - low density	25	£524,165	1,842,749	1,748,764	1,655,423	1,562,726	1,470,675	1,379,267	1,288,503	1,198,384	1,108,909	1,020,079	931,893	
8 Residential Medium site - medium density	25	£524,165	1,556,392	1,466,837	1,377,901	1,289,584	1,201,887	1,114,808	1,028,348	942,507	857,285	772,682	688,698	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	1,122,435	1,039,207	956,564	874,503	793,026	712,132	631,822	552,095	472,952	394,392	316,415	
10 Residential Medium site - low density	50	£1,109,997	3,619,770	3,434,167	3,249,836	3,066,778	2,884,994	2,704,482	2,525,244	2,347,278	2,170,586	1,995,168	1,821,022	
11 Residential Medium site - medium density	50	£1,109,997	3,691,700	3,505,824	3,321,222	3,137,893	2,955,837	2,775,055	2,595,545	2,417,309	2,240,345	2,064,655	1,890,238	
12 Residential Medium site - higher density (flats)	50	£310,799	179,993	60,433	59,209	178,954	297,814	415,788	532,878	649,083	764,402	878,837	992,386	
13 Residential Large site - low density	100	£2,358,744	7,012,220	6,654,121	6,298,476	5,945,285	5,594,546	5,246,262	4,900,431	4,557,053	4,216,129	3,877,659	3,541,641	
14 Residential Large site - medium density	100	£2,358,744	7,155,916	6,797,275	6,441,088	6,087,355	5,736,075	5,387,249	5,040,876	4,696,956	4,355,490	4,016,477	3,679,918	
15 Residential Large site - high density (flats and houses)	100	£917,289	5,357,778	5,025,182	4,694,893	4,366,912	4,041,238	3,717,872	3,396,814	3,078,063	2,761,620	2,447,485	2,135,658	
16 Residential Large site - low density	200	£5,391,415	13,684,991	13,168,578	12,457,082	11,750,502	11,048,840	10,352,092	9,660,263	8,973,349	8,291,353	7,614,272	6,942,108	
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	11,750,997	11,069,072	10,391,863	9,719,369	9,051,589	8,388,523	7,730,172	7,076,535	6,427,614	5,783,406	5,143,913	
18 Strategic scale site - low density	500	£15,850,759	19,702,117	17,960,909	16,231,647	14,514,329	12,808,955	11,115,526	9,434,040	7,764,500	6,103,600	4,446,726	2,801,873	
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	17,443,424	15,741,874	14,052,033</									

Table 6.7.9: Appraisal results - 70% Social Rent and 30% Shared ownership (sales values of £4,325 per square metre), £22,500 Section 106 payment

RUGBY LOCAL PLAN VIABILITY			Sales value £4,325 psm		AH tenure	Rented 70%	SO 30%	Frst Hms 0%	S106:	£22,500 per unit				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 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 Residential Small site - low density	5	£341,475	423,086	402,120	381,296	360,617	340,081	319,689	299,441	279,336	259,376	239,558	219,885	
2 Residential Small site - medium density	5	£341,475	430,532	409,537	388,685	367,978	347,414	326,994	306,717	286,585	266,596	246,751	227,049	
3 Residential Small site - higher density (flats)	5	£95,613	102,580	86,467	70,470	54,589	38,824	23,176	7,643	7,901	25,451	35,683	54,196	
4 Residential Small site - low density	10	£682,950	846,173	804,239	762,592	721,234	680,162	639,378	598,882	558,672	518,751	479,117	439,771	
5 Residential Small site - medium density	10	£682,950	861,064	819,073	777,371	735,956	694,828	653,988	613,435	573,170	533,193	493,502	454,099	
6 Residential Small site - higher density (flats)	10	£191,226	205,160	172,934	140,940	109,178	77,649	46,351	15,287	15,800	46,901	77,766	108,394	
7 Residential Medium site - low density	25	£1,707,375	2,115,432	2,010,598	1,906,481	1,803,084	1,700,406	1,598,446	1,497,205	1,396,682	1,296,678	1,197,792	1,099,425	
8 Residential Medium site - medium density	25	£1,707,375	1,820,895	1,720,816	1,621,428	1,522,731	1,424,726	1,327,411	1,230,788	1,134,855	1,039,614	945,064	851,205	
9 Residential Medium site - higher density (flats and	25	£602,362	1,375,486	1,282,190	1,189,546	1,097,555	1,006,217	915,531	825,497	736,115	647,387	559,310	471,886	
10 Residential Medium site - low density	50	£3,615,619	4,150,041	3,943,292	3,737,961	3,534,048	3,331,553	3,130,476	2,930,818	2,732,578	2,535,754	2,340,349	2,146,362	
11 Residential Medium site - medium density	50	£3,615,619	4,221,970	4,014,951	3,809,348	3,605,163	3,402,397	3,201,049	3,001,119	2,802,607	2,605,513	2,409,837	2,215,579	
12 Residential Medium site - higher density (flats)	50	£1,012,373	621,150	484,235	348,309	213,373	79,427	54,406	188,531	321,650	453,764	584,871	714,973	
13 Residential Large site - low density	100	£7,683,190	8,063,211	7,663,332	7,266,192	6,871,793	6,480,133	6,091,212	5,705,032	5,321,591	4,940,890	4,562,929	4,187,708	
14 Residential Large site - medium density	100	£7,683,190	8,206,908	7,806,486	7,408,804	7,013,863	6,621,661	6,232,198	5,845,476	5,461,494	5,080,251	4,701,748	4,325,985	
15 Residential Large site - high density (flats and ho	100	£2,987,907	6,361,475	5,988,978	5,619,062	5,251,727	4,886,973	4,524,799	4,165,208	3,808,197	3,453,767	3,101,919	2,752,651	
16 Residential Large site - low density	200	£17,561,576	15,905,264	15,108,125	14,316,457	13,530,258	12,749,529	11,974,270	11,204,482	10,440,163	9,681,315	8,927,937	8,180,028	
17 Residential Large site - medium density (houses a	200	£12,293,103	13,729,551	12,968,301	12,212,312	11,461,583	10,716,115	9,975,907	9,240,960	8,511,273	7,786,847	7,067,680	6,353,775	
18 Strategic scale site - low density	500	£51,631,035	24,654,531	22,715,540	20,789,851	18,877,462	16,978,373	15,092,583	13,220,096	11,360,909	9,515,021	7,682,434	5,863,148	
19 Strategic scale site - medium density (houses and	500	£32,269,397	22,321,552	20,425,186	18,541,864	16,671,587	14,814,354	12,970,166	11,139,022	9,320,923	7,515,867	5,723,856	3,932,962	
20 Strategic scale site - low density	600	£64,538,793	26,790,607	24,668,711	22,561,374	20,468,597	18,390,381	16,326,723	14,277,625	12,240,526	10,209,655	8,193,416	6,191,812	
21 Strategic scale site - medium density (houses and	600	£49,479,742	24,256,273	22,181,088	20,120,183	18,073,556	16,041,207	14,018,441	12,003,971	10,003,850	8,018,082	6,046,663	4,084,160	
22 Strategic scale site - low density	600	£53,782,328	22,415,880	20,614,330	18,825,145	17,048,322	15,280,469	13,520,111	11,772,172	10,036,652	8,307,338	6,585,974	4,874,631	
23 Strategic scale site - medium density (houses and	700	£53,782,328	25,255,243	23,175,354	21,109,750	19,056,981	17,010,395	14,978,156	12,960,264	10,954,744	8,953,175	6,966,040	4,983,072	
24 Housing for Elderly (C3) - high density	40	£688,414	-	775,546	-	834,583	-	893,619	-	952,655	-	1,011,692	-	
25 Housing for Elderly (C3) - high density	60	£890,190	-	1,217,733	-	1,303,106	-	1,388,478	-	1,473,850	-	1,559,223	-	
26 Housing for Elderly (C2) extra care	70	£1,003,937	-	1,483,525	-	1,579,453	-	1,675,380	-	1,771,308	-	1,867,236	-	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£660,448 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 Residential Small site - low density	5	£104,833	423,086	402,120	381,296	360,617	340,081	319,689	299,441	279,336	259,376	239,558	219,885
2 Residential Small site - medium density	5	£104,833	430,532	409,537	388,685	367,978	347,414	326,994	306,717	286,585	266,596	246,751	227,049
3 Residential Small site - higher density (flats)	5	£29,353	102,580	86,467	70,470	54,589	38,824	23,176	7,643	7,901	23,451	38,883	54,198
4 Residential Small site - low density	10	£209,666	846,173	804,239	762,592	721,234	680,162	639,378	598,882	558,672	518,751	479,117	439,771
5 Residential Small site - medium density	10	£209,666	861,064	819,073	777,371	735,956	694,828	653,988	613,435	573,170	533,193	493,502	454,099
6 Residential Small site - higher density (flats)	10	£58,707	205,160	172,934	140,940	109,178	77,649	46,351	15,287	15,800	46,901	77,766	108,394
7 Residential Medium site - low density	25	£524,165	2,115,432	2,010,598	1,906,481	1,803,084	1,700,406	1,598,446	1,497,205	1,396,682	1,296,678	1,197,792	1,099,425
8 Residential Medium site - medium density	25	£524,165	1,820,895	1,720,816	1,621,428	1,522,731	1,424,726	1,327,411	1,230,788	1,134,855	1,039,614	945,064	851,205
9 Residential Medium site - higher density (flats and	25	£184,926	1,375,486	1,282,190	1,189,546	1,097,555	1,006,217	915,531	825,497	736,115	647,387	559,310	471,886
10 Residential Medium site - low density	50	£1,109,997	4,150,041	3,943,292	3,737,961	3,534,048	3,331,553	3,130,476	2,930,818	2,732,578	2,535,754	2,340,349	2,146,362
11 Residential Medium site - medium density	50	£1,109,997	4,221,970	4,014,951	3,809,348	3,605,163	3,402,397	3,201,049	3,001,119	2,802,607	2,605,513	2,409,837	2,215,579
12 Residential Medium site - higher density (flats)	50	£310,799	621,150	484,235	348,309	213,373	79,427	54,406	188,531	321,650	463,784	584,871	714,973
13 Residential Large site - low density	100	£2,358,744	8,063,211	7,663,332	7,266,192	6,871,793	6,480,133	6,091,212	5,705,032	5,321,591	4,940,890	4,562,929	4,187,708
14 Residential Large site - medium density	100	£2,358,744	8,206,908	7,806,486	7,408,804	7,013,863	6,621,661	6,232,198	5,845,476	5,461,494	5,080,251	4,701,748	4,325,985
15 Residential Large site - high density (flats and ho	100	£917,289	6,361,475	5,988,978	5,619,062	5,251,727	4,886,973	4,524,799	4,165,208	3,808,197	3,453,767	3,101,919	2,752,651
16 Residential Large site - low density	200	£5,391,415	15,905,264	15,108,125	14,316,457	13,530,258	12,749,529	11,974,270	11,204,482	10,440,163	9,681,315	8,927,937	8,180,028
17 Residential Large site - medium density (houses a	200	£3,773,990	13,729,551	12,968,301	12,212,312	11,461,583	10,716,115	9,975,907	9,240,960	8,511,273	7,786,847	7,067,680	6,353,775
18 Strategic scale site - low density	500	£15,850,759	24,654,531	22,715,540	20,789,851	18,877,462	16,978,373	15,092,583	13,220,096	11,360,909	9,515,021	7,682,434	5,863,148
19 Strategic scale site - medium density (houses and	500	£9,906,725	22,321,552	20,425,186	18,541,864	16,671,587	14,814,354	12,970,166	11,139,022	9,320,923	7,515,867	5,723,856	3,932,962
20 Strategic scale site - low density	600	£19,813,449	26,790,607	24,668,711	22,561,374	20,468,597	18,390,381	16,326,723	14,277,625	12,240,526	10,209,655	8,193,416	6,191,812
21 Strategic scale site - medium density (houses and	600	£15,190,311	24,256,273	22,181,088	20,120,183	18,073,556	16,041,207	14,018,441	12,003,971	10,003,850	8,018,082	6,046,663	4,084,160
22 Strategic scale site - low density	600	£16,511,208	22,415,880	20,614,330	18,825,145	17,048,322	15,280,469	13,520,111	11,772,172	10,036,652	8,307,338	6,585,974	4,874,631
23 Strategic scale site - medium density (houses and	700	£16,511,208	25,255,243	23,175,354	21,109,750	19,056,981	17,010,395	14,978,156	12,960,264	10,954,744	8,953,175	6,966,040	4,983,072
24 Housing for Elderly (C3) - high density	40	£211,343	775,546	834,583	893,619	952,655	1,011,692	1,070,728	1,129,765	1,188,801	1,247,838	1,306,875	1,365,911
25 Housing for Elderly (C3) - high density	60	£273,289	1,217,733	1,303,106	1,388,478	1,473,850	1,559,223	1,644,595	1,729,968	1,815,340	1,900,713	1,986,085	2,071,459
26 Housing for Elderly (C2) extra care	70	£308,209	1,483,525	1,579,453	1,675,380	1,771,308	1,867,236	1,963,163	2,059,091	2,155,018	2,250,946	2,346,873	2,442,801

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)			£370,000 PER HA																
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values						25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
								20% AH											
1	Residential Small site - low density	5	£58,730	423,086	402,120	381,296	360,617	340,081	319,689	299,441	279,336	259,376	239,558	219,885					
2	Residential Small site - medium density	5	£58,730	430,532	409,537	388,685	367,978	347,414	326,994	306,717	286,585	266,596	246,751	227,049					
3	Residential Small site - higher density (flats)	5	£16,444	102,580	86,467	70,470	54,589	38,824	23,176	7,643	-	7,901	-	38,883	-	54,198			
4	Residential Small site - low density	10	£117,460	846,173	804,239	762,592	721,234	680,162	639,378	598,882	558,672	518,751	479,117	439,771					
5	Residential Small site - medium density	10	£117,460	861,064	819,073	777,371	735,956	694,828	653,988	613,435	573,170	533,193	493,502	454,099					
6	Residential Small site - higher density (flats)	10	£32,889	205,160	172,934	140,940	109,178	77,649	46,351	15,287	-	15,800	-	77,766	-	108,394			
7	Residential Medium site - low density	25	£293,651	2,115,432	2,010,598	1,906,481	1,803,084	1,700,406	1,598,446	1,497,205	1,396,682	1,296,678	1,197,792	1,099,425					
8	Residential Medium site - medium density	25	£293,651	1,820,895	1,720,816	1,621,428	1,522,731	1,424,726	1,327,411	1,230,788	1,134,855	1,039,614	945,064	851,205					
9	Residential Medium site - higher density (flats and	25	£103,600	1,375,486	1,282,190	1,189,546	1,097,555	1,006,217	915,531	825,497	736,115	647,387	559,310	471,886					
10	Residential Medium site - low density	50	£621,849	4,150,041	3,943,292	3,737,961	3,534,048	3,331,553	3,130,476	2,930,818	2,732,578	2,535,754	2,340,349	2,146,362					
11	Residential Medium site - medium density	50	£621,849	4,221,970	4,014,951	3,809,348	3,605,163	3,402,397	3,201,049	3,001,119	2,802,607	2,605,513	2,409,837	2,215,579					
12	Residential Medium site - higher density (flats)	50	£174,118	621,150	484,235	348,309	213,373	79,427	-	54,406	-	188,531	-	321,650	-	453,784	-	714,973	
13	Residential Large site - low density	100	£1,321,429	8,063,211	7,663,332	7,266,192	6,871,793	6,480,133	6,091,212	5,705,032	5,321,591	4,940,890	4,562,929	4,187,708					
14	Residential Large site - medium density	100	£1,321,429	8,206,908	7,806,486	7,408,804	7,013,863	6,621,661	6,232,198	5,845,476	5,461,494	5,080,251	4,701,748	4,325,955					
15	Residential Large site - high density (flats and houses)	100	£153,889	6,361,475	5,968,978	5,619,052	5,251,727	4,886,973	4,524,799	4,165,208	3,808,197	3,453,767	3,101,919	2,752,651					
16	Residential Large site - low density	200	£3,020,408	18,905,264	15,108,125	14,316,457	13,530,258	12,749,829	11,974,270	11,204,482	10,440,163	9,681,315	8,927,937	8,180,028					
17	Residential Large site - medium density (houses and flats)	200	£2,114,286	13,729,551	12,968,301	12,212,312	11,461,583	10,716,115	9,975,907	9,240,960	8,511,273	7,786,487	7,067,680	6,353,775					
18	Strategic scale site - low density	500	£8,880,000	24,654,531	22,715,540	20,789,851	18,877,462	16,978,373	15,092,583	13,220,096	11,360,909	9,515,021	7,682,434	5,863,148					
19	Strategic scale site - medium density (houses and flats)	500	£5,550,000	22,321,552	20,425,186	18,541,864	16,671,587	14,814,354	12,970,166	11,139,022	9,320,923	7,515,867	5,723,856	3,932,962					
20	Strategic scale site - low density	600	£11,100,000	26,790,807	24,668,711	22,561,374	20,468,597	18,390,381	16,326,723	14,277,625	12,240,526	10,209,655	8,193,416	6,191,812					
21	Strategic scale site - medium density (houses and flats)	600	£8,510,000	24,256,273	22,181,088	20,120,183	18,073,556	16,041,207	14,018,441	12,003,971	10,003,850	8,018,082	6,046,663	4,084,160					
22	Strategic scale site - low density	600	£9,250,000	22,415,880	20,614,330	18,825,145	17,048,322	15,280,469	13,520,111	11,772,172	10,036,652	8,307,338	6,585,974	4,874,631					
23	Strategic scale site - medium density (houses and flats)	700	£9,250,000	25,255,243	23,175,354	21,105,750	19,056,981	17,010,386	14,978,156	12,960,264	10,954,744	8,953,175	6,966,040	4,983,072					
24	Housing for Elderly (C3) - high density	40	£118,400	-	775,546	-	634,585	-	685,619	-	952,655	-	1,011,692	-	1,070,728	-	1,129,765	-	
25	Housing for Elderly (C3) - high density	60	£153,103	-	1,217,733	-	1,303,106	-	1,388,478	-	1,473,850	-	1,559,223	-	1,644,595	-	1,729,968	-	
26	Housing for Elderly (C2) extra care	70	£172,667	-	1,483,525	-	1,579,453	-	1,675,380	-	1,771,308	-	1,867,236	-	1,963,163	-	2,059,091	-	

Urban Area. This is reflected in our appraisals (tables 6.3.4 to 6.3.9) which show that 30% affordable housing can be viably provided against the two greenfield benchmark land values in most circumstances.

- 6.8 As can be noted from tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging policy targets of 20% (in the Rugby Urban Area) and 30% (elsewhere) would, in principle, mean that some schemes that *could* have delivered at target levels would no longer be required to do so if the Council adopted lower targets.
- 6.9 There is therefore a clear choice between two potential options. The first is to adopt a relatively low targets that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is the emerging Local Plan policy, which sets relatively challenging affordable housing targets which are subject to a degree of tailoring to reflect existing use and area (i.e. Rugby Urban Area with one target and a higher target elsewhere), but also explicitly accepts that some schemes may provide lower percentages, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for the targets in the emerging plan.
- 6.10 As previously noted, we have also tested the viability of the development typologies with £10,000, £15,000 and £22,500 per unit Section 106 contributions. These appraisal outputs are attached as Appendix 8 and Appendix 10. A change in contributions of £5,000 results in a change in the viable level of affordable of between 5% - 10%, depending on the residential sales values. Given that Section 106 obligations are – to a degree – negotiable, the Council will be able to balance the need for maximising affordable housing provision and securing adequate contributions towards community infrastructure when schemes are considered at the development management stage.

Affordable housing payments in lieu

- 6.11 The emerging policy seeks affordable housing on-site unless there are compelling reasons for a payment in lieu that applicants would need to justify on a case-by-case basis. Part D of emerging Policy H2 indicates that payments in lieu should be based on *“the build cost plus the land cost of the affordable homes minus the value that a registered provider would pay for those homes”*.
- 6.12 This approach may result in a degree of debate as to how applicants should ascertain “the land cost” as this could be interpreted in a number of different ways. There are alternative approaches which should yield similar financial contributions which may be simpler to administer. These are outlined in the following paragraphs.
- 6.13 Should the Council decide that it is appropriate to opt for a payment in lieu in an individual case, there are three main approaches to calculating payments in lieu that other authorities have deployed. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.14 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Figure 6.14.1: Formula approach for calculating payments in lieu

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁶)

- 6.15 If it is established to the Council's satisfaction that a development proposal could not viably provide the required percentage of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 20 unit development in the Rugby Urban Area would typically require 4 units (20%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 10% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 2 units of affordable housing.
- 6.16 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise as the tariff amount would need to be based on the 'least viable' potential scenario.

Impact of other emerging Local Plan policies

- 6.17 We have assessed the viability of other emerging Local Plan policies separately so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 20% or 40% affordable housing (depending on area) to include sites released from the Green Belt. Clearly, as noted above, there may be scenarios where these targets are unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind (assuming that a development is providing infrastructure on site); provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.18 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy costs cannot be absorbed through a reduction to land value.
- 6.19 The tables show a 'baseline' residual land value for each typology (i.e. policy off), tested at two prices (£3,372 per square metre, reflecting values in the Rugby Urban Area and £3,848 per square metre to

¹⁶ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

reflect a mid-point of values elsewhere). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply. In addition, each of these assessments is run using the varying Section 106 contributions of £10,000, £15,000 and £22,500 per unit. The appraisal outputs are summarised in the following tables:

- Rugby Urban Area, £10,000 per unit Section 106: Table 6.19.1;
- Elsewhere: £10,000 per unit Section 106: Table 6.19.2;
- Rugby Urban Area: £15,000 per unit Section 106: Table 6.19.3;
- Elsewhere: £15,000 per unit Section 106: Table 6.19.4;
- Rugby Urban Area: £22,500 per unit Section 106: Table 6.19.5; and
- Elsewhere: £22,500 per unit Section 106: Table 6.19.6.

Biodiversity Net Gain

- 6.20 Tables 6.19.1 to 6.19.6 provide a comparison of a baseline residual land value (incorporating the relevant affordable housing percentage and Section 106 contribution) to a residual land value after the biodiversity net gain requirement (Policy EN5) has been reflected. As noted in Section 4, we have incorporated cost allowances of 0.7% and 1.4% of build costs, in line with the DEFRA Impact Assessment, which achieves 10% and 20% biodiversity net gain respectively. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 3% on average. We have also tested the impact of a 20% biodiversity net gain and the typical reduction of residual land value is marginally higher at circa 7%. The impact can be more significant when the starting residual land value is very low and is therefore unlikely to either prevent schemes coming forward, or to have a significant impact on the percentages of affordable housing that can be provided.

Electric Vehicle Charging

- 6.21 We have tested the impact of provision of electric vehicle charging points, as required by the building regulations, assuming that each residential unit will have access to a parking space. The cost of installing an electrical vehicle charging point at the time of construction is relatively modest at circa £500 per space, although this increases if charging points are installed retrospectively. Given the increasing use of electric vehicles, developers will wish to install charging points to ensure that their units are marketable.
- 6.22 The impact of this requirement on the residual land value outputs from our appraisals is modest, with a typical reduction of circa 3% of residual land value. This is unlikely to have any material impact on the viability of developments in the Borough. The outputs of our appraisals are summarised in tables 6.19.1 to 6.19.6).

Accessibility

- 6.23 Policy H7 requires that residential schemes providing 10 or more units should provide 3.5% of units to M4(3) standard and all other units to M4(2) standards, which we have reflected in our appraisals. The impact of this requirement on the residual land values generated by our appraisals is summarised in tables 6.19.1 to 6.19.6. This requirement has a modest downwards impact on residual land values, with a typical reduction of circa 6%.

Net Zero Carbon in operation

- 6.24 We have tested the viability implications of a policy approach seeking to implement a range of options to achieve net zero carbon development in line with the UK's long term ambition to become carbon neutral. As noted in Section 4, we have tested two scenarios, the first being a 3.2% increase in base costs reflecting advice from Bioregional and the second reflecting a higher costs of 4% as a sensitivity.
- 6.25 Scenario 1 and 2 test the range of costs for on-site carbon reduction. Scenario 1 applies a 3.2% cost uplift (in line with advice from Bioregional) and Scenario 2 applies a 4% uplift. The residual land

values for these two scenarios are summarised in tables 6.19.1 to 6.19.6. In the Rugby Urban Area, the Scenario 1 cost uplift (3.2% of build costs) will reduce residual land values on average by 28%. This is because the starting residual land values (before the carbon reduction policy is applied) are relatively low, so the 3.2% cost uplift eats up a significant proportion of the land value. Scenario 2 costs of 4% result in a slightly larger reduction in residual land values of 36%. Outside the Rugby Urban Area, the impact of Scenario 1 on residual land values is lower at 17% on average, and Scenario 2 results in an average reduction of 21%.

- 6.26 Where schemes are on the margins of viability, and developers are unable to pass back the cost of NZC to landowners through a lower land price, it is possible that developers will seek to offset the additional cost by reducing the provision of affordable housing. However, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve. In addition, it is possible that homes with higher sustainability credentials will have lower running costs compared to homes which rely upon gas fired heating and this may be reflected in property values.

Table 6.19.1: Individual Impact of other policies - Rugby Urban Area, £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		£3,372		AH tenure (rent / SO):		70%		30%	
			Section 106 (per unit):		£10,000		AH %		20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)												
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.34	£0.201	£0.198	£0.195	£0.190	£0.194	£0.175	£0.169		
2 Residential Small site - medium density	5	0.16	£0.34	£0.208	£0.206	£0.203	£0.197	£0.201	£0.182	£0.176		
3 Residential Small site - higher density (flats)	5	0.04	£0.10	£0.053	£0.055	£0.059	£0.065	£0.062	£0.082	£0.089		
4 Residential Small site - low density	10	0.32	£0.68	£0.401	£0.397	£0.391	£0.380	£0.388	£0.350	£0.337		
5 Residential Small site - medium density	10	0.32	£0.68	£0.416	£0.411	£0.405	£0.395	£0.403	£0.365	£0.352		
6 Residential Small site - higher density (flats)	10	0.09	£0.19	£0.105	£0.110	£0.117	£0.129	£0.124	£0.164	£0.179		
7 Residential Medium site - low density	25	0.79	£1.71	£1.003	£0.992	£0.977	£0.950	£0.971	£0.875	£0.843		
8 Residential Medium site - medium density	25	0.79	£1.71	£0.776	£0.765	£0.749	£0.722	£0.741	£0.645	£0.612		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.60	£0.426	£0.415	£0.398	£0.370	£0.387	£0.290	£0.266		
10 Residential Medium site - low density	50	1.68	£3.62	£1.982	£1.961	£1.931	£1.881	£1.920	£1.734	£1.673		
11 Residential Medium site - medium density	50	1.68	£3.62	£2.053	£2.032	£2.002	£1.952	£1.991	£1.805	£1.743		
12 Residential Medium site - higher density (flats)	50	0.47	£1.01	£0.745	£0.767	£0.804	£0.883	£0.838	£1.032	£1.104		
13 Residential Large site - low density	100	3.57	£7.68	£3.823	£3.781	£3.722	£3.621	£3.699	£3.329	£3.205		
14 Residential Large site - medium density	100	3.57	£7.68	£3.965	£3.922	£3.864	£3.762	£3.841	£3.470	£3.347		
15 Residential Large site - high density (flats and houses)	100	1.39	£2.99	£2.512	£2.470	£2.408	£2.303	£2.372	£2.000	£1.871		
16 Residential Large site - low density	200	8.16	£17.56	£7.644	£7.562	£7.449	£7.255	£7.408	£6.694	£6.457		
17 Residential Large site - medium density (houses and flats)	200	5.71	£12.29	£5.952	£5.871	£5.753	£5.554	£5.693	£4.979	£4.736		
18 Strategic scale site - low density	500	24.00	£51.63	£4.772	£4.573	£4.204	£3.636	£4.189	£2.442	£1.859		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£32.27	£3.029	£2.830	£2.455	£1.881	£2.419	£0.669	£0.079		
20 Strategic scale site - low density	600	30.00	£64.54	£5.349	£5.134	£4.736	£4.123	£4.720	£2.620	£2.164		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£49.48	£3.453	£3.236	£2.826	£2.200	£2.788	£0.878	£0.234		
22 Strategic scale site - low density	600	25.00	£53.78	£4.555	£4.375	£4.035	£3.514	£4.021	£2.417	£1.877		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£53.78	£4.732	£4.519	£4.121	£3.511	£4.094	£2.215	£1.582		
24 Housing for Elderly (C3) - high density	40	0.32	£0.69	£1.182	£1.199	£1.215	£1.248	£1.233	£1.344	£1.384		
25 Housing for Elderly (C3) - high density	60	0.41	£0.89	£1.804	£1.830	£1.854	£1.904	£1.883	£2.047	£2.108		
26 Housing for Elderly (C2) extra care	70	0.47	£1.00	£2.142	£2.172	£2.200	£2.257	£2.233	£2.424	£2.495		
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.10	£0.20	£0.20	£0.20	£0.19	£0.19	£0.17	£0.17		
2 Residential Small site - medium density	5	0.16	£0.10	£0.21	£0.21	£0.20	£0.20	£0.20	£0.18	£0.18		
3 Residential Small site - higher density (flats)	5	0.04	£0.03	£0.05	£0.05	£0.06	£0.06	£0.06	£0.08	£0.09		
4 Residential Small site - low density	10	0.32	£0.21	£0.40	£0.40	£0.39	£0.38	£0.39	£0.35	£0.34		
5 Residential Small site - medium density	10	0.32	£0.21	£0.42	£0.41	£0.41	£0.39	£0.40	£0.36	£0.35		
6 Residential Small site - higher density (flats)	10	0.09	£0.06	£0.11	£0.11	£0.12	£0.13	£0.12	£0.16	£0.18		
7 Residential Medium site - low density	25	0.79	£0.52	£1.00	£0.99	£0.98	£0.95	£0.97	£0.87	£0.84		
8 Residential Medium site - medium density	25	0.79	£0.52	£0.78	£0.77	£0.75	£0.72	£0.74	£0.64	£0.61		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.18	£0.43	£0.42	£0.40	£0.37	£0.39	£0.29	£0.26		
10 Residential Medium site - low density	50	1.68	£1.11	£1.98	£1.96	£1.93	£1.88	£1.92	£1.73	£1.67		
11 Residential Medium site - medium density	50	1.68	£1.11	£2.05	£2.03	£2.00	£1.95	£1.99	£1.81	£1.74		
12 Residential Medium site - higher density (flats)	50	0.47	£0.31	£0.75	£0.77	£0.80	£0.86	£0.84	£1.03	£1.10		
13 Residential Large site - low density	100	3.57	£2.36	£3.82	£3.78	£3.72	£3.62	£3.70	£3.33	£3.21		
14 Residential Large site - medium density	100	3.57	£2.36	£3.96	£3.92	£3.86	£3.76	£3.84	£3.47	£3.35		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.92	£2.51	£2.47	£2.41	£2.30	£2.37	£2.00	£1.87		
16 Residential Large site - low density	200	8.16	£5.39	£7.64	£7.56	£7.45	£7.26	£7.41	£6.69	£6.46		
17 Residential Large site - medium density (houses and flats)	200	5.71	£3.77	£5.95	£5.87	£5.75	£5.55	£5.69	£4.98	£4.74		
18 Strategic scale site - low density	500	24.00	£15.85	£4.77	£4.57	£4.20	£3.64	£4.19	£2.44	£1.86		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£9.91	£3.03	£2.83	£2.45	£1.88	£2.42	£0.67	£0.08		
20 Strategic scale site - low density	600	30.00	£19.81	£5.35	£5.13	£4.74	£4.12	£4.72	£2.62	£2.18		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£15.19	£3.45	£3.24	£2.83	£2.20	£2.79	£0.88	£0.23		
22 Strategic scale site - low density	600	25.00	£16.51	£4.56	£4.37	£4.03	£3.51	£4.02	£2.42	£1.88		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£16.51	£4.73	£4.52	£4.12	£3.51	£4.09	£2.22	£1.58		
24 Housing for Elderly (C3) - high density	40	0.32	£0.21	£1.18	£1.20	£1.21	£1.25	£1.23	£1.34	£1.38		
25 Housing for Elderly (C3) - high density	60	0.41	£0.27	£1.80	£1.83	£1.85	£1.90	£1.88	£2.05	£2.11		
26 Housing for Elderly (C2) extra care	70	0.47	£0.31	£2.14	£2.17	£2.20	£2.26	£2.23	£2.42	£2.50		
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.06	£0.20	£0.20	£0.20	£0.19	£0.19	£0.17	£0.17		
2 Residential Small site - medium density	5	0.16	£0.06	£0.21	£0.21	£0.20	£0.20	£0.20	£0.18	£0.18		
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.05	£0.05	£0.06	£0.06	£0.06	£0.08	£0.09		
4 Residential Small site - low density	10	0.32	£0.12	£0.40	£0.40	£0.39	£0.38	£0.39	£0.35	£0.34		
5 Residential Small site - medium density	10	0.32	£0.12	£0.42	£0.41	£0.41	£0.39	£0.40	£0.36	£0.35		
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.11	£0.11	£0.12	£0.13	£0.12	£0.16	£0.18		
7 Residential Medium site - low density	25	0.79	£0.29	£1.00	£0.99	£0.98	£0.95	£0.97	£0.87	£0.84		
8 Residential Medium site - medium density	25	0.79	£0.29	£0.78	£0.77	£0.75	£0.72	£0.74	£0.64	£0.61		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.43	£0.42	£0.40	£0.37	£0.39	£0.29	£0.26		
10 Residential Medium site - low density	50	1.68	£0.62	£1.98	£1.96	£1.93	£1.88	£1.92	£1.73	£1.67		
11 Residential Medium site - medium density	50	1.68	£0.62	£2.05	£2.03	£2.00	£1.95	£1.99	£1.81	£1.74		
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.75	£0.77	£0.80	£0.86	£0.84	£1.03	£1.10		
13 Residential Large site - low density	100	3.57	£1.32	£3.82	£3.78	£3.72	£3.62	£3.70	£3.33	£3.21		
14 Residential Large site - medium density	100	3.57	£1.32	£3.96	£3.92	£3.86	£3.76	£3.84	£3.47	£3.35		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.51	£2.47	£2.41	£2.30	£2.37	£2.00	£1.87		
16 Residential Large site - low density	200	8.16	£3.02	£7.64	£7.56	£7.45	£7.26	£7.41	£6.69	£6.46		
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£5.95	£5.87	£5.75	£5.55	£5.69	£4.98	£4.74		
18 Strategic scale site - low density	500	24.00	£8.88	£4.77	£4.57	£4.20	£3.64	£4.19	£2.44	£1.86		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£3.03	£2.83	£2.45	£1.88	£2.42	£0.67	£0.08		
20 Strategic scale site - low density	600	30.00										

Table 6.19.2: Individual Impact of other policies - Elsewhere: £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		£3,848		AH tenure (rent / SO):		70%		30%	
			Section 106 (per unit):		£10,000		AH %		40%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)												
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.34	£0.245	£0.243	£0.240	£0.235	£0.238	£0.220	£0.214		
2 Residential Small site - medium density	5	0.16	£0.34	£0.252	£0.250	£0.247	£0.242	£0.245	£0.227	£0.221		
3 Residential Small site - higher density (flats)	5	0.04	£0.10	£0.014	£0.016	£0.020	£0.026	£0.023	£0.043	£0.050		
4 Residential Small site - low density	10	0.32	£0.68	£0.490	£0.486	£0.480	£0.470	£0.478	£0.440	£0.427		
5 Residential Small site - medium density	10	0.32	£0.68	£0.505	£0.506	£0.494	£0.484	£0.491	£0.454	£0.442		
6 Residential Small site - higher density (flats)	10	0.09	£0.19	£0.026	£0.032	£0.038	£0.051	£0.046	£0.085	£0.100		
7 Residential Medium site - low density	25	0.79	£1.71	£1.226	£1.215	£1.200	£1.174	£1.191	£1.099	£1.068		
8 Residential Medium site - medium density	25	0.79	£1.71	£0.992	£0.981	£0.966	£0.939	£0.955	£0.863	£0.830		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.60	£0.633	£0.622	£0.606	£0.576	£0.593	£0.499	£0.466		
10 Residential Medium site - low density	50	1.68	£3.62	£2.400	£2.379	£2.351	£2.301	£2.334	£2.157	£2.096		
11 Residential Medium site - medium density	50	1.68	£3.62	£2.470	£2.449	£2.420	£2.370	£2.404	£2.226	£2.165		
12 Residential Medium site - higher density (flats)	50	0.47	£1.01	£0.326	£0.350	£0.366	£0.444	£0.420	£0.611	£0.681		
13 Residential Large site - low density	100	3.57	£7.68	£4.685	£4.642	£4.585	£4.486	£4.552	£4.198	£4.076		
14 Residential Large site - medium density	100	3.57	£7.68	£4.824	£4.782	£4.724	£4.625	£4.691	£4.337	£4.215		
15 Residential Large site - high density (flats and houses)	100	1.39	£2.99	£3.335	£3.293	£3.232	£3.128	£3.189	£2.630	£2.704		
16 Residential Large site - low density	200	8.16	£17.56	£9.186	£9.105	£8.997	£8.808	£8.933	£8.262	£8.032		
17 Residential Large site - medium density (houses and flats)	200	5.71	£12.29	£7.466	£7.386	£7.273	£7.079	£7.197	£6.520	£6.283		
18 Strategic scale site - low density	500	24.00	£51.63	£8.567	£8.371	£8.014	£7.481	£7.949	£6.303	£5.737		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£32.27	£6.782	£6.586	£6.223	£5.685	£6.143	£4.485	£3.904		
20 Strategic scale site - low density	600	30.00	£64.54	£9.329	£9.116	£8.730	£8.132	£8.680	£6.867	£6.248		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£49.48	£7.385	£7.171	£6.774	£6.183	£6.681	£4.880	£4.253		
22 Strategic scale site - low density	600	25.00	£53.78	£7.775	£7.594	£7.266	£6.757	£7.205	£5.691	£5.168		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£53.78	£8.454	£8.244	£7.858	£7.261	£7.779	£6.006	£5.389		
24 Housing for Elderly (C3) - high density	40	0.32	£0.69	£0.983	£1.000	£1.016	£1.049	£1.035	£1.145	£1.185		
25 Housing for Elderly (C3) - high density	60	0.41	£0.89	£1.500	£1.526	£1.549	£1.599	£1.570	£1.742	£1.803		
26 Housing for Elderly (C2) extra care	70	0.47	£1.00	£1.780	£1.810	£1.837	£1.895	£1.871	£2.062	£2.133		
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.10	£0.25	£0.24	£0.24	£0.23	£0.24	£0.22	£0.21		
2 Residential Small site - medium density	5	0.16	£0.10	£0.25	£0.25	£0.25	£0.24	£0.25	£0.23	£0.22		
3 Residential Small site - higher density (flats)	5	0.04	£0.03	£0.01	£0.02	£0.02	£0.03	£0.02	£0.04	£0.05		
4 Residential Small site - low density	10	0.32	£0.21	£0.49	£0.49	£0.48	£0.47	£0.48	£0.44	£0.43		
5 Residential Small site - medium density	10	0.32	£0.21	£0.50	£0.50	£0.49	£0.48	£0.49	£0.45	£0.44		
6 Residential Small site - higher density (flats)	10	0.09	£0.06	£0.03	£0.03	£0.04	£0.05	£0.05	£0.09	£0.10		
7 Residential Medium site - low density	25	0.79	£0.52	£1.23	£1.21	£1.20	£1.17	£1.19	£1.10	£1.07		
8 Residential Medium site - medium density	25	0.79	£0.52	£0.99	£0.98	£0.97	£0.94	£0.96	£0.86	£0.83		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.18	£0.63	£0.62	£0.61	£0.58	£0.59	£0.50	£0.47		
10 Residential Medium site - low density	50	1.68	£1.11	£2.40	£2.38	£2.35	£2.30	£2.33	£2.16	£2.10		
11 Residential Medium site - medium density	50	1.68	£1.11	£2.47	£2.45	£2.42	£2.37	£2.40	£2.23	£2.17		
12 Residential Medium site - higher density (flats)	50	0.47	£0.31	£0.33	£0.35	£0.39	£0.44	£0.42	£0.61	£0.68		
13 Residential Large site - low density	100	3.57	£2.36	£4.68	£4.64	£4.59	£4.49	£4.55	£4.20	£4.08		
14 Residential Large site - medium density	100	3.57	£2.36	£4.82	£4.78	£4.72	£4.62	£4.69	£4.34	£4.22		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.92	£3.33	£3.29	£3.23	£3.13	£3.19	£2.83	£2.70		
16 Residential Large site - low density	200	8.16	£5.39	£9.19	£9.11	£9.00	£8.81	£8.93	£8.26	£8.03		
17 Residential Large site - medium density (houses and flats)	200	5.71	£3.77	£7.47	£7.39	£7.27	£7.08	£7.20	£6.52	£6.28		
18 Strategic scale site - low density	500	24.00	£15.85	£8.57	£8.37	£8.01	£7.48	£7.95	£6.30	£5.74		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£9.91	£6.78	£6.59	£6.22	£5.68	£6.14	£4.48	£3.90		
20 Strategic scale site - low density	600	30.00	£19.81	£9.33	£9.12	£8.73	£8.13	£8.69	£6.87	£6.25		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£15.19	£7.39	£7.17	£6.77	£6.16	£6.69	£4.88	£4.25		
22 Strategic scale site - low density	600	25.00	£16.51	£7.77	£7.59	£7.27	£6.76	£7.21	£5.69	£5.17		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£16.51	£8.45	£8.24	£7.86	£7.26	£7.78	£6.01	£5.39		
24 Housing for Elderly (C3) - high density	40	0.32	£0.21	£0.96	£1.00	£1.02	£1.05	£1.04	£1.14	£1.19		
25 Housing for Elderly (C3) - high density	60	0.41	£0.27	£1.50	£1.53	£1.55	£1.60	£1.58	£1.74	£1.80		
26 Housing for Elderly (C2) extra care	70	0.47	£0.31	£1.78	£1.81	£1.84	£1.90	£1.87	£2.08	£2.13		
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.06	£0.25	£0.24	£0.24	£0.23	£0.24	£0.22	£0.21		
2 Residential Small site - medium density	5	0.16	£0.06	£0.25	£0.25	£0.25	£0.24	£0.25	£0.23	£0.22		
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.01	£0.02	£0.02	£0.03	£0.02	£0.04	£0.05		
4 Residential Small site - low density	10	0.32	£0.12	£0.49	£0.49	£0.48	£0.47	£0.48	£0.44	£0.43		
5 Residential Small site - medium density	10	0.32	£0.12	£0.50	£0.50	£0.49	£0.48	£0.49	£0.45	£0.44		
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.03	£0.03	£0.04	£0.05	£0.05	£0.09	£0.10		
7 Residential Medium site - low density	25	0.79	£0.29	£1.23	£1.21	£1.20	£1.17	£1.19	£1.10	£1.07		
8 Residential Medium site - medium density	25	0.79	£0.29	£0.99	£0.98	£0.97	£0.94	£0.96	£0.86	£0.83		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.63	£0.62	£0.61	£0.58	£0.59	£0.50	£0.47		
10 Residential Medium site - low density	50	1.68	£0.62	£2.40	£2.38	£2.35	£2.30	£2.33	£2.16	£2.10		
11 Residential Medium site - medium density	50	1.68	£0.62	£2.47	£2.45	£2.42	£2.37	£2.40	£2.23	£2.17		
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.33	£0.35	£0.39	£0.44	£0.42	£0.61	£0.68		
13 Residential Large site - low density	100	3.57	£1.32	£4.68	£4.64	£4.59	£4.49	£4.55	£4.20	£4.08		
14 Residential Large site - medium density	100	3.57	£1.32	£4.82	£4.78	£4.72	£4.62	£4.69	£4.34	£4.22		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£3.33	£3.29	£3.23	£3.13	£3.19	£2.83	£2.70		
16 Residential Large site - low density	200	8.16	£3.02	£9.19	£9.11	£9.00	£8.81	£8.93	£8.26	£8.03		
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£7.47	£7.39	£7.27	£7.08	£7.20	£6.52	£6.28		
18 Strategic scale site - low density	500	24.00	£8.88	£6.57	£6.37	£6.01	£7.48	£7.95	£6.30	£5.74		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£6.78	£6.59	£6.22	£5.68	£6.14	£4.48	£3.90		
20 Strategic scale site - low density	600	30.00	£1									

Table 6.19.3: Individual Impact of other policies - Rugby Urban Area: £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ ps/m):		£3,372		AH tenure (rent / SO):		70%		30%	
			Section 106 (per unit):		£15,000		AH %		20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)												
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.34	£0.179	£0.177	£0.174	£0.169	£0.173	£0.154	£0.147		
2 Residential Small site - medium density	5	0.16	£0.34	£0.187	£0.184	£0.181	£0.176	£0.180	£0.161	£0.155		
3 Residential Small site - higher density (flats)	5	0.04	£0.10	-£0.074	-£0.077	-£0.080	-£0.086	-£0.084	-£0.104	-£0.111		
4 Residential Small site - low density	10	0.32	£0.68	£0.358	£0.354	£0.348	£0.338	£0.346	£0.307	£0.294		
5 Residential Small site - medium density	10	0.32	£0.68	£0.373	£0.369	£0.365	£0.352	£0.360	£0.322	£0.309		
6 Residential Small site - higher density (flats)	10	0.09	£0.19	-£0.149	-£0.153	-£0.161	-£0.173	-£0.168	-£0.207	-£0.222		
7 Residential Medium site - low density	25	0.79	£1.71	£0.896	£0.885	£0.870	£0.844	£0.864	£0.768	£0.736		
8 Residential Medium site - medium density	25	0.79	£1.71	£0.869	£0.858	£0.843	£0.816	£0.834	£0.736	£0.705		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.60	£0.319	£0.308	£0.291	£0.264	£0.280	£0.184	£0.150		
10 Residential Medium site - low density	50	1.68	£3.62	£1.772	£1.751	£1.722	£1.671	£1.711	£1.525	£1.462		
11 Residential Medium site - medium density	50	1.68	£3.62	£1.843	£1.822	£1.793	£1.742	£1.781	£1.596	£1.534		
12 Residential Medium site - higher density (flats)	50	0.47	£1.01	-£0.981	-£0.983	-£1.020	-£1.078	-£1.054	-£1.248	-£1.320		
13 Residential Large site - low density	100	3.57	£7.68	£3.405	£3.362	£3.303	£3.202	£3.281	£2.910	£2.787		
14 Residential Large site - medium density	100	3.57	£7.68	£3.546	£3.504	£3.445	£3.344	£3.422	£3.052	£2.928		
15 Residential Large site - high density (flats and houses)	100	1.39	£2.99	£2.094	£2.052	£1.989	£1.884	£1.954	£1.581	£1.453		
16 Residential Large site - low density	200	8.16	£17.56	£6.822	£6.741	£6.626	£6.434	£6.584	£5.872	£5.639		
17 Residential Large site - medium density (houses and flats)	200	5.71	£12.29	£5.131	£5.050	£4.932	£4.733	£4.872	£4.158	£3.914		
18 Strategic scale site - low density	500	24.00	£51.63	£2.723	£2.524	£2.155	£1.587	£2.140	£0.392	-£0.194		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£32.27	£0.979	£0.780	£0.405	-£0.171	£0.370	-£1.419	-£2.028		
20 Strategic scale site - low density	600	30.00	£64.54	£3.036	£2.819	£2.416	£1.796	£2.400	£0.492	-£0.154		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£49.48	£1.126	£0.909	£0.499	-£0.138	£0.480	-£1.499	-£2.161		
22 Strategic scale site - low density	600	25.00	£53.78	£2.487	£2.303	£1.961	£1.434	£1.947	£0.316	-£0.233		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£53.78	£2.312	£2.096	£1.694	£1.071	£1.667	-£0.247	-£0.900		
24 Housing for Elderly (C3) - high density	40	0.32	£0.69	-£1.354	-£1.371	-£1.387	-£1.421	-£1.407	-£1.516	-£1.557		
25 Housing for Elderly (C3) - high density	60	0.41	£0.89	-£2.063	-£2.089	-£2.113	-£2.162	-£2.141	-£2.308	-£2.368		
26 Housing for Elderly (C2) extra care	70	0.47	£1.00	-£2.443	-£2.473	-£2.501	-£2.559	-£2.534	-£2.726	-£2.796		
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.10	£0.18	£0.18	£0.17	£0.17	£0.17	£0.15	£0.15		
2 Residential Small site - medium density	5	0.16	£0.10	£0.19	£0.18	£0.18	£0.18	£0.18	£0.16	£0.15		
3 Residential Small site - higher density (flats)	5	0.04	£0.03	-£0.07	-£0.08	-£0.08	-£0.09	-£0.09	-£0.10	-£0.11		
4 Residential Small site - low density	10	0.32	£0.21	£0.36	£0.35	£0.35	£0.34	£0.35	£0.31	£0.29		
5 Residential Small site - medium density	10	0.32	£0.21	£0.37	£0.37	£0.36	£0.35	£0.36	£0.32	£0.31		
6 Residential Small site - higher density (flats)	10	0.09	£0.06	-£0.15	-£0.15	-£0.16	-£0.17	-£0.17	-£0.21	-£0.22		
7 Residential Medium site - low density	25	0.79	£0.52	£0.90	£0.89	£0.87	£0.84	£0.86	£0.77	£0.74		
8 Residential Medium site - medium density	25	0.79	£0.52	£0.87	£0.86	£0.84	£0.82	£0.83	£0.74	£0.71		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.18	£0.32	£0.31	£0.29	£0.26	£0.28	£0.18	£0.15		
10 Residential Medium site - low density	50	1.68	£1.11	£1.77	£1.75	£1.72	£1.67	£1.71	£1.52	£1.46		
11 Residential Medium site - medium density	50	1.68	£1.11	£1.84	£1.82	£1.79	£1.74	£1.78	£1.60	£1.53		
12 Residential Medium site - higher density (flats)	50	0.47	£0.31	-£0.96	-£0.98	-£1.02	-£1.08	-£1.05	-£1.25	-£1.32		
13 Residential Large site - low density	100	3.57	£2.36	£3.40	£3.36	£3.30	£3.20	£3.28	£2.91	£2.79		
14 Residential Large site - medium density	100	3.57	£2.36	£3.55	£3.50	£3.45	£3.34	£3.42	£3.05	£2.93		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.92	£2.09	£2.05	£1.99	£1.88	£1.95	£1.58	£1.45		
16 Residential Large site - low density	200	8.16	£5.39	£6.82	£6.74	£6.63	£6.43	£6.58	£5.87	£5.63		
17 Residential Large site - medium density (houses and flats)	200	5.71	£3.77	£5.13	£5.05	£4.93	£4.73	£4.87	£4.16	£3.91		
18 Strategic scale site - low density	500	24.00	£15.85	£2.72	£2.52	£2.15	£1.59	£2.14	£0.39	-£0.19		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£9.91	£0.98	£0.78	£0.41	-£0.17	£0.37	-£1.42	-£2.03		
20 Strategic scale site - low density	600	30.00	£19.81	£3.04	£2.82	£2.42	£1.80	£2.40	£0.49	-£0.15		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£15.19	£1.13	£0.91	£0.50	-£0.14	£0.46	-£1.50	-£2.16		
22 Strategic scale site - low density	600	25.00	£16.51	£2.49	£2.30	£1.96	£1.43	£1.95	£0.32	-£0.23		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£16.51	£2.31	£2.10	£1.69	£1.07	£1.67	-£0.25	-£0.90		
24 Housing for Elderly (C3) - high density	40	0.32	£0.21	-£1.35	-£1.37	-£1.39	-£1.42	-£1.41	-£1.52	-£1.56		
25 Housing for Elderly (C3) - high density	60	0.41	£0.27	-£2.06	-£2.09	-£2.11	-£2.16	-£2.14	-£2.31	-£2.37		
26 Housing for Elderly (C2) extra care	70	0.47	£0.31	-£2.44	-£2.47	-£2.50	-£2.56	-£2.53	-£2.73	-£2.80		
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.06	£0.18	£0.18	£0.17	£0.17	£0.17	£0.15	£0.15		
2 Residential Small site - medium density	5	0.16	£0.06	£0.19	£0.18	£0.18	£0.18	£0.18	£0.16	£0.15		
3 Residential Small site - higher density (flats)	5	0.04	£0.02	-£0.07	-£0.08	-£0.08	-£0.09	-£0.09	-£0.10	-£0.11		
4 Residential Small site - low density	10	0.32	£0.12	£0.36	£0.35	£0.35	£0.34	£0.35	£0.31	£0.29		
5 Residential Small site - medium density	10	0.32	£0.12	£0.37	£0.37	£0.36	£0.35	£0.36	£0.32	£0.31		
6 Residential Small site - higher density (flats)	10	0.09	£0.03	-£0.15	-£0.15	-£0.16	-£0.17	-£0.17	-£0.21	-£0.22		
7 Residential Medium site - low density	25	0.79	£0.29	£0.90	£0.89	£0.87	£0.84	£0.86	£0.77	£0.74		
8 Residential Medium site - medium density	25	0.79	£0.29	£0.87	£0.86	£0.84	£0.82	£0.83	£0.74	£0.71		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.32	£0.31	£0.29	£0.26	£0.28	£0.18	£0.15		
10 Residential Medium site - low density	50	1.68	£0.62	£1.77	£1.75	£1.72	£1.67	£1.71	£1.52	£1.46		
11 Residential Medium site - medium density	50	1.68	£0.62	£1.84	£1.82	£1.79	£1.74	£1.78	£1.60	£1.53		
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	-£0.96	-£0.98	-£1.02	-£1.08	-£1.05	-£1.25	-£1.32		
13 Residential Large site - low density	100	3.57	£1.32	£3.40	£3.36	£3.30	£3.20	£3.28	£2.91	£2.79		
14 Residential Large site - medium density	100	3.57	£1.32	£3.55	£3.50	£3.45	£3.34	£3.42	£3.05	£2.93		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.09	£2.05	£1.99	£1.88	£1.95	£1.58	£1.45		
16 Residential Large site - low density	200	8.16	£3.02	£6.82	£6.74	£6.63	£6.43	£6.58	£5.87	£5.63		
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£5.13	£5.05	£4.93	£4.73	£4.87	£4.16	£3.91		
18 Strategic scale site - low density	500	24.00	£8.88	£2.72	£2.52	£2.15	£1.59	£2.14	£0.39	-£0.19		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£0.98	£0.78	£0.41	-£0.17	£0.37	-£1.42	-£2.03		
20 Strategic scale site - low density	600	30.00	£11.10	£3.04	£2.82	£2.42	£1.80	£2.40	£0.49	-£0.15		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£1.13	£0.91	£0.50	-£0.14	£0.46	-£1.50	-£2		

Table 6.19.4: Individual Impact of other policies - Elsewhere: £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		£3,848		AH tenure (rent / SO):		70%		30%	
			Section 106 (per unit):		£15,000		AH %		40%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)												
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.34	£0.224	£0.222	£0.219	£0.213	£0.217	£0.199	£0.192		
2 Residential Small site - medium density	5	0.16	£0.34	£0.231	£0.229	£0.226	£0.221	£0.224	£0.206	£0.199		
3 Residential Small site - higher density (flats)	5	0.04	£0.10	£0.036	£0.038	£0.041	£0.047	£0.045	£0.064	£0.072		
4 Residential Small site - low density	10	0.32	£0.68	£0.446	£0.443	£0.437	£0.427	£0.434	£0.397	£0.384		
5 Residential Small site - medium density	10	0.32	£0.68	£0.462	£0.458	£0.452	£0.441	£0.448	£0.412	£0.399		
6 Residential Small site - higher density (flats)	10	0.09	£0.19	£0.071	£0.076	£0.083	£0.095	£0.090	£0.129	£0.143		
7 Residential Medium site - low density	25	0.79	£1.71	£1.119	£1.108	£1.093	£1.067	£1.084	£0.993	£0.961		
8 Residential Medium site - medium density	25	0.79	£1.71	£0.885	£0.874	£0.859	£0.832	£0.849	£0.756	£0.724		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.60	£0.526	£0.515	£0.499	£0.472	£0.486	£0.393	£0.359		
10 Residential Medium site - low density	50	1.68	£3.62	£2.191	£2.170	£2.141	£2.091	£2.124	£1.947	£1.886		
11 Residential Medium site - medium density	50	1.68	£3.62	£2.261	£2.239	£2.211	£2.161	£2.194	£2.017	£1.956		
12 Residential Medium site - higher density (flats)	50	0.47	£1.01	£0.544	£0.566	£0.602	£0.660	£0.636	£0.827	£0.897		
13 Residential Large site - low density	100	3.57	£7.68	£4.266	£4.224	£4.167	£4.067	£4.133	£3.779	£3.658		
14 Residential Large site - medium density	100	3.57	£7.68	£4.406	£4.363	£4.306	£4.206	£4.272	£3.919	£3.797		
15 Residential Large site - high density (flats and houses)	100	1.39	£2.99	£2.916	£2.874	£2.813	£2.710	£2.770	£2.411	£2.285		
16 Residential Large site - low density	200	8.16	£17.56	£8.377	£8.297	£8.188	£8.000	£8.125	£7.454	£7.223		
17 Residential Large site - medium density (houses and flats)	200	5.71	£12.29	£6.657	£6.577	£6.464	£6.268	£6.387	£5.701	£5.483		
18 Strategic scale site - low density	500	24.00	£51.63	£6.550	£6.354	£5.997	£5.444	£5.932	£4.272	£3.696		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£32.27	£4.758	£4.559	£4.192	£3.625	£4.110	£2.435	£1.854		
20 Strategic scale site - low density	600	30.00	£64.54	£7.052	£6.838	£6.448	£5.843	£6.376	£4.577	£3.954		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£49.48	£5.096	£4.891	£4.485	£3.866	£4.397	£2.569	£1.935		
22 Strategic scale site - low density	600	25.00	£53.78	£5.743	£5.561	£5.230	£4.716	£5.169	£3.634	£3.103		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£53.78	£6.079	£5.886	£5.476	£4.872	£5.397	£3.596	£2.972		
24 Housing for Elderly (C3) - high density	40	0.32	£0.69	£1.155	£1.172	£1.188	£1.221	£1.208	£1.317	£1.358		
25 Housing for Elderly (C3) - high density	60	0.41	£0.89	£1.758	£1.784	£1.808	£1.858	£1.837	£2.001	£2.062		
26 Housing for Elderly (C2) extra care	70	0.47	£1.00	£2.081	£2.111	£2.139	£2.197	£2.172	£2.364	£2.434		
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.10	£0.22	£0.22	£0.22	£0.21	£0.22	£0.20	£0.19		
2 Residential Small site - medium density	5	0.16	£0.10	£0.23	£0.23	£0.23	£0.22	£0.22	£0.21	£0.20		
3 Residential Small site - higher density (flats)	5	0.04	£0.03	£0.04	£0.04	£0.04	£0.05	£0.04	£0.06	£0.07		
4 Residential Small site - low density	10	0.32	£0.21	£0.45	£0.44	£0.44	£0.43	£0.43	£0.40	£0.38		
5 Residential Small site - medium density	10	0.32	£0.21	£0.46	£0.46	£0.45	£0.44	£0.45	£0.41	£0.40		
6 Residential Small site - higher density (flats)	10	0.09	£0.06	£0.07	£0.08	£0.08	£0.09	£0.09	£0.13	£0.14		
7 Residential Medium site - low density	25	0.79	£0.52	£1.12	£1.11	£1.09	£1.07	£1.08	£0.99	£0.96		
8 Residential Medium site - medium density	25	0.79	£0.52	£0.89	£0.87	£0.86	£0.83	£0.85	£0.76	£0.72		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.18	£0.53	£0.52	£0.50	£0.47	£0.49	£0.39	£0.36		
10 Residential Medium site - low density	50	1.68	£1.11	£2.19	£2.17	£2.14	£2.09	£2.12	£1.95	£1.89		
11 Residential Medium site - medium density	50	1.68	£1.11	£2.26	£2.24	£2.21	£2.16	£2.19	£2.02	£1.96		
12 Residential Medium site - higher density (flats)	50	0.47	£0.31	£0.54	£0.57	£0.60	£0.66	£0.64	£0.83	£0.90		
13 Residential Large site - low density	100	3.57	£2.36	£4.27	£4.22	£4.17	£4.07	£4.13	£3.78	£3.66		
14 Residential Large site - medium density	100	3.57	£2.36	£4.41	£4.36	£4.31	£4.21	£4.27	£3.92	£3.80		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.92	£2.92	£2.87	£2.81	£2.71	£2.77	£2.41	£2.29		
16 Residential Large site - low density	200	8.16	£5.39	£8.38	£8.30	£8.19	£8.00	£8.12	£7.45	£7.22		
17 Residential Large site - medium density (houses and flats)	200	5.71	£3.77	£6.66	£6.58	£6.46	£6.27	£6.39	£5.70	£5.46		
18 Strategic scale site - low density	500	24.00	£15.85	£6.55	£6.35	£6.00	£5.44	£5.93	£4.27	£3.70		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£9.91	£4.76	£4.56	£4.19	£3.63	£4.11	£2.43	£1.85		
20 Strategic scale site - low density	600	30.00	£19.81	£7.05	£6.84	£6.45	£5.84	£6.38	£4.58	£3.95		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£15.19	£5.10	£4.88	£4.48	£3.87	£4.40	£2.57	£1.94		
22 Strategic scale site - low density	600	25.00	£16.51	£5.74	£5.56	£5.23	£4.72	£5.17	£3.63	£3.10		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£16.51	£6.08	£5.87	£5.48	£4.87	£5.40	£3.60	£2.97		
24 Housing for Elderly (C3) - high density	40	0.32	£0.21	£1.16	£1.17	£1.19	£1.22	£1.21	£1.32	£1.36		
25 Housing for Elderly (C3) - high density	60	0.41	£0.27	£1.76	£1.78	£1.81	£1.86	£1.84	£2.00	£2.06		
26 Housing for Elderly (C2) extra care	70	0.47	£0.31	£2.08	£2.11	£2.14	£2.20	£2.17	£2.36	£2.43		
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.06	£0.22	£0.22	£0.22	£0.21	£0.22	£0.20	£0.19		
2 Residential Small site - medium density	5	0.16	£0.06	£0.23	£0.23	£0.23	£0.22	£0.22	£0.21	£0.20		
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.04	£0.04	£0.04	£0.05	£0.04	£0.06	£0.07		
4 Residential Small site - low density	10	0.32	£0.12	£0.45	£0.44	£0.44	£0.43	£0.43	£0.40	£0.38		
5 Residential Small site - medium density	10	0.32	£0.12	£0.46	£0.46	£0.45	£0.44	£0.45	£0.41	£0.40		
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.07	£0.08	£0.08	£0.09	£0.09	£0.13	£0.14		
7 Residential Medium site - low density	25	0.79	£0.29	£1.12	£1.11	£1.09	£1.07	£1.08	£0.99	£0.96		
8 Residential Medium site - medium density	25	0.79	£0.29	£0.89	£0.87	£0.86	£0.83	£0.85	£0.76	£0.72		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.53	£0.52	£0.50	£0.47	£0.49	£0.39	£0.36		
10 Residential Medium site - low density	50	1.68	£0.62	£2.19	£2.17	£2.14	£2.09	£2.12	£1.95	£1.89		
11 Residential Medium site - medium density	50	1.68	£0.62	£2.26	£2.24	£2.21	£2.16	£2.19	£2.02	£1.96		
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.54	£0.57	£0.60	£0.66	£0.64	£0.83	£0.90		
13 Residential Large site - low density	100	3.57	£1.32	£4.27	£4.22	£4.17	£4.07	£4.13	£3.78	£3.66		
14 Residential Large site - medium density	100	3.57	£1.32	£4.41	£4.36	£4.31	£4.21	£4.27	£3.92	£3.80		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.92	£2.87	£2.81	£2.71	£2.77	£2.41	£2.29		
16 Residential Large site - low density	200	8.16	£3.02	£8.38	£8.30	£8.19	£8.00	£8.12	£7.45	£7.22		
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£6.66	£6.58	£6.46	£6.27	£6.39	£5.70	£5.46		
18 Strategic scale site - low density	500	24.00	£8.88	£6.55	£6.35	£6.00	£5.44	£5.93	£4.27	£3.70		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£4.76	£4.56	£4.19	£3.63	£4.11	£2.43	£1.85		
20 Strategic scale site - low density	600	30.00	£11.10	£7.05	£6.84	£6.45	£5.84	£6.38	£4.58	£3.95		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£5.10	£4.88	£4.48	£3.87	£4.40	£2.57	£1.94		
22 Strategic scale site - low density	600	25.00	£9.25	£5.74	£5.56	£5.23	£4.72	£5.17	£3.63	£3.10		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£9.25	£6.08	£5.87	£5.48	£4.87	£5.40	£3.60	£2.97		
24 Housing for Elderly (C3) - high density	40	0.32	£0.12	£1.16	£1.17	£1.19	£1.22	£1.21	£1.32	£1.36		
25 Housing for Elderly (C3) - high density	60	0.41	£0.15	£1.76	£1.78	£1.81	£1.86	£1.84	£2.00	£2.06		
26 Housing for Elderly (C2) extra care	70	0.47	£0.17	£2.08	£2.11	£2.14	£2.20	£2.17	£2.36	£2.43		
BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.04	£0.22	£0.22	£0.22	£0.21	£0.22	£0.20	£0.19		
2 Residential Small site - medium density	5	0.16	£0.04	£0.23	£0.23	£0.23	£0.22	£0.22	£0.21	£0.20		
3 Residential Small site - higher density (flats)	5	0.04	£0.01	£0.04	£0.04	£0.04	£0.05	£0.04	£0.06	£0.07		
4 Residential Small site - low density	10	0.32	£0.08	£0.45	£0.44	£0.44	£0.43	£0.43	£0.40	£0.38		
5 Residential Small site - medium density	10	0.32	£0.08	£0.46	£0.46	£0.45	£0.44	£0.45	£0.41	£0.40		
6 Residential Small site - higher density (flats)	10	0.09	£0.02	£0.07	£0.08	£0.08</						

Table 6.19.5: Individual Impact of other policies - Rugby Urban Area: £22,500 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		£3,372		AH tenure (rent / SO):		70%		30%	
			Section 106 (per unit):		£22,500		AH %		20%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)												
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.34	£0.147	£0.145	£0.142	£0.137	£0.141	£0.122	£0.115		
2 Residential Small site - medium density	5	0.16	£0.34	£0.155	£0.152	£0.149	£0.144	£0.148	£0.129	£0.123		
3 Residential Small site - higher density (flats)	5	0.04	£0.10	£0.107	£0.109	£0.113	£0.119	£0.116	£0.136	£0.143		
4 Residential Small site - low density	10	0.32	£0.68	£0.294	£0.290	£0.284	£0.273	£0.282	£0.243	£0.230		
5 Residential Small site - medium density	10	0.32	£0.68	£0.309	£0.305	£0.299	£0.288	£0.296	£0.258	£0.245		
6 Residential Small site - higher density (flats)	10	0.09	£0.19	£0.214	£0.218	£0.226	£0.238	£0.233	£0.272	£0.287		
7 Residential Medium site - low density	25	0.79	£1.71	£0.736	£0.725	£0.710	£0.684	£0.704	£0.608	£0.576		
8 Residential Medium site - medium density	25	0.79	£1.71	£0.509	£0.498	£0.482	£0.456	£0.474	£0.378	£0.345		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.60	£0.159	£0.148	£0.131	£0.104	£0.120	£0.023	£0.011		
10 Residential Medium site - low density	50	1.68	£3.62	£1.457	£1.435	£1.405	£1.354	£1.394	£1.205	£1.142		
11 Residential Medium site - medium density	50	1.68	£3.62	£1.529	£1.507	£1.477	£1.426	£1.466	£1.277	£1.214		
12 Residential Medium site - higher density (flats)	50	0.47	£1.01	£1.265	£1.307	£1.344	£1.402	£1.378	£1.572	£1.643		
13 Residential Large site - low density	100	3.57	£7.68	£2.777	£2.735	£2.676	£2.575	£2.653	£2.282	£2.159		
14 Residential Large site - medium density	100	3.57	£7.68	£2.918	£2.876	£2.817	£2.716	£2.716	£2.242	£2.100		
15 Residential Large site - high density (flats and houses)	100	1.39	£2.99	£1.466	£1.424	£1.361	£1.257	£1.326	£0.949	£0.819		
16 Residential Large site - low density	200	8.16	£17.56	£5.589	£5.508	£5.395	£5.201	£5.352	£4.640	£4.402		
17 Residential Large site - medium density (houses and flats)	200	5.71	£12.29	£3.898	£3.817	£3.699	£3.500	£3.639	£2.923	£2.676		
18 Strategic scale site - low density	500	24.00	£51.63	£0.362	£0.567	£0.948	£1.534	£0.964	£2.766	£3.367		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£32.27	£2.161	£2.366	£2.753	£3.345	£2.790	£4.595	£5.204		
20 Strategic scale site - low density	600	30.00	£64.54	£0.467	£0.711	£1.125	£1.763	£1.142	£3.110	£3.773		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£49.48	£2.454	£2.677	£3.104	£3.758	£3.145	£5.138	£5.809		
22 Strategic scale site - low density	600	25.00	£53.78	£0.714	£0.905	£1.260	£1.812	£1.275	£2.975	£3.545		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£53.78	£1.446	£1.671	£2.094	£2.742	£2.122	£4.112	£4.767		
24 Housing for Elderly (C3) - high density	40	0.32	£0.69	£1.613	£1.630	£1.646	£1.679	£1.665	£1.775	£1.816		
25 Housing for Elderly (C3) - high density	60	0.41	£0.89	£2.451	£2.476	£2.500	£2.550	£2.529	£2.693	£2.754		
26 Housing for Elderly (C2) extra care	70	0.47	£1.00	£2.895	£2.925	£2.953	£3.010	£2.986	£3.178	£3.248		
BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.10	£0.15	£0.15	£0.14	£0.14	£0.14	£0.12	£0.12		
2 Residential Small site - medium density	5	0.16	£0.10	£0.15	£0.15	£0.15	£0.14	£0.15	£0.13	£0.12		
3 Residential Small site - higher density (flats)	5	0.04	£0.03	£0.11	£0.11	£0.11	£0.12	£0.12	£0.14	£0.14		
4 Residential Small site - low density	10	0.32	£0.21	£0.29	£0.29	£0.28	£0.27	£0.28	£0.24	£0.23		
5 Residential Small site - medium density	10	0.32	£0.21	£0.31	£0.30	£0.30	£0.29	£0.30	£0.26	£0.25		
6 Residential Small site - higher density (flats)	10	0.09	£0.06	£0.21	£0.22	£0.23	£0.24	£0.23	£0.27	£0.29		
7 Residential Medium site - low density	25	0.79	£0.52	£0.74	£0.73	£0.71	£0.68	£0.70	£0.61	£0.58		
8 Residential Medium site - medium density	25	0.79	£0.52	£0.51	£0.50	£0.48	£0.46	£0.47	£0.38	£0.35		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.18	£0.16	£0.15	£0.13	£0.10	£0.12	£0.02	£0.01		
10 Residential Medium site - low density	50	1.68	£1.11	£1.46	£1.44	£1.41	£1.35	£1.39	£1.21	£1.14		
11 Residential Medium site - medium density	50	1.68	£1.11	£1.53	£1.51	£1.48	£1.43	£1.47	£1.28	£1.21		
12 Residential Medium site - higher density (flats)	50	0.47	£0.31	£1.29	£1.31	£1.34	£1.40	£1.38	£1.57	£1.64		
13 Residential Large site - low density	100	3.57	£2.36	£2.78	£2.73	£2.68	£2.57	£2.65	£2.28	£2.16		
14 Residential Large site - medium density	100	3.57	£2.36	£2.92	£2.88	£2.82	£2.72	£2.79	£2.42	£2.30		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.92	£1.47	£1.42	£1.36	£1.26	£1.33	£0.95	£0.82		
16 Residential Large site - low density	200	8.16	£5.39	£5.59	£5.51	£5.40	£5.20	£5.35	£4.64	£4.40		
17 Residential Large site - medium density (houses and flats)	200	5.71	£3.77	£3.90	£3.82	£3.70	£3.50	£3.64	£2.92	£2.68		
18 Strategic scale site - low density	500	24.00	£15.85	£0.36	£0.57	£0.95	£1.53	£0.96	£2.77	£3.37		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£9.91	£2.16	£2.37	£2.75	£3.35	£2.79	£4.60	£5.20		
20 Strategic scale site - low density	600	30.00	£19.81	£0.49	£0.71	£1.13	£1.76	£1.14	£3.11	£3.77		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£15.19	£2.45	£2.66	£3.10	£3.76	£3.14	£5.14	£5.81		
22 Strategic scale site - low density	600	25.00	£16.51	£0.71	£0.91	£1.26	£1.81	£1.27	£2.98	£3.55		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£16.51	£1.45	£1.67	£2.09	£2.74	£2.12	£4.11	£4.79		
24 Housing for Elderly (C3) - high density	40	0.32	£0.21	£1.61	£1.63	£1.65	£1.68	£1.67	£1.76	£1.82		
25 Housing for Elderly (C3) - high density	60	0.41	£0.27	£2.45	£2.46	£2.50	£2.55	£2.53	£2.69	£2.75		
26 Housing for Elderly (C2) extra care	70	0.47	£0.31	£2.89	£2.92	£2.95	£3.01	£2.99	£3.18	£3.25		
BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)												
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.06	£0.15	£0.15	£0.14	£0.14	£0.14	£0.12	£0.12		
2 Residential Small site - medium density	5	0.16	£0.06	£0.15	£0.15	£0.15	£0.14	£0.15	£0.13	£0.12		
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.11	£0.11	£0.11	£0.12	£0.12	£0.14	£0.14		
4 Residential Small site - low density	10	0.32	£0.12	£0.29	£0.29	£0.28	£0.27	£0.28	£0.24	£0.23		
5 Residential Small site - medium density	10	0.32	£0.12	£0.31	£0.30	£0.30	£0.29	£0.30	£0.26	£0.25		
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.21	£0.22	£0.23	£0.24	£0.23	£0.27	£0.29		
7 Residential Medium site - low density	25	0.79	£0.29	£0.74	£0.73	£0.71	£0.68	£0.70	£0.61	£0.58		
8 Residential Medium site - medium density	25	0.79	£0.29	£0.51	£0.50	£0.48	£0.46	£0.47	£0.38	£0.35		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.16	£0.15	£0.13	£0.10	£0.12	£0.02	£0.01		
10 Residential Medium site - low density	50	1.68	£0.62	£1.46	£1.44	£1.41	£1.35	£1.39	£1.21	£1.14		
11 Residential Medium site - medium density	50	1.68	£0.62	£1.53	£1.51	£1.48	£1.43	£1.47	£1.28	£1.21		
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£1.29	£1.31	£1.34	£1.40	£1.38	£1.57	£1.64		
13 Residential Large site - low density	100	3.57	£1.32	£2.78	£2.73	£2.68	£2.57	£2.65	£2.28	£2.16		
14 Residential Large site - medium density	100	3.57	£1.32	£2.92	£2.88	£2.82	£2.72	£2.79	£2.42	£2.30		
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£1.47	£1.42	£1.36	£1.26	£1.33	£0.95	£0.82		
16 Residential Large site - low density	200	8.16	£3.02	£5.59	£5.51	£5.40	£5.20	£5.35	£4.64	£4.40		
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£3.90	£3.82	£3.70	£3.50	£3.64	£2.92	£2.68		
18 Strategic scale site - low density	500	24.00	£8.88	£0.36	£0.57	£0.95	£1.53	£0.96	£2.77	£3.37		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£2.16	£2.37	£2.75						

Table 6.19.6: Individual Impact of other policies - Elsewhere: £22,500 per unit Section 106

RUGBY LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		£3,848		AH tenure (rent / SO):		70%		30%	
			Section 106 (per unit):		£22,500		AH %		40%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)												
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2		
1 Residential Small site - low density	5	0.16	£0.34	£0.192	£0.190	£0.187	£0.181	£0.185	£0.167	£0.160		
2 Residential Small site - medium density	5	0.16	£0.34	£0.199	£0.197	£0.194	£0.189	£0.192	£0.174	£0.167		
3 Residential Small site - higher density (flats)	5	0.04	£0.10	£0.066	£0.070	£0.074	£0.080	£0.077	£0.097	£0.104		
4 Residential Small site - low density	10	0.32	£0.68	£0.384	£0.379	£0.373	£0.363	£0.370	£0.333	£0.320		
5 Residential Small site - medium density	10	0.32	£0.68	£0.398	£0.394	£0.388	£0.377	£0.384	£0.348	£0.335		
6 Residential Small site - higher density (flats)	10	0.09	£0.19	£0.136	£0.141	£0.148	£0.160	£0.155	£0.194	£0.208		
7 Residential Medium site - low density	25	0.79	£1.71	£0.959	£0.946	£0.933	£0.907	£0.924	£0.833	£0.801		
8 Residential Medium site - medium density	25	0.79	£1.71	£0.725	£0.714	£0.699	£0.672	£0.689	£0.596	£0.564		
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.60	£0.366	£0.355	£0.339	£0.312	£0.326	£0.233	£0.199		
10 Residential Medium site - low density	50	1.68	£3.62	£1.877	£1.855	£1.827	£1.777	£1.810	£1.633	£1.572		
11 Residential Medium site - medium density	50	1.68	£3.62	£1.946	£1.925	£1.897	£1.847	£1.880	£1.703	£1.642		
12 Residential Medium site - higher density (flats)	50	0.47	£1.01	£0.666	£0.690	£0.926	£0.984	£0.960	£1.151	£1.221		
13 Residential Large site - low density	100	3.57	£7.68	£3.636	£3.596	£3.539	£3.439	£3.505	£3.152	£3.030		
14 Residential Large site - medium density	100	3.57	£7.68	£3.778	£3.738	£3.678	£3.579	£3.645	£3.291	£3.169		
15 Residential Large site - high density (flats and houses)	100	1.39	£2.99	£2.266	£2.246	£2.185	£2.082	£2.142	£1.783	£1.657		
16 Residential Large site - low density	200	8.16	£17.56	£7.164	£7.084	£6.976	£6.784	£6.911	£6.232	£5.998		
17 Residential Large site - medium density (houses and flats)	200	5.71	£12.29	£5.427	£5.346	£5.231	£5.035	£5.155	£4.469	£4.229		
18 Strategic scale site - low density	500	24.00	£51.63	£3.492	£3.293	£2.931	£2.371	£2.865	£1.197	£0.623		
19 Strategic scale site - medium density (houses and flats)	500	15.00	£32.27	£1.684	£1.485	£1.117	£0.551	£1.036	£0.650	£1.246		
20 Strategic scale site - low density	600	30.00	£64.54	£3.594	£3.377	£2.982	£2.370	£2.909	£1.088	£0.454		
21 Strategic scale site - medium density (houses and flats)	600	23.00	£49.48	£1.614	£1.397	£0.993	£0.367	£0.903	£0.964	£1.617		
22 Strategic scale site - low density	600	25.00	£53.78	£2.617	£2.431	£2.092	£1.588	£2.030	£0.460	£0.085		
23 Strategic scale site - medium density (houses and flats)	700	25.00	£53.78	£2.417	£2.200	£1.802	£1.182	£1.722	£0.125	£0.773		
24 Housing for Elderly (C3) - high density	40	0.32	£0.69	£1.414	£1.431	£1.447	£1.480	£1.466	£1.576	£1.616		
25 Housing for Elderly (C3) - high density	60	0.41	£0.89	£2.146	£2.172	£2.196	£2.245	£2.225	£2.389	£2.449		
26 Housing for Elderly (C2) extra care	70	0.47	£1.00	£2.533	£2.563	£2.591	£2.646	£2.624	£2.616	£2.696		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)											
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2	
1 Residential Small site - low density	5	0.16	£0.10	£0.19	£0.19	£0.19	£0.18	£0.18	£0.17	£0.16	
2 Residential Small site - medium density	5	0.16	£0.10	£0.20	£0.20	£0.19	£0.19	£0.19	£0.17	£0.17	
3 Residential Small site - higher density (flats)	5	0.04	£0.03	£0.07	£0.07	£0.07	£0.06	£0.06	£0.10	£0.10	
4 Residential Small site - low density	10	0.32	£0.21	£0.38	£0.38	£0.37	£0.36	£0.37	£0.33	£0.32	
5 Residential Small site - medium density	10	0.32	£0.21	£0.40	£0.39	£0.39	£0.38	£0.38	£0.35	£0.33	
6 Residential Small site - higher density (flats)	10	0.09	£0.06	£0.14	£0.14	£0.15	£0.16	£0.15	£0.19	£0.21	
7 Residential Medium site - low density	25	0.79	£0.52	£0.96	£0.95	£0.93	£0.91	£0.92	£0.83	£0.80	
8 Residential Medium site - medium density	25	0.79	£0.52	£0.73	£0.71	£0.70	£0.67	£0.69	£0.60	£0.56	
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.18	£0.37	£0.36	£0.34	£0.31	£0.33	£0.23	£0.20	
10 Residential Medium site - low density	50	1.68	£1.11	£1.88	£1.86	£1.83	£1.78	£1.81	£1.63	£1.57	
11 Residential Medium site - medium density	50	1.68	£1.11	£1.95	£1.93	£1.90	£1.85	£1.88	£1.70	£1.64	
12 Residential Medium site - higher density (flats)	50	0.47	£0.31	£0.67	£0.69	£0.93	£0.98	£0.96	£1.15	£1.22	
13 Residential Large site - low density	100	3.57	£2.36	£3.64	£3.60	£3.54	£3.44	£3.51	£3.15	£3.03	
14 Residential Large site - medium density	100	3.57	£2.36	£3.78	£3.74	£3.68	£3.58	£3.64	£3.29	£3.17	
15 Residential Large site - high density (flats and houses)	100	1.39	£0.92	£2.29	£2.25	£2.19	£2.08	£2.14	£1.78	£1.66	
16 Residential Large site - low density	200	8.16	£5.39	£7.16	£7.08	£6.98	£6.78	£6.91	£6.23	£6.00	
17 Residential Large site - medium density (houses and flats)	200	5.71	£3.77	£5.43	£5.35	£5.23	£5.04	£5.15	£4.47	£4.23	
18 Strategic scale site - low density	500	24.00	£15.85	£3.49	£3.29	£2.93	£2.37	£2.87	£1.20	£0.62	
19 Strategic scale site - medium density (houses and flats)	500	15.00	£9.91	£1.66	£1.48	£1.12	£0.55	£1.04	£0.65	£1.25	
20 Strategic scale site - low density	600	30.00	£19.81	£3.59	£3.38	£2.98	£2.37	£2.91	£1.09	£0.45	
21 Strategic scale site - medium density (houses and flats)	600	23.00	£15.19	£1.61	£1.40	£0.99	£0.37	£0.90	£0.96	£1.62	
22 Strategic scale site - low density	600	25.00	£16.51	£2.62	£2.43	£2.09	£1.57	£2.03	£0.46	£0.08	
23 Strategic scale site - medium density (houses and flats)	700	25.00	£16.51	£2.42	£2.20	£1.80	£1.18	£1.72	£0.12	£0.77	
24 Housing for Elderly (C3) - high density	40	0.32	£0.21	£1.41	£1.43	£1.45	£1.48	£1.47	£1.58	£1.62	
25 Housing for Elderly (C3) - high density	60	0.41	£0.27	£2.15	£2.17	£2.20	£2.25	£2.22	£2.39	£2.45	
26 Housing for Elderly (C2) extra care	70	0.47	£0.31	£2.53	£2.56	£2.59	£2.65	£2.62	£2.62	£2.69	

BENCHMARK LAND VALUE 3 (HIGHER GREENFIELD)											
Description	No of units		BLV (£ m)	Baseline	EVC	BNG (10%)	BNG (20%)	Access	NZC Sc 1	NZC Sc 2	
1 Residential Small site - low density	5	0.16	£0.06	£0.19	£0.19	£0.19	£0.18	£0.18	£0.17	£0.16	
2 Residential Small site - medium density	5	0.16	£0.06	£0.20	£0.20	£0.19	£0.19	£0.19	£0.17	£0.17	
3 Residential Small site - higher density (flats)	5	0.04	£0.02	£0.07	£0.07	£0.07	£0.06	£0.06	£0.10	£0.10	
4 Residential Small site - low density	10	0.32	£0.12	£0.38	£0.38	£0.37	£0.36	£0.37	£0.33	£0.32	
5 Residential Small site - medium density	10	0.32	£0.12	£0.40	£0.39	£0.39	£0.38	£0.38	£0.35	£0.33	
6 Residential Small site - higher density (flats)	10	0.09	£0.03	£0.14	£0.14	£0.15	£0.16	£0.15	£0.19	£0.21	
7 Residential Medium site - low density	25	0.79	£0.29	£0.96	£0.95	£0.93	£0.91	£0.92	£0.83	£0.80	
8 Residential Medium site - medium density	25	0.79	£0.29	£0.73	£0.71	£0.70	£0.67	£0.69	£0.60	£0.56	
9 Residential Medium site - higher density (flats and houses)	25	0.28	£0.10	£0.37	£0.36	£0.34	£0.31	£0.33	£0.23	£0.20	
10 Residential Medium site - low density	50	1.68	£0.62	£1.88	£1.86	£1.83	£1.78	£1.81	£1.63	£1.57	
11 Residential Medium site - medium density	50	1.68	£0.62	£1.95	£1.93	£1.90	£1.85	£1.88	£1.70	£1.64	
12 Residential Medium site - higher density (flats)	50	0.47	£0.17	£0.87	£0.89	£0.93	£0.98	£0.96	£1.15	£1.22	
13 Residential Large site - low density	100	3.57	£1.32	£3.64	£3.60	£3.54	£3.44	£3.51	£3.15	£3.03	
14 Residential Large site - medium density	100	3.57	£1.32	£3.78	£3.74	£3.68	£3.58	£3.64	£3.29	£3.17	
15 Residential Large site - high density (flats and houses)	100	1.39	£0.51	£2.29	£2.25	£2.19	£2.08	£2.14	£1.78	£1.66	
16 Residential Large site - low density	200	8.16	£3.02	£7.16	£7.08	£6.98	£6.78	£6.91	£6.23	£6.00	
17 Residential Large site - medium density (houses and flats)	200	5.71	£2.11	£5.43	£5.35	£5.23	£5.04	£5.15	£4.47	£4.23	
18 Strategic scale site - low density	500	24.00	£8.88	£3.49	£3.29	£2.93	£2.37	£2.87	£1.20	£0.62	
19 Strategic scale site - medium density (houses and flats)	500	15.00	£5.55	£1.66	£1.48	£1.12	£0.55	£1.04	£0.65	£1.25	
20 Strategic scale site - low density	600	30.00	£11.10	£3.59	£3.38	£2.98	£2.37	£2.91	£1.09	£0.45	
21 Strategic scale site - medium density (houses and flats)	600	23.00	£8.51	£1.61	£1.40	£0.99	£0.37	£0.90	£0.96	£1.62	
22 Strategic scale site - low density	600	25.00	£9.25	£2.62	£2.43	£2.09</					

Cumulative impact of emerging policies

- 6.27 In addition to testing the emerging policies individually in the sections above, we have also tested the cumulative impact assuming 20% affordable housing in the Rugby Urban Area and 30% elsewhere (40% of sites released from the Green Belt), reflecting the range that the emerging Local Plan seeks in various parts of the Borough. We have also applied the three potential levels of Section 106 contributions of £10,000, £15,000 and £22,500 per unit.
- 6.28 The outputs of these appraisals are summarised in tables 6.28.1 to 6.28.6, reflecting a sales value of £3,372 per square metre in the Rugby Urban Area and £3,848 per square metre elsewhere.
- 6.29 Given that most sites in the Borough are expected to come forward on greenfield land on the edge of settlements, the outputs indicate that most developments should be able to viably absorb the cumulative impact of the emerging Local Plan policies. In a small number of cases (when the lowest range of sales values is applied), the starting residual land values (i.e. factoring in the affordable housing requirement at 20% but not the other policies) are already below the benchmark land values. In these cases, the affordable housing requirement (either tenure mix or overall percentage) may need to be adjusted at the development management stage.

Table 6.28.1: Cumulative impact of emerging policies – Rugby Urban Area (sales values of £3,372 per square metre) - £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY				Aff Hsg:		20%							
BLV 1: Secondary Offices				Mkt value:		£3,372 per square metre							
				S106:		£10,000 per unit							
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario			
1	Residential Small site - low density	5	341,475	200,574	198,387	193,150	187,913	181,505	155,348	148,808			
2	Residential Small site - medium density	5	341,475	207,907	205,720	200,482	195,246	188,837	162,680	156,141			
3	Residential Small site - higher density (flats)	5	95,613	-52,674	-54,897	-60,880	-66,863	-76,316	-106,268	-113,756			
4	Residential Small site - low density	10	682,950	401,148	396,774	386,300	375,825	363,009	310,694	297,616			
5	Residential Small site - medium density	10	682,950	415,814	411,440	400,966	390,491	377,675	325,360	312,282			
6	Residential Small site - higher density (flats)	10	191,226	-105,348	-109,793	-121,759	-133,726	-152,633	-212,536	-227,512			
7	Residential Medium site - low density	25	1,707,375	1,002,870	991,936	965,750	939,564	907,524	776,736	744,039			
8	Residential Medium site - medium density	25	1,707,375	776,048	765,112	738,277	711,441	676,508	542,408	508,883			
9	Residential Medium site - higher density (flats and houses)	25	602,362	425,937	415,002	387,257	359,512	320,528	181,791	147,107			
10	Residential Medium site - low density	50	3,615,619	1,981,924	1,960,796	1,910,199	1,859,602	1,797,693	1,544,983	1,480,857			
11	Residential Medium site - medium density	50	3,615,619	2,052,768	2,031,640	1,981,043	1,930,446	1,868,537	1,615,827	1,552,650			
12	Residential Medium site - higher density (flats)	50	1,012,373	-745,292	-767,069	-825,686	-884,303	-976,917	-1,270,355	-1,343,715			
13	Residential Large site - low density	100	7,683,190	3,823,086	3,780,878	3,679,798	3,578,718	3,455,039	2,950,187	2,823,974			
14	Residential Large site - medium density	100	7,683,190	3,964,615	3,922,406	3,821,326	3,720,247	3,596,567	3,091,716	2,965,503			
15	Residential Large site - high density (flats and houses)	100	2,987,907	2,512,488	2,470,280	2,365,438	2,260,596	2,120,166	1,596,136	1,465,128			
16	Residential Large site - low density	200	17,561,576	7,643,514	7,562,457	7,368,343	7,174,229	6,936,718	5,967,202	5,724,822			
17	Residential Large site - medium density (houses and flats)	200	12,293,103	5,952,350	5,871,292	5,672,363	5,473,433	5,214,475	4,220,405	3,971,888			
18	Strategic scale site - low density	500	51,631,035	4,772,359	4,573,404	4,005,469	3,437,536	2,854,561	474,686	-121,997			
19	Strategic scale site - medium density (houses and flats)	500	32,269,397	3,028,661	2,829,705	2,255,860	1,682,015	1,072,722	-1,371,671	-1,993,141			
20	Strategic scale site - low density	600	64,538,793	5,348,661	5,134,284	4,521,756	3,906,301	3,270,104	673,172	23,939			
21	Strategic scale site - medium density (houses and flats)	600	49,479,742	3,452,692	3,235,572	2,609,337	1,983,102	1,318,183	-1,348,877	-2,025,631			
22	Strategic scale site - low density	600	53,782,328	4,555,385	4,373,047	3,852,549	3,332,051	2,797,769	595,834	40,321			
23	Strategic scale site - medium density (houses and flats)	700	53,782,328	4,731,703	4,518,976	3,908,568	3,298,161	2,655,815	63,565	-599,709			
24	Housing for Elderly (C3) - high density	40	688,414	-1,181,818	-1,198,944	-1,232,052	-1,265,160	-1,317,470	-1,483,207	-1,524,641			
25	Housing for Elderly (C3) - high density	60	890,190	-1,804,405	-1,830,066	-1,879,672	-1,929,277	-2,007,653	-2,255,980	-2,318,062			
26	Housing for Elderly (C2) extra care	70	1,003,937	-2,141,719	-2,171,622	-2,229,432	-2,287,240	-2,378,575	-2,667,964	-2,740,311			

BLV 2: Secondary Retail

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario		
1	Residential Small site - low density	5	104,833	200,574	198,387	193,150	187,913	181,505	155,348	148,808		
2	Residential Small site - medium density	5	104,833	207,907	205,720	200,482	195,246	188,837	162,680	156,141		
3	Residential Small site - higher density (flats)	5	29,353	-52,674	-54,897	-60,880	-66,863	-76,316	-106,268	-113,756		
4	Residential Small site - low density	10	209,666	401,148	396,774	386,300	375,825	363,009	310,694	297,616		
5	Residential Small site - medium density	10	209,666	415,814	411,440	400,966	390,491	377,675	325,360	312,282		
6	Residential Small site - higher density (flats)	10	58,707	-105,348	-109,793	-121,759	-133,726	-152,633	-212,536	-227,512		
7	Residential Medium site - low density	25	524,165	1,002,870	991,936	965,750	939,564	907,524	776,736	744,039		
8	Residential Medium site - medium density	25	524,165	776,048	765,112	738,277	711,441	676,508	542,408	508,883		
9	Residential Medium site - higher density (flats and houses)	25	184,926	425,937	415,002	387,257	359,512	320,528	181,791	147,107		
10	Residential Medium site - low density	50	1,109,997	1,981,924	1,960,796	1,910,199	1,859,602	1,797,693	1,544,983	1,480,857		
11	Residential Medium site - medium density	50	1,109,997	2,052,768	2,031,640	1,981,043	1,930,446	1,868,537	1,615,827	1,552,650		
12	Residential Medium site - higher density (flats)	50	310,799	-745,292	-767,069	-825,686	-884,303	-976,917	-1,270,355	-1,343,715		
13	Residential Large site - low density	100	2,358,744	3,823,086	3,780,878	3,679,798	3,578,718	3,455,039	2,950,187	2,823,974		
14	Residential Large site - medium density	100	2,358,744	3,964,615	3,922,406	3,821,326	3,720,247	3,596,567	3,091,716	2,965,503		
15	Residential Large site - high density (flats and houses)	100	917,289	2,512,488	2,470,280	2,365,438	2,260,596	2,120,166	1,596,136	1,465,128		
16	Residential Large site - low density	200	5,391,415	7,643,514	7,562,457	7,368,343	7,174,229	6,936,718	5,967,202	5,724,822		
17	Residential Large site - medium density (houses and flats)	200	3,773,990	5,952,350	5,871,292	5,672,363	5,473,433	5,214,475	4,220,405	3,971,888		
18	Strategic scale site - low density	500	15,850,759	4,772,359	4,573,404	4,005,469	3,437,536	2,854,561	474,686	-121,997		
19	Strategic scale site - medium density (houses and flats)	500	9,906,725	3,028,661	2,829,705	2,255,860	1,682,015	1,072,722	-1,371,671	-1,993,141		
20	Strategic scale site - low density	600	19,813,449	5,348,661	5,134,284	4,521,756	3,906,301	3,270,104	673,172	23,939		
21	Strategic scale site - medium density (houses and flats)	600	15,190,311	3,452,692	3,235,572	2,609,337	1,983,102	1,318,183	-1,348,877	-2,025,631		
22	Strategic scale site - low density	600	16,511,208	4,555,385	4,373,047	3,852,549	3,332,051	2,797,769	595,834	40,321		
23	Strategic scale site - medium density (houses and flats)	700	16,511,208	4,731,703	4,518,976	3,908,568	3,298,161	2,655,815	63,565	-599,709		
24	Housing for Elderly (C3) - high density	40	211,343	-1,181,818	-1,198,944	-1,232,052	-1,265,160	-1,317,470	-1,483,207	-1,524,641		
25	Housing for Elderly (C3) - high density	60	273,289	-1,804,405	-1,830,066	-1,879,672	-1,929,277	-2,007,653	-2,255,980	-2,318,062		
26	Housing for Elderly (C2) extra care	70	308,209	-2,141,719	-2,171,622	-2,229,432	-2,287,240	-2,378,575	-2,667,964	-2,740,311		

BLV 3: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario		
1	Residential Small site - low density	5	58,730	200,574	198,387	193,150	187,913	181,505	155,348	148,808		
2	Residential Small site - medium density	5	58,730	207,907	205,720	200,482	195,246	188,837	162,680	156,141		
3	Residential Small site - higher density (flats)	5	16,444	-52,674	-54,897	-60,880	-66,863	-76,316	-106,268	-113,756		
4	Residential Small site - low density	10	117,460	401,148	396,774	386,300	375,825	363,009	310,694	297,616		
5	Residential Small site - medium density	10	117,460	415,814	411,440	400,966	390,491	377,675	325,360	312,282		
6	Residential Small site - higher density (flats)	10	32,889	-105,348	-109,793	-121,759	-133,726	-152,633	-212,536	-227,512		
7	Residential Medium site - low density	25	293,651	1,002,870	991,936	965,750	939,564	907,524	776,736	744,039		
8	Residential Medium site - medium density	25	293,651	776,048	765,112	738,277	711,441	676,508	542,408	508,883		
9	Residential Medium site - higher density (flats and houses)	25	103,600	425,937	415,002	387,257	359,512	320,528	181,791	147,107		
10	Residential Medium site - low density	50	621,849	1,981,924	1,960,796	1,910,199	1,859,602	1,797,693	1,544,983	1,480,857		
11	Residential Medium site - medium density	50	621,849	2,052,768	2,031,640	1,981,043	1,930,446	1,868,537	1,615,827	1,552,650		
12	Residential Medium site - higher density (flats)	50	174,118	-745,292	-767,069	-825,686	-884,303	-976,917	-1,270,355	-1,343,715		
13	Residential Large site - low density	100	1,321,429	3,823,086	3,780,878	3,679,798	3,578,718	3,455,039	2,950,187	2,823,974		
14	Residential Large site - medium density	100	1,321,429	3,964,615	3,922,406	3,821,326	3,720,247	3,596,567	3,091,716	2,965,503		
15	Residential Large site - high density (flats and houses)	100	513,889	2,512,488	2,470,280	2,365,438	2,260,596	2,120,166	1,596,136	1,465,128		
16	Residential Large site - low density	200	3,020,408	7,643,514	7,562,457	7,368,343	7,174,229	6,936,718	5,967,202	5,724,822		
17	Residential Large site - medium density (houses and flats)	200	2,114,286	5,952,350	5,871,292	5,672,363	5,473,433	5,214,475	4,220,405	3,971,888		
18	Strategic scale site - low density	500	8,890,000	4,772,359	4,573,404	4,005,469	3,437,536	2,854,561	474,686	-121,997		
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	3,028,661	2,829,705	2,255,860	1,682,015	1,072,722	-1,371,671	-1,993,141		
20	Strategic scale site - low density	600	11,100,000	5,348,661								

Table 6.28.2: Cumulative impact of emerging policies – Elsewhere (sales values of £3,848 per square metre) - £10,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY				Aff Hsg:		40%		Mkt value:		£3,848 per square metre		S106:		£10,000 per unit	
BLV 1: Secondary Offices															
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	341,475	245,112	242,926	237,769	232,611	225,720	199,945	193,501					
2	Residential Small site - medium density	5	341,475	252,333	250,146	244,989	239,833	232,940	207,165	200,721					
3	Residential Small site - higher density (flats)	5	95,613	-13,844	-16,066	-21,958	-27,849	-37,166	-66,659	-74,033					
4	Residential Small site - low density	10	682,950	490,226	485,852	475,537	465,224	451,440	399,889	387,001					
5	Residential Small site - medium density	10	682,950	504,666	500,292	489,978	479,665	465,882	414,330	401,442					
6	Residential Small site - higher density (flats)	10	191,226	-27,687	-32,133	-43,916	-55,699	-74,333	-133,320	-148,066					
7	Residential Medium site - low density	25	1,707,375	1,225,563	1,214,628	1,188,843	1,163,059	1,128,600	999,723	967,504					
8	Residential Medium site - medium density	25	1,707,375	992,015	981,080	954,656	928,231	891,497	759,377	726,347					
9	Residential Medium site - higher density (flats and houses)	25	602,362	632,988	622,054	594,733	567,413	527,493	390,832	356,667					
10	Residential Medium site - low density	50	3,615,619	2,400,359	2,379,231	2,329,409	2,279,587	2,213,005	1,963,986	1,901,731					
11	Residential Medium site - medium density	50	3,615,619	2,470,118	2,448,989	2,399,167	2,349,346	2,282,764	2,033,745	1,971,490					
12	Residential Medium site - higher density (flats)	50	1,012,373	-328,449	-350,225	-407,945	-465,664	-556,944	-845,891	-918,127					
13	Residential Large site - low density	100	7,683,190	4,684,662	4,642,453	4,542,921	4,443,389	4,310,377	3,812,898	3,688,529					
14	Residential Large site - medium density	100	7,683,190	4,824,023	4,781,814	4,682,282	4,582,750	4,449,738	3,952,259	3,827,889					
15	Residential Large site - high density (flats and houses)	100	2,987,907	3,334,744	3,292,535	3,189,299	3,086,064	2,939,875	2,423,618	2,294,553					
16	Residential Large site - low density	200	17,561,576	9,185,528	9,105,499	8,916,785	8,728,072	8,475,876	7,532,649	7,296,841					
17	Residential Large site - medium density (houses and flats)	200	12,293,103	7,465,912	7,385,883	7,192,486	6,999,091	6,730,241	5,756,802	5,511,952					
18	Strategic scale site - low density	500	51,631,035	8,567,149	8,370,851	7,817,703	7,264,554	6,645,958	4,324,005	3,737,774					
19	Strategic scale site - medium density (houses and flats)	500	32,269,397	6,782,381	6,586,083	6,027,192	5,468,301	4,828,262	2,453,836	1,860,229					
20	Strategic scale site - low density	600	64,538,793	9,328,567	9,116,301	8,518,156	7,917,967	7,241,766	4,712,724	4,080,463					
21	Strategic scale site - medium density (houses and flats)	600	49,479,742	7,385,301	7,170,724	6,559,789	5,948,854	5,250,327	2,679,845	2,032,044					
22	Strategic scale site - low density	600	53,782,328	7,774,578	7,593,966	7,085,016	6,576,068	6,006,899	3,863,778	3,326,513					
23	Strategic scale site - medium density (houses and flats)	700	53,782,328	8,454,489	8,243,774	7,646,918	7,050,062	6,375,070	3,852,833	3,218,797					
24	Housing for Elderly (C3) - high density	40	688,414	-982,677	-999,803	-1,032,911	-1,068,019	-1,118,377	-1,284,116	-1,325,551					
25	Housing for Elderly (C3) - high density	60	890,190	-1,499,841	-1,525,500	-1,575,107	-1,624,713	-1,703,161	-1,951,491	-2,013,573					
26	Housing for Elderly (C2) extra care	70	1,003,937	-1,779,647	-1,809,552	-1,867,360	-1,925,168	-2,016,588	-2,305,980	-2,378,328					
BLV 2: Secondary Retail															
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	104,833	245,112	242,926	237,769	232,611	225,720	199,945	193,501					
2	Residential Small site - medium density	5	104,833	252,333	250,146	244,989	239,833	232,940	207,165	200,721					
3	Residential Small site - higher density (flats)	5	29,353	-13,844	-16,066	-21,958	-27,849	-37,166	-66,659	-74,033					
4	Residential Small site - low density	10	209,666	490,226	485,852	475,537	465,224	451,440	399,889	387,001					
5	Residential Small site - medium density	10	209,666	504,666	500,292	489,978	479,665	465,882	414,330	401,442					
6	Residential Small site - higher density (flats)	10	58,707	-27,687	-32,133	-43,916	-55,699	-74,333	-133,320	-148,066					
7	Residential Medium site - low density	25	524,165	1,225,563	1,214,628	1,188,843	1,163,059	1,128,600	999,723	967,504					
8	Residential Medium site - medium density	25	524,165	992,015	981,080	954,656	928,231	891,497	759,377	726,347					
9	Residential Medium site - higher density (flats and houses)	25	184,926	632,988	622,054	594,733	567,413	527,493	390,832	356,667					
10	Residential Medium site - low density	50	1,109,997	2,400,359	2,379,231	2,329,409	2,279,587	2,213,005	1,963,986	1,901,731					
11	Residential Medium site - medium density	50	1,109,997	2,470,118	2,448,989	2,399,167	2,349,346	2,282,764	2,033,745	1,971,490					
12	Residential Medium site - higher density (flats)	50	310,799	-328,449	-350,225	-407,945	-465,664	-556,944	-845,891	-918,127					
13	Residential Large site - low density	100	2,358,744	4,684,662	4,642,453	4,542,921	4,443,389	4,310,377	3,812,898	3,688,529					
14	Residential Large site - medium density	100	2,358,744	4,824,023	4,781,814	4,682,282	4,582,750	4,449,738	3,952,259	3,827,889					
15	Residential Large site - high density (flats and houses)	100	917,289	3,334,744	3,292,535	3,189,299	3,086,064	2,939,875	2,423,618	2,294,553					
16	Residential Large site - low density	200	5,391,415	9,185,528	9,105,499	8,916,785	8,728,072	8,475,876	7,532,649	7,296,841					
17	Residential Large site - medium density (houses and flats)	200	3,773,990	7,465,912	7,385,883	7,192,486	6,999,091	6,730,241	5,756,802	5,511,952					
18	Strategic scale site - low density	500	15,850,759	8,567,149	8,370,851	7,817,703	7,264,554	6,645,958	4,324,005	3,737,774					
19	Strategic scale site - medium density (houses and flats)	500	9,906,725	6,782,381	6,586,083	6,027,192	5,468,301	4,828,262	2,453,836	1,860,229					
20	Strategic scale site - low density	600	19,813,449	9,328,567	9,116,301	8,518,156	7,917,967	7,241,766	4,712,724	4,080,463					
21	Strategic scale site - medium density (houses and flats)	600	15,190,311	7,385,301	7,170,724	6,559,789	5,948,854	5,250,327	2,679,845	2,032,044					
22	Strategic scale site - low density	600	16,511,208	7,774,578	7,593,966	7,085,016	6,576,068	6,006,899	3,863,778	3,326,513					
23	Strategic scale site - medium density (houses and flats)	700	16,511,208	8,454,489	8,243,774	7,646,918	7,050,062	6,375,070	3,852,833	3,218,797					
24	Housing for Elderly (C3) - high density	40	211,343	-982,677	-999,803	-1,032,911	-1,068,019	-1,118,377	-1,284,116	-1,325,551					
25	Housing for Elderly (C3) - high density	60	273,289	-1,499,841	-1,525,500	-1,575,107	-1,624,713	-1,703,161	-1,951,491	-2,013,573					
26	Housing for Elderly (C2) extra care	70	308,209	-1,779,647	-1,809,552	-1,867,360	-1,925,168	-2,016,588	-2,305,980	-2,378,328					
BLV 3: Secondary Industrial															
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	58,730	245,112	242,926	237,769	232,611	225,720	199,945	193,501					
2	Residential Small site - medium density	5	58,730	252,333	250,146	244,989	239,833	232,940	207,165	200,721					
3	Residential Small site - higher density (flats)	5	16,444	-13,844	-16,066	-21,958	-27,849	-37,166	-66,659	-74,033					
4	Residential Small site - low density	10	117,460	490,226	485,852	475,537	465,224	451,440	399,889	387,001					
5	Residential Small site - medium density	10	117,460	504,666	500,292	489,978	479,665	465,882	414,330	401,442					
6	Residential Small site - higher density (flats)	10	32,889	-27,687	-32,133	-43,916	-55,699	-74,333	-133,320	-148,066					
7	Residential Medium site - low density	25	293,651	1,225,563	1,214,628	1,188,843	1,163,059	1,128,600	999,723	967,504					
8	Residential Medium site - medium density	25	293,651	992,015	981,080	954,656	928,231	891,497	759,377	726,347					
9	Residential Medium site - higher density (flats and houses)	25	103,600	632,988	622,054	594,733	567,413	527,493	390,832	356,667					
10	Residential Medium site - low density	50	621,849	2,400,359	2,379,231	2,329,409	2,279,587	2,213,005	1,963,986	1,901,731					
11	Residential Medium site - medium density	50	621,849	2,470,118	2,448,989	2,399,167	2,349,346	2,282,764	2,033,745	1,971,490					
12	Residential Medium site - higher density (flats)	50	174,118	-328,449	-350,225	-407,945	-465,664	-556,944	-845,891	-918,127					
13	Residential Large site - low density	100	1,321,429	4,684,662	4,642,453	4,542,921	4,443,389	4,310,377	3,812,898	3,688,529					
14	Residential Large site - medium density	100	1												

Table 6.28.3: Cumulative impact of emerging policies – Rugby Urban Area (sales values of £3,372 per square metre) - £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY				Aff Hsg: 20%							
BLV 1: Secondary Offices				Mkt value: £3,372 per square metre		S106: £15,000 per unit					
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario	
1	Residential Small site - low density	5	341,475	179,234	177,047	171,810	166,573	160,165	134,008	127,468	
2	Residential Small site - medium density	5	341,475	186,567	184,380	179,142	173,906	167,497	141,340	134,801	
3	Residential Small site - higher density (flats)	5	95,613	-74,363	-76,585	-82,569	-88,552	-98,005	-127,957	-135,445	
4	Residential Small site - low density	10	682,950	358,468	354,094	343,620	333,145	320,329	268,014	254,936	
5	Residential Small site - medium density	10	682,950	373,134	368,760	358,286	347,811	334,995	282,680	269,602	
6	Residential Small site - higher density (flats)	10	191,226	-148,726	-153,171	-165,137	-177,104	-196,011	-255,914	-270,890	
7	Residential Medium site - low density	25	1,707,375	896,170	885,236	859,050	832,864	800,824	670,036	637,339	
8	Residential Medium site - medium density	25	1,707,375	669,348	658,412	631,577	604,741	569,808	435,708	402,183	
9	Residential Medium site - higher density (flats and houses)	25	602,362	319,237	308,302	280,557	252,812	213,828	75,090	40,407	
10	Residential Medium site - low density	50	3,615,619	1,772,430	1,751,302	1,700,705	1,650,108	1,588,200	1,332,147	1,267,936	
11	Residential Medium site - medium density	50	3,615,619	1,843,274	1,822,146	1,771,549	1,720,952	1,659,043	1,404,149	1,339,939	
12	Residential Medium site - higher density (flats)	50	1,012,373	-961,208	-962,984	-1,041,601	-1,100,219	-1,192,833	-1,486,272	-1,559,631	
13	Residential Large site - low density	100	7,683,190	3,404,570	3,362,361	3,261,281	3,160,201	3,036,522	2,531,671	2,405,457	
14	Residential Large site - medium density	100	7,683,190	3,546,098	3,503,889	3,402,809	3,301,730	3,178,051	2,673,200	2,546,986	
15	Residential Large site - high density (flats and houses)	100	2,987,907	2,093,972	2,051,764	1,946,922	1,842,079	1,701,649	1,177,088	1,043,936	
16	Residential Large site - low density	200	17,561,576	6,821,803	6,740,745	6,546,632	6,352,519	6,115,006	5,145,490	4,903,111	
17	Residential Large site - medium density (houses and flats)	200	12,293,103	5,130,639	5,049,582	4,850,652	4,651,722	4,392,763	3,398,694	3,150,177	
18	Strategic scale site - low density	500	51,631,035	2,722,701	2,523,746	1,955,811	1,387,878	804,903	-1,619,471	-2,233,169	
19	Strategic scale site - medium density (houses and flats)	500	32,269,397	979,003	780,047	206,202	-374,520	-1,003,046	-3,488,922	-4,110,391	
20	Strategic scale site - low density	600	64,538,793	3,036,011	2,818,891	2,199,106	1,579,322	943,124	-1,709,022	-2,377,314	
21	Strategic scale site - medium density (houses and flats)	600	49,479,742	1,125,712	908,593	278,916	-361,141	-1,045,579	-3,757,776	-4,443,812	
22	Strategic scale site - low density	600	53,782,328	2,466,929	2,302,736	1,776,941	1,247,824	702,279	-1,580,626	-2,132,908	
23	Strategic scale site - medium density (houses and flats)	700	53,782,328	2,312,395	2,097,503	1,476,901	853,624	202,787	-2,471,909	-3,146,710	
24	Housing for Elderly (C3) - high density	40	688,414	-1,354,356	-1,371,483	-1,404,590	-1,437,699	-1,490,008	-1,655,746	-1,697,179	
25	Housing for Elderly (C3) - high density	60	890,190	-2,062,921	-2,088,582	-2,138,188	-2,187,794	-2,266,169	-2,514,497	-2,576,578	
26	Housing for Elderly (C2) extra care	70	1,003,937	-2,442,982	-2,472,886	-2,530,694	-2,588,502	-2,679,838	-2,969,227	-3,041,575	

BLV 2: Secondary Retail

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	104,833	179,234	177,047	171,810	166,573	160,165	134,008	127,468
2	Residential Small site - medium density	5	104,833	186,567	184,380	179,142	173,906	167,497	141,340	134,801
3	Residential Small site - higher density (flats)	5	29,353	-74,363	-76,585	-82,569	-88,552	-98,005	-127,957	-135,445
4	Residential Small site - low density	10	209,666	358,468	354,094	343,620	333,145	320,329	268,014	254,936
5	Residential Small site - medium density	10	209,666	373,134	368,760	358,286	347,811	334,995	282,680	269,602
6	Residential Small site - higher density (flats)	10	58,707	-148,726	-153,171	-165,137	-177,104	-196,011	-255,914	-270,890
7	Residential Medium site - low density	25	524,165	896,170	885,236	859,050	832,864	800,824	670,036	637,339
8	Residential Medium site - medium density	25	524,165	669,348	658,412	631,577	604,741	569,808	435,708	402,183
9	Residential Medium site - higher density (flats and houses)	25	184,926	319,237	308,302	280,557	252,812	213,828	75,090	40,407
10	Residential Medium site - low density	50	1,109,997	1,772,430	1,751,302	1,700,705	1,650,108	1,588,200	1,332,147	1,267,936
11	Residential Medium site - medium density	50	1,109,997	1,843,274	1,822,146	1,771,549	1,720,952	1,659,043	1,404,149	1,339,939
12	Residential Medium site - higher density (flats)	50	310,799	-961,208	-962,984	-1,041,601	-1,100,219	-1,192,833	-1,486,272	-1,559,631
13	Residential Large site - low density	100	2,358,744	3,404,570	3,362,361	3,261,281	3,160,201	3,036,522	2,531,671	2,405,457
14	Residential Large site - medium density	100	2,358,744	3,546,098	3,503,889	3,402,809	3,301,730	3,178,051	2,673,200	2,546,986
15	Residential Large site - high density (flats and houses)	100	917,289	2,093,972	2,051,764	1,946,922	1,842,079	1,701,649	1,177,088	1,043,936
16	Residential Large site - low density	200	5,391,415	6,821,803	6,740,745	6,546,632	6,352,519	6,115,006	5,145,490	4,903,111
17	Residential Large site - medium density (houses and flats)	200	3,773,990	5,130,639	5,049,582	4,850,652	4,651,722	4,392,763	3,398,694	3,150,177
18	Strategic scale site - low density	500	15,850,759	2,722,701	2,523,746	1,955,811	1,387,878	804,903	-1,619,471	-2,233,169
19	Strategic scale site - medium density (houses and flats)	500	9,906,725	979,003	780,047	206,202	-374,520	-1,003,046	-3,488,922	-4,110,391
20	Strategic scale site - low density	600	19,813,449	3,036,011	2,818,891	2,199,106	1,579,322	943,124	-1,709,022	-2,377,314
21	Strategic scale site - medium density (houses and flats)	600	15,190,311	1,125,712	908,593	278,916	-361,141	-1,045,579	-3,757,776	-4,443,812
22	Strategic scale site - low density	600	16,511,208	2,466,929	2,302,736	1,776,941	1,247,824	702,279	-1,580,626	-2,132,908
23	Strategic scale site - medium density (houses and flats)	700	16,511,208	2,312,395	2,097,503	1,476,901	853,624	202,787	-2,471,909	-3,146,710
24	Housing for Elderly (C3) - high density	40	211,343	-1,354,356	-1,371,483	-1,404,590	-1,437,699	-1,490,008	-1,655,746	-1,697,179
25	Housing for Elderly (C3) - high density	60	273,289	-2,062,921	-2,088,582	-2,138,188	-2,187,794	-2,266,169	-2,514,497	-2,576,578
26	Housing for Elderly (C2) extra care	70	308,209	-2,442,982	-2,472,886	-2,530,694	-2,588,502	-2,679,838	-2,969,227	-3,041,575

BLV 3: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	58,730	179,234	177,047	171,810	166,573	160,165	134,008	127,468
2	Residential Small site - medium density	5	58,730	186,567	184,380	179,142	173,906	167,497	141,340	134,801
3	Residential Small site - higher density (flats)	5	16,444	-74,363	-76,585	-82,569	-88,552	-98,005	-127,957	-135,445
4	Residential Small site - low density	10	117,460	358,468	354,094	343,620	333,145	320,329	268,014	254,936
5	Residential Small site - medium density	10	117,460	373,134	368,760	358,286	347,811	334,995	282,680	269,602
6	Residential Small site - higher density (flats)	10	32,889	-148,726	-153,171	-165,137	-177,104	-196,011	-255,914	-270,890
7	Residential Medium site - low density	25	293,651	896,170	885,236	859,050	832,864	800,824	670,036	637,339
8	Residential Medium site - medium density	25	293,651	669,348	658,412	631,577	604,741	569,808	435,708	402,183
9	Residential Medium site - higher density (flats and houses)	25	103,600	319,237	308,302	280,557	252,812	213,828	75,090	40,407
10	Residential Medium site - low density	50	621,849	1,772,430	1,751,302	1,700,705	1,650,108	1,588,200	1,332,147	1,267,936
11	Residential Medium site - medium density	50	621,849	1,843,274	1,822,146	1,771,549	1,720,952	1,659,043	1,404,149	1,339,939
12	Residential Medium site - higher density (flats)	50	174,118	-961,208	-962,984	-1,041,601	-1,100,219	-1,192,833	-1,486,272	-1,559,631
13	Residential Large site - low									

Table 6.28.4: Cumulative impact of emerging policies – Elsewhere (sales values of £3,848 per square metre) - £15,000 per unit Section 106

RUGBY LOCAL PLAN VIABILITY				Aff Hsg: 40%							
BLV 1: Secondary Offices				Mkt value: £3,848 per square metre		S106: £15,000 per unit					
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario	
1	Residential Small site - low density	5	341,475	223,772	221,586	216,429	211,271	204,380	178,605	172,161	
2	Residential Small site - medium density	5	341,475	230,993	228,806	223,649	218,493	211,600	185,825	179,381	
3	Residential Small site - higher density (flats)	5	95,613	-35,532	-37,755	-43,646	-49,539	-58,856	-88,349	-95,722	
4	Residential Small site - low density	10	682,950	447,545	443,172	432,857	422,544	408,760	357,209	344,321	
5	Residential Small site - medium density	10	682,950	461,986	457,612	447,298	436,985	423,202	371,650	358,762	
6	Residential Small site - higher density (flats)	10	191,226	-71,065	-75,511	-87,294	-99,077	-117,711	-176,698	-191,444	
7	Residential Medium site - low density	25	1,707,375	1,118,862	1,107,928	1,082,143	1,056,359	1,021,900	893,023	860,804	
8	Residential Medium site - medium density	25	1,707,375	885,315	874,380	847,956	821,531	784,797	652,677	619,646	
9	Residential Medium site - higher density (flats and houses)	25	602,362	526,288	515,354	488,033	460,713	420,793	284,132	249,967	
10	Residential Medium site - low density	50	3,615,619	2,190,864	2,169,737	2,119,915	2,070,093	2,003,511	1,754,492	1,692,237	
11	Residential Medium site - medium density	50	3,615,619	2,260,624	2,239,495	2,189,673	2,139,851	2,073,270	1,824,251	1,761,996	
12	Residential Medium site - higher density (flats)	50	1,012,373	-544,365	-566,141	-623,660	-681,580	-772,860	-1,061,807	-1,134,044	
13	Residential Large site - low density	100	7,683,190	4,266,145	4,223,937	4,124,405	4,024,873	3,891,861	3,394,381	3,270,012	
14	Residential Large site - medium density	100	7,683,190	4,405,506	4,363,298	4,263,766	4,164,234	4,031,221	3,533,742	3,409,372	
15	Residential Large site - high density (flats and houses)	100	2,987,907	2,916,228	2,874,019	2,770,783	2,667,546	2,521,358	2,005,101	1,876,037	
16	Residential Large site - low density	200	17,561,576	8,377,040	8,297,011	8,108,298	7,919,583	7,667,388	6,724,160	6,486,288	
17	Residential Large site - medium density (houses and flats)	200	12,293,103	6,657,423	6,577,394	6,382,677	6,186,794	5,914,489	4,935,091	4,690,242	
18	Strategic scale site - low density	500	51,631,035	6,550,473	6,354,176	5,801,027	5,246,239	4,619,268	2,274,347	1,688,116	
19	Strategic scale site - medium density (houses and flats)	500	32,269,397	4,758,147	4,559,191	3,992,734	3,426,277	2,776,604	404,178	-192,528	
20	Strategic scale site - low density	600	64,538,793	7,052,326	6,837,748	6,233,090	5,628,433	4,952,232	2,400,196	1,760,445	
21	Strategic scale site - medium density (houses and flats)	600	49,479,742	5,095,767	4,881,190	4,269,044	3,650,871	2,944,069	352,864	-306,771	
22	Strategic scale site - low density	600	53,782,328	5,743,479	5,561,141	5,047,331	4,533,521	3,955,810	1,782,727	1,234,134	
23	Strategic scale site - medium density (houses and flats)	700	53,782,328	6,078,881	5,866,153	5,263,597	4,657,598	3,969,224	1,410,494	766,443	
24	Housing for Elderly (C3) - high density	40	688,414	-1,155,215	-1,172,341	-1,205,450	-1,238,557	-1,290,915	-1,456,654	-1,498,089	
25	Housing for Elderly (C3) - high density	60	890,190	-1,758,357	-1,784,018	-1,833,623	-1,883,229	-1,961,677	-2,210,007	-2,272,089	
26	Housing for Elderly (C2) extra care	70	1,003,937	-2,080,911	-2,110,814	-2,168,623	-2,226,432	-2,317,851	-2,607,243	-2,679,590	

BLV 2: Secondary Retail

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	104,833	223,772	221,586	216,429	211,271	204,380	178,605	172,161
2	Residential Small site - medium density	5	104,833	230,993	228,806	223,649	218,493	211,600	185,825	179,381
3	Residential Small site - higher density (flats)	5	29,353	-35,532	-37,755	-43,646	-49,539	-58,856	-88,349	-95,722
4	Residential Small site - low density	10	209,666	447,545	443,172	432,857	422,544	408,760	357,209	344,321
5	Residential Small site - medium density	10	209,666	461,986	457,612	447,298	436,985	423,202	371,650	358,762
6	Residential Small site - higher density (flats)	10	58,707	-71,065	-75,511	-87,294	-99,077	-117,711	-176,698	-191,444
7	Residential Medium site - low density	25	524,165	1,118,862	1,107,928	1,082,143	1,056,359	1,021,900	893,023	860,804
8	Residential Medium site - medium density	25	524,165	885,315	874,380	847,956	821,531	784,797	652,677	619,646
9	Residential Medium site - higher density (flats and houses)	25	184,926	526,288	515,354	488,033	460,713	420,793	284,132	249,967
10	Residential Medium site - low density	50	1,109,997	2,190,864	2,169,737	2,119,915	2,070,093	2,003,511	1,754,492	1,692,237
11	Residential Medium site - medium density	50	1,109,997	2,260,624	2,239,495	2,189,673	2,139,851	2,073,270	1,824,251	1,761,996
12	Residential Medium site - higher density (flats)	50	310,799	-544,365	-566,141	-623,660	-681,580	-772,860	-1,061,807	-1,134,044
13	Residential Large site - low density	100	2,358,744	4,266,145	4,223,937	4,124,405	4,024,873	3,891,861	3,394,381	3,270,012
14	Residential Large site - medium density	100	2,358,744	4,405,506	4,363,298	4,263,766	4,164,234	4,031,221	3,533,742	3,409,372
15	Residential Large site - high density (flats and houses)	100	917,289	2,916,228	2,874,019	2,770,783	2,667,546	2,521,358	2,005,101	1,876,037
16	Residential Large site - low density	200	5,391,415	8,377,040	8,297,011	8,108,298	7,919,583	7,667,388	6,724,160	6,486,288
17	Residential Large site - medium density (houses and flats)	200	3,773,990	6,657,423	6,577,394	6,382,677	6,186,794	5,914,489	4,935,091	4,690,242
18	Strategic scale site - low density	500	15,850,759	6,550,473	6,354,176	5,801,027	5,246,239	4,619,268	2,274,347	1,688,116
19	Strategic scale site - medium density (houses and flats)	500	9,906,725	4,758,147	4,559,191	3,992,734	3,426,277	2,776,604	404,178	-192,528
20	Strategic scale site - low density	600	19,813,449	7,052,326	6,837,748	6,233,090	5,628,433	4,952,232	2,400,196	1,760,445
21	Strategic scale site - medium density (houses and flats)	600	15,190,311	5,095,767	4,881,190	4,269,044	3,650,871	2,944,069	352,864	-306,771
22	Strategic scale site - low density	600	16,511,208	5,743,479	5,561,141	5,047,331	4,533,521	3,955,810	1,782,727	1,234,134
23	Strategic scale site - medium density (houses and flats)	700	16,511,208	6,078,881	5,866,153	5,263,597	4,657,598	3,969,224	1,410,494	766,443
24	Housing for Elderly (C3) - high density	40	211,343	-1,155,215	-1,172,341	-1,205,450	-1,238,557	-1,290,915	-1,456,654	-1,498,089
25	Housing for Elderly (C3) - high density	60	273,289	-1,758,357	-1,784,018	-1,833,623	-1,883,229	-1,961,677	-2,210,007	-2,272,089
26	Housing for Elderly (C2) extra care	70	308,209	-2,080,911	-2,110,814	-2,168,623	-2,226,432	-2,317,851	-2,607,243	-2,679,590

BLV 3: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	58,730	223,772	221,586	216,429	211,271	204,380	178,605	172,161
2	Residential Small site - medium density	5	58,730	230,993	228,806	223,649	218,493	211,600	185,825	179,381
3	Residential Small site - higher density (flats)	5	16,444	-35,532	-37,755	-43,646	-49,539	-58,856	-88,349	-95,722
4	Residential Small site - low density	10	117,460	447,545	443,172	432,857	422,544	408,760	357,209	344,321
5	Residential Small site - medium density	10	117,460	461,986	457,612	447,298	436,985	423,202	371,650	358,762
6	Residential Small site - higher density (flats)	10	32,889	-71,065	-75,511	-87,294	-99,077	-117,711	-176,698	-191,444
7	Residential Medium site - low density	25	293,651	1,118,862	1,107,928	1,082,143	1,056,359	1,021,900	893,023	860,804
8	Residential Medium site - medium density	25	293,651	885,315	874,380	847,956	821,531	784,797	652,677	619,646
9	Residential Medium site - higher density (flats and houses)	25	103,600	526,288	515,354	488,033	460,713	420,793	284,132	249,967
10	Residential Medium site - low density	50	621,849	2,190,864	2,169,737	2,119,915	2,070,093	2,003,511	1,754,492	1,692,237
11	Residential Medium site - medium density	50	621,849	2,260,624	2,239,495	2,189,673	2,139,851	2,073,270	1,824,251	1,761,996
12	Residential Medium site - higher density (flats)	50	174,118	-544,365	-566,141	-623,660	-681,580	-772,860	-1,061,807	-1,1

Table 6.28.5: Cumulative impact of emerging policies – Rugby Urban Area (sales values of £3,372 per square metre) - £22,500 per unit Section 106

RUGBY LOCAL PLAN VIABILITY				Aff Hsg: 20%											
BLV 1: Secondary Offices				Mkt value: £3,372 per square metre		S106: £22,500 per unit									
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	341,475	147,224	145,037	139,800	134,563	128,155	101,997	95,458					
2	Residential Small site - medium density	5	341,475	154,557	152,370	147,133	141,896	135,488	109,330	102,790					
3	Residential Small site - higher density (flats)	5	95,613	-106,697	-109,120	-115,102	-121,085	-130,539	-160,490	-167,979					
4	Residential Small site - low density	10	682,950	294,448	290,074	279,600	269,125	256,309	203,994	190,916					
5	Residential Small site - medium density	10	682,950	309,114	304,740	294,266	283,791	270,975	218,660	205,582					
6	Residential Small site - higher density (flats)	10	191,226	-213,793	-218,238	-230,205	-242,171	-261,077	-320,981	-335,957					
7	Residential Medium site - low density	25	1,707,375	736,120	725,185	699,000	672,814	640,773	509,986	477,289					
8	Residential Medium site - medium density	25	1,707,375	509,297	498,363	471,527	444,691	409,758	275,658	242,133					
9	Residential Medium site - higher density (flats and houses)	25	602,362	159,187	148,251	120,507	92,761	53,777	-86,349	-121,601					
10	Residential Medium site - low density	50	3,615,619	1,456,854	1,435,380	1,383,956	1,332,532	1,269,610	1,012,766	948,556					
11	Residential Medium site - medium density	50	3,615,619	1,528,857	1,507,383	1,455,958	1,404,534	1,341,612	1,084,769	1,020,559					
12	Residential Medium site - higher density (flats)	50	1,012,373	-1,285,083	-1,306,858	-1,365,476	-1,424,093	-1,516,707	-1,810,145	-1,883,505					
13	Residential Large site - low density	100	7,683,190	2,776,795	2,734,586	2,633,507	2,532,427	2,408,747	1,903,896	1,777,683					
14	Residential Large site - medium density	100	7,683,190	2,918,323	2,876,115	2,775,035	2,673,955	2,550,276	2,045,425	1,919,212					
15	Residential Large site - high density (flats and houses)	100	2,987,907	1,466,197	1,423,989	1,319,146	1,214,305	1,071,645	539,044	405,893					
16	Residential Large site - low density	200	17,561,576	5,589,236	5,508,178	5,314,065	5,119,951	4,882,439	3,912,923	3,670,544					
17	Residential Large site - medium density (houses and flats)	200	12,293,103	3,898,071	3,817,014	3,618,085	3,419,155	3,160,197	2,152,638	1,900,484					
18	Strategic scale site - low density	500	51,631,035	-362,223	-587,458	-1,153,320	-1,739,162	-2,340,557	-4,795,349	-5,409,047					
19	Strategic scale site - medium density (houses and flats)	500	32,269,397	-2,161,244	-2,366,479	-2,958,438	-3,550,397	-4,178,923	-6,669,015	-7,300,648					
20	Strategic scale site - low density	600	64,538,793	-487,111	-710,604	-1,348,583	-1,986,562	-2,641,434	-5,349,558	-6,027,016					
21	Strategic scale site - medium density (houses and flats)	600	49,479,742	-2,453,988	-2,677,481	-3,330,893	-3,984,353	-4,678,179	-7,437,343	-8,133,409					
22	Strategic scale site - low density	600	53,782,328	-714,114	-905,499	-1,453,133	-2,006,016	-2,573,540	-4,909,973	-5,501,349					
23	Strategic scale site - medium density (houses and flats)	700	53,782,328	-1,446,001	-1,671,180	-2,319,566	-2,967,953	-3,645,009	-6,403,627	-7,101,213					
24	Housing for Elderly (C3) - high density	40	688,414	-1,613,163	-1,630,290	-1,663,398	-1,696,506	-1,748,815	-1,914,553	-1,955,987					
25	Housing for Elderly (C3) - high density	60	890,190	-2,450,696	-2,476,357	-2,525,962	-2,575,568	-2,653,945	-2,902,271	-2,964,353					
26	Housing for Elderly (C2) extra care	70	1,003,937	-2,694,677	-2,924,780	-2,982,589	-3,040,397	-3,131,732	-3,421,121	-3,493,469					
BLV 2: Secondary Retail															
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	104,833	147,224	145,037	139,800	134,563	128,155	101,997	95,458					
2	Residential Small site - medium density	5	104,833	154,557	152,370	147,133	141,896	135,488	109,330	102,790					
3	Residential Small site - higher density (flats)	5	29,353	-106,697	-109,120	-115,102	-121,085	-130,539	-160,490	-167,979					
4	Residential Small site - low density	10	209,666	294,448	290,074	279,600	269,125	256,309	203,994	190,916					
5	Residential Small site - medium density	10	209,666	309,114	304,740	294,266	283,791	270,975	218,660	205,582					
6	Residential Small site - higher density (flats)	10	58,707	-213,793	-218,238	-230,205	-242,171	-261,077	-320,981	-335,957					
7	Residential Medium site - low density	25	524,165	736,120	725,185	699,000	672,814	640,773	509,986	477,289					
8	Residential Medium site - medium density	25	524,165	509,297	498,363	471,527	444,691	409,758	275,658	242,133					
9	Residential Medium site - higher density (flats and houses)	25	184,926	159,187	148,251	120,507	92,761	53,777	-86,349	-121,601					
10	Residential Medium site - low density	50	1,109,997	1,456,854	1,435,380	1,383,956	1,332,532	1,269,610	1,012,766	948,556					
11	Residential Medium site - medium density	50	1,109,997	1,528,857	1,507,383	1,455,958	1,404,534	1,341,612	1,084,769	1,020,559					
12	Residential Medium site - higher density (flats)	50	310,799	-1,285,083	-1,306,858	-1,365,476	-1,424,093	-1,516,707	-1,810,145	-1,883,505					
13	Residential Large site - low density	100	2,358,744	2,776,795	2,734,586	2,633,507	2,532,427	2,408,747	1,903,896	1,777,683					
14	Residential Large site - medium density	100	2,358,744	2,918,323	2,876,115	2,775,035	2,673,955	2,550,276	2,045,425	1,919,212					
15	Residential Large site - high density (flats and houses)	100	917,289	1,466,197	1,423,989	1,319,146	1,214,305	1,071,645	539,044	405,893					
16	Residential Large site - low density	200	5,391,415	5,589,236	5,508,178	5,314,065	5,119,951	4,882,439	3,912,923	3,670,544					
17	Residential Large site - medium density (houses and flats)	200	3,773,990	3,898,071	3,817,014	3,618,085	3,419,155	3,160,197	2,152,638	1,900,484					
18	Strategic scale site - low density	500	15,850,759	-362,223	-587,458	-1,153,320	-1,739,162	-2,340,557	-4,795,349	-5,409,047					
19	Strategic scale site - medium density (houses and flats)	500	9,906,725	-2,161,244	-2,366,479	-2,958,438	-3,550,397	-4,178,923	-6,669,015	-7,300,648					
20	Strategic scale site - low density	600	19,813,449	-487,111	-710,604	-1,348,583	-1,986,562	-2,641,434	-5,349,558	-6,027,016					
21	Strategic scale site - medium density (houses and flats)	600	15,190,311	-2,453,988	-2,677,481	-3,330,893	-3,984,353	-4,678,179	-7,437,343	-8,133,409					
22	Strategic scale site - low density	600	16,511,208	-714,114	-905,499	-1,453,133	-2,006,016	-2,573,540	-4,909,973	-5,501,349					
23	Strategic scale site - medium density (houses and flats)	700	16,511,208	-1,446,001	-1,671,180	-2,319,566	-2,967,953	-3,645,009	-6,403,627	-7,101,213					
24	Housing for Elderly (C3) - high density	40	211,343	-1,613,163	-1,630,290	-1,663,398	-1,696,506	-1,748,815	-1,914,553	-1,955,987					
25	Housing for Elderly (C3) - high density	60	273,289	-2,450,696	-2,476,357	-2,525,962	-2,575,568	-2,653,945	-2,902,271	-2,964,353					
26	Housing for Elderly (C2) extra care	70	308,209	-2,694,677	-2,924,780	-2,982,589	-3,040,397	-3,131,732	-3,421,121	-3,493,469					
BLV 3: Secondary Industrial															
Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario					
1	Residential Small site - low density	5	58,730	147,224	145,037	139,800	134,563	128,155	101,997	95,458					
2	Residential Small site - medium density	5	58,730	154,557	152,370	147,133	141,896	135,488	109,330	102,790					
3	Residential Small site - higher density (flats)	5	16,444	-106,697	-109,120	-115,102	-121,085	-130,539	-160,490	-167,979					
4	Residential Small site - low density	10	117,460	294,448	290,074	279,600	269,125	256,309	203,994	190,916					
5	Residential Small site - medium density	10	117,460	309,114	304,740	294,266	283,791	270,975	218,660	205,582					
6	Residential Small site - higher density (flats)	10	32,889	-213,793	-218,238	-230,205	-242,171	-261,077	-320,981	-335,957					
7	Residential Medium site - low density	25	293,651	736,120	725,185	699,000	672,814	640,773	509,986	477,289					
8	Residential Medium site - medium density	25	293,651	509,297	498,363	471,527	444,691	409,758	275,658	242,133					
9	Residential Medium site - higher density (flats and houses)	25	103,600	159,187	148,251	120,507	92,761	53,777	-86,349	-121,601					
10	Residential Medium site - low density	50	621,849	1,456,854	1,435,380	1,383,956	1,332,532	1,269,610	1,012,766	948,556					
11	Residential Medium site - medium density	50	621,849	1,528,857	1,507,383	1,455,958	1,404,534	1,341,612	1,084,769	1,020,559					
12	Residential Medium site - higher density (flats)	50	174,118	-1,285,083	-1,306,858	-1,365,476	-1,424,093	-1,516,707	-1,810,145	-1,883,505					
13	Residential Large site - low density	100	1,321,429	2,776,795	2,734,586	2,633,507	2,532,427	2,408,747	1,903,896	1,777,683					
14	Residential Large site - medium density	100	1,321,429	2,918,323	2,876,115	2,775,035	2,673,955	2,550,276	2,045,425	1,919,212					
15	Residential Large site - high density (flats and houses)	100	513,889	1,466,197	1,423,989	1,319,146	1,214,305	1,071,645	539,044	405,893					
16	Residential Large site - low density	200	3,020,408	5,589,236	5,508,178	5,314,065	5,119,951	4,882,439	3,912,923	3,670,544					
17	Residential Large site - medium density (houses and flats)	200	2,114,286	3,898,071	3,817,014	3,618,085	3,419,155	3,160,197	2,152,638	1,900,484					
18	Strategic scale site - low density	500	8,880,000	-362,223	-587,458	-1,153,320	-1,739,162	-2,340,557	-4,795,349	-5,409,047					
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	-2,161,244	-2,366,479	-2,958,438	-3,550,397	-4,178,923	-6,669,015	-7,300,648					
20	Strategic scale														

Table 6.28.6: Cumulative impact of emerging policies – Elsewhere (sales values of £3,848 per square metre) - £22,500 per unit Section 106

RUGBY LOCAL PLAN VIABILITY

Aff Hsg: 40%
Mkt value: £3,848 per square metre
S106: £22,500 per unit

BLV 1: Secondary Offices

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	341,475	191,763	189,575	184,419	179,262	172,370	146,594	140,150
2	Residential Small site - medium density	5	341,475	198,983	196,796	191,639	186,482	179,591	153,815	147,372
3	Residential Small site - higher density (flats)	5	95,613	-68,066	-70,269	-76,181	-82,072	-91,389	-120,682	-128,255
4	Residential Small site - low density	10	682,950	383,525	379,152	368,837	358,524	344,740	293,189	280,301
5	Residential Small site - medium density	10	682,950	397,966	393,592	383,278	372,965	359,181	307,630	294,742
6	Residential Small site - higher density (flats)	10	191,226	-136,133	-140,577	-152,361	-164,144	-182,778	-241,765	-256,512
7	Residential Medium site - low density	25	1,707,375	958,813	947,878	922,093	896,308	861,849	732,972	700,753
8	Residential Medium site - medium density	25	1,707,375	725,265	714,330	687,905	661,480	624,747	492,626	459,596
9	Residential Medium site - higher density (flats and houses)	25	602,362	366,238	355,304	327,983	300,663	280,743	124,082	89,917
10	Residential Medium site - low density	50	3,615,619	1,876,624	1,855,495	1,805,674	1,755,852	1,689,271	1,440,251	1,377,997
11	Residential Medium site - medium density	50	3,615,619	1,946,383	1,925,255	1,875,433	1,825,611	1,759,030	1,510,010	1,447,755
12	Residential Medium site - higher density (flats)	50	1,012,373	-868,239	-890,015	-947,735	-1,005,455	-1,096,734	-1,385,681	-1,457,917
13	Residential Large site - low density	100	7,683,190	3,638,371	3,596,162	3,496,630	3,397,098	3,264,085	2,766,607	2,642,237
14	Residential Large site - medium density	100	7,683,190	3,777,732	3,735,522	3,635,991	3,536,459	3,403,446	2,905,968	2,781,598
15	Residential Large site - high density (flats and houses)	100	2,987,907	2,288,452	2,246,244	2,143,008	2,039,771	1,893,584	1,377,326	1,248,262
16	Residential Large site - low density	200	17,561,576	7,164,307	7,084,278	6,894,495	6,703,354	6,447,917	5,492,560	5,253,721
17	Residential Large site - medium density (houses and flats)	200	12,293,103	5,427,051	5,345,993	5,150,110	4,954,227	4,681,922	3,702,524	3,457,674
18	Strategic scale site - low density	500	51,631,035	3,491,981	3,293,026	2,732,389	2,171,752	1,544,781	-813,228	-1,416,638
19	Strategic scale site - medium density (houses and flats)	500	32,269,397	1,683,680	1,484,704	918,246	351,790	-300,722	-2,741,618	-3,353,961
20	Strategic scale site - low density	600	64,538,793	3,593,704	3,376,585	2,764,764	2,152,943	1,468,730	-1,137,422	-1,795,954
21	Strategic scale site - medium density (houses and flats)	600	49,479,742	1,613,867	1,396,747	772,967	146,887	-578,261	-3,253,041	-3,929,004
22	Strategic scale site - low density	600	53,782,328	2,616,793	2,430,611	1,905,968	1,381,326	788,639	-1,462,556	-2,033,251
23	Strategic scale site - medium density (houses and flats)	700	53,782,328	2,417,333	2,200,121	1,584,860	962,597	258,856	-2,403,853	-3,074,294
24	Housing for Elderly (C3) - high density	40	688,414	-1,414,023	-1,431,149	-1,464,257	-1,497,365	-1,549,723	-1,715,463	-1,756,897
25	Housing for Elderly (C3) - high density	60	890,190	-2,146,131	-2,171,792	-2,221,398	-2,271,003	-2,349,452	-2,597,781	-2,659,864
26	Housing for Elderly (C2) extra care	70	1,003,937	-2,532,805	-2,562,709	-2,620,517	-2,678,326	-2,769,747	-3,059,137	-3,131,486

BLV 2: Secondary Retail

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	104,833	191,763	189,575	184,419	179,262	172,370	146,594	140,150
2	Residential Small site - medium density	5	104,833	198,983	196,796	191,639	186,482	179,591	153,815	147,372
3	Residential Small site - higher density (flats)	5	29,353	-68,066	-70,269	-76,181	-82,072	-91,389	-120,682	-128,255
4	Residential Small site - low density	10	209,666	383,525	379,152	368,837	358,524	344,740	293,189	280,301
5	Residential Small site - medium density	10	209,666	397,966	393,592	383,278	372,965	359,181	307,630	294,742
6	Residential Small site - higher density (flats)	10	58,707	-136,133	-140,577	-152,361	-164,144	-182,778	-241,765	-256,512
7	Residential Medium site - low density	25	524,165	958,813	947,878	922,093	896,308	861,849	732,972	700,753
8	Residential Medium site - medium density	25	524,165	725,265	714,330	687,905	661,480	624,747	492,626	459,596
9	Residential Medium site - higher density (flats and houses)	25	184,926	366,238	355,304	327,983	300,663	280,743	124,082	89,917
10	Residential Medium site - low density	50	1,109,997	1,876,624	1,855,495	1,805,674	1,755,852	1,689,271	1,440,251	1,377,997
11	Residential Medium site - medium density	50	1,109,997	1,946,383	1,925,255	1,875,433	1,825,611	1,759,030	1,510,010	1,447,755
12	Residential Medium site - higher density (flats)	50	310,799	-868,239	-890,015	-947,735	-1,005,455	-1,096,734	-1,385,681	-1,457,917
13	Residential Large site - low density	100	2,358,744	3,638,371	3,596,162	3,496,630	3,397,098	3,264,085	2,766,607	2,642,237
14	Residential Large site - medium density	100	2,358,744	3,777,732	3,735,522	3,635,991	3,536,459	3,403,446	2,905,968	2,781,598
15	Residential Large site - high density (flats and houses)	100	917,289	2,288,452	2,246,244	2,143,008	2,039,771	1,893,584	1,377,326	1,248,262
16	Residential Large site - low density	200	5,391,415	7,164,307	7,084,278	6,894,495	6,703,354	6,447,917	5,492,560	5,253,721
17	Residential Large site - medium density (houses and flats)	200	3,773,990	5,427,051	5,345,993	5,150,110	4,954,227	4,681,922	3,702,524	3,457,674
18	Strategic scale site - low density	500	15,850,759	3,491,981	3,293,026	2,732,389	2,171,752	1,544,781	-813,228	-1,416,638
19	Strategic scale site - medium density (houses and flats)	500	9,906,725	1,683,680	1,484,704	918,246	351,790	-300,722	-2,741,618	-3,353,961
20	Strategic scale site - low density	600	19,813,449	3,593,704	3,376,585	2,764,764	2,152,943	1,468,730	-1,137,422	-1,795,954
21	Strategic scale site - medium density (houses and flats)	600	15,190,311	1,613,867	1,396,747	772,967	146,887	-578,261	-3,253,041	-3,929,004
22	Strategic scale site - low density	600	16,511,208	2,616,793	2,430,611	1,905,968	1,381,326	788,639	-1,462,556	-2,033,251
23	Strategic scale site - medium density (houses and flats)	700	16,511,208	2,417,333	2,200,121	1,584,860	962,597	258,856	-2,403,853	-3,074,294
24	Housing for Elderly (C3) - high density	40	211,343	-1,414,023	-1,431,149	-1,464,257	-1,497,365	-1,549,723	-1,715,463	-1,756,897
25	Housing for Elderly (C3) - high density	60	273,289	-2,146,131	-2,171,792	-2,221,398	-2,271,003	-2,349,452	-2,597,781	-2,659,864
26	Housing for Elderly (C2) extra care	70	308,209	-2,532,805	-2,562,709	-2,620,517	-2,678,326	-2,769,747	-3,059,137	-3,131,486

BLV 3: Secondary Industrial

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	58,730	191,763	189,575	184,419	179,262	172,370	146,594	140,150
2	Residential Small site - medium density	5	58,730	198,983	196,796	191,639	186,482	179,591	153,815	147,372
3	Residential Small site - higher density (flats)	5	16,444	-68,066	-70,269	-76,181	-82,072	-91,389	-120,682	-128,255
4	Residential Small site - low density	10	117,460	383,525	379,152	368,837	358,524	344,740	293,189	280,301
5	Residential Small site - medium density	10	117,460	397,966	393,592	383,278	372,965	359,181	307,630	294,742
6	Residential Small site - higher density (flats)	10	32,889	-136,133	-140,577	-152,361	-164,144	-182,778	-241,765	-256,512
7	Residential Medium site - low density	25	293,651	958,813	947,878	922,093	896,308	861,849	732,972	700,753
8	Residential Medium site - medium density	25	293,651	725,265	714,330	687,905	661,480	624,747	492,626	459,596
9	Residential Medium site - higher density (flats and houses)	25	103,600	366,238	355,304	327,983	300,663	280,743	124,082	89,917
10	Residential Medium site - low density	50	621,849	1,876,624	1,855,495	1,805,674	1,755,852	1,689,271	1,440,251	1,377,997
11	Residential Medium site - medium density	50	621,849	1,946,383	1,925,255	1,875,433	1,825,611	1,759,030	1,510,010	1,447,755
12	Residential Medium site - higher density (flats)	50	174,118	-868,239	-890,015	-947,735	-1,005,455	-1,096,734	-1,385,681	-1,457,917
13	Residential Large site - low density	100	1,321,429	3,638,371	3,596,162	3,496,630	3,397,098	3,264,085	2,766,607	2,642,237
14	Residential Large site - medium density	100	1,321,429	3,777,732	3,735,522	3,635,991	3,536,459	3,403,446	2,905,968	2,781,598
15	Residential Large site - high density (flats and houses)	100	513,889	2,288,452	2,246,244	2,143,008	2,039,771	1,893,584	1,377,326	1,248,262
16	Residential Large site - low density	200	3,020,408	7,164,307	7,084,278	6,894,495	6,703,354	6,447,917	5,492,560	5,253,721
17	Residential Large site - medium density (houses and flats)	200	2,114,286	5,427,051	5,345,993	5,150,110	4,954,227	4,681,922	3,702,524	3,457,674
18	Strategic scale site - low density	500	8,880,000	3,491,981	3,293,026	2,732,389	2,171,752	1,544,781	-813,228	-1,416,638
19	Strategic scale site - medium density (houses and flats)	500	5,550,000	1,683,680	1,484,704	918,246	351,790	-300,722	-2,741,618	-3,353,961
20	Strategic scale site - low density	600	11,100,000	3,593,704	3,376,585	2,764,764	2,152,943	1,468,730	-1,137,422	-1,795,954
21	Strategic scale site - medium density (houses and flats)	600	8,510,000	1,613,867	1,396,747	772,967	146,887	-578,261	-3,253,041	-3,929,004
22	Strategic scale site - low density	600	9,250,000	2,616,793	2,430,611	1,905,968	1,381,326	788,639	-1,462,556	-2,033,251
23	Strategic scale site - medium density (houses and flats)	700	9,250,000	2,417,333	2,200,121	1,584,860	962,597	258,856	-2,403,853	-3,074,294
24	Housing for Elderly (C3) - high density	40	118,400	-1,414,023	-1,431,149	-1,464,257	-1,497,365	-1,549,723	-1,715,463	-1,756,897
25	Housing for Elderly (C3) - high density	60	153,103	-2,146,131	-2,171,792	-2,221,398	-2,271,003	-2,349,452	-2,597,781	-2,659,864
26	Housing for Elderly (C2) extra care	70	172,667	-2,532,805	-2,562,709	-2,620,517	-2,678,326	-2,769,747	-3,059,137	-3,131,486

BLV 4: Undeveloped land/open storage

Site ref	Site	No of units	BLV	Baseline including affordable housing	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Lower scenario	NZC Higher scenario
1	Residential Small site - low density	5	39,206	191,763	189,575	184,419	179,262	172,370	146,594	140,150
2	Residential Small site - medium density	5	39,206	198,983	196,796	191,639	186,482	179,591	153,815	147,372
3	Residential Small site - higher density (flats)	5	10,978	-68,066	-70,269	-76,181	-82,072	-91,389	-120,682	-128,255
4	Residential Small site - low density	10	78,413	383,525	379,152	368,837	358,524	344,740	293,189	280,301
5	Residential Small site - medium density	10	78,413	397,966	393,592	383,278	372,965	359,181	307,630	294,742
6	Residential Small site - higher density (flats)	10	21,956	-136,133	-140,577	-152,361	-164,144	-182,778	-241,765	-256,512
7	Residential Medium site - low density	25	196,032	958,813	947,878	922,093	896,308	861,849	732,972	700,753

Lodge Farm and North West Rugby/Cosford proposed site allocations

- 6.30 We have appraised the viability of two major proposed site allocations at Lodge Farm (site no 73) and North West Rugby/Cosford (site no 114). These appraisals are attached as Appendix 12. The appraisal inputs for each site are summarised in Table 6.30.1.

Table 6.30.1: Appraisal assumptions for Lodge Farm and North West Rugby/Cosford

Description of input	Lodge Farm	NW Rugby/Cosford	Comments
Gross site area	255.2 ha	256.6	Advised by Council
Total number of residential units	2,680	3,720	
Employment floorspace (square metres GIA)	16,000 sqm	60,000 sqm	Council estimate of capacity
Retail floorspace (square metres GIA)	2,500 sqm	2,500 sqm	Council estimate of capacity
Community floorspace (square metres GIA)	1,500 sqm	-	Council estimate of capacity
Construction period (years)	14	21	Based on 180 units per annum
Private sale values	£3,670	£3,670	Based on Landowner's assessment of value at SW Rugby urban extension
Social rented value	£2,049	£2,049	In line with main appraisal assumptions
Shared ownership value	£2,752	£2,752	In line with main appraisal assumptions
Employment capital value per sqm	£2,153	£2,153	Estimate based on recent lettings
Retail capital value	£2,691	£2,691	Estimate based on recent lettings
Base construction costs	£1,399	£1,399	Estimate informed by SW Rugby and LQ BCIS
External works (% of construction costs)	15%	15%	In line with SW Rugby assessment
On-site plot infrastructure per unit	£25,000	£25,000	Informed by SW Rugby assessment
Contingency	5%	5%	In line with main appraisal assumptions
Net zero carbon (% of construction costs)	3.2%	3.2%	As per Bioregional advice
EV charging points per space	£500	£500	In line with main appraisal assumptions
Building Safety Levy per sqm	£28.19	£28.19	Informed by MHCLG consultation
BNG	0.7%	0.7%	In line with main appraisal assumptions
Professional fees	7%	7%	In line with main appraisal assumptions
Sales and marketing (% of GDV)	3.25%	3.25%	In line with main appraisal assumptions
Profit on private housing	17.5%	17.5%	In line with main appraisal assumptions
Profit on affordable housing	6%	6%	In line with main appraisal assumptions
Profit on commercial	15%	15%	In line with main appraisal assumptions
Finance rate	7%	7%	In line with main appraisal assumptions
Benchmark land value	£63.03m	£63.38m	Based on £247,000 per gross hectare

- 6.31 The Council has undertaken assessments of the supporting community and transport infrastructure that each development would require, based on the estimated residential and working populations. These estimates are summarised in tables 6.31.1 and 6.3.2.

Table 6.31.1: Supporting community and transport infrastructure – Lodge Farm

Description	Lodge Farm (£m)
Sports pitches infrastructure and maintenance:	£9,455,669
Residual s106 (assumes all POS maintained by Manco) and consistent with SW Rugby assumption (per unit)	£2,646 per unit
GP surgery (estimated)	£5,500,000
Secondary school cost for 5FE	£35,000,000
Primary school cost for two 2FE primary schools as per South West Rugby	£28,000,000
Bus and travel planning	£10,000,000
Strategic cycle route	£7,303,000
A45 Bypass road	£30,000,000
Significant upgrades to the A45/M45 Thurlaston Interchange	£61,000,000
A5/A428 Halfway House roundabout – further widening (beyond site 3 that is part of the core test mitigation scheme)	£1,000,000
Nortoft Lane closure to through traffic and right ghost turn at A361 Daventry Road/Ridgeway junction in West Northamptonshire -	£600,000
Total	£194,949,949
Per unit	£72,743

Table 6.31.2: Supporting community and transport infrastructure – North West Rugby/Cosford

Description	NW Rugby/Cosford (£m)
GP Surgery	£7,648,475
Secondary school cost: for 5FE per	£35,000,000
Primary school cost: for two 2FE primary schools as per South West Rugby	£28,000,000
Sports pitches infrastructure and maintenance:	£12,724,417
Link Road Overview Way – Cosford Lane	£15,690,000
A426 Central Park Drive – Widening of Roundabout	£1,555,000
Brownsover Road – New Canal Bridge	£7,598,000
B4112 Main Street – New Roundabout	£4,474,000
Brownsover Road – New Roundabout	£3,826,000
Further widening of the A4071/B4112 roundabout (beyond site 4 in the core mitigation)	£1,850,000
Bus contributions cost as per South West Rugby	£5,000,000
Residual s106 (assumes all POS maintained by Manco) consistent with the SW Rugby appraisals	£2,646 per unit
Total	£133,209,012
Per unit	£35,809

- 6.32 The outputs of the appraisals are summarised in Table 6.32.1 and the appraisals are attached as Appendix 12. As can be noted, both emerging sites generate significant deficits against the target benchmark land values assuming 30% affordable housing. In order to address this deficit, we have also appraised the schemes with reduced affordable housing and these outputs are also summarised in Table 6.32.1. Clearly the unusually high burden of infrastructure requirements adversely impacts the viability of both sites and they could become more viable if some or all of this requirement were funded from other sources. However, at the present time it is our understanding that the Council has not been able to identify any external funding support.

Table 6.32.1: Lodge Farm and North West Rugby/Cosford appraisal outputs

Site	Affordable housing %	Residual land value £m	Benchmark land value £m	Deficit £m
Lodge Farm	30%	(£85.60)	£63.03	(£148.63)
Lodge Farm	0%	(£13.45)	£63.03	(£76.48)
NW Rugby	30%	£39.94	£63.38	(£23.44)
NW Rugby	20%	£63.32	£63.38	(£0.06)

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Rugby Borough to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL and planning obligations.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- 7.3 **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50%, which covers the differential percentages sought by emerging Policy H2 (20% on developments in the Rugby Urban Area; 30% elsewhere; and 40% on sites released from the Green Belt). While there is a range of viable percentages, depending on sales values, type of scheme and benchmark land value, the emerging policy requirement can be achieved in most scenarios. A limited amount of scheme-specific testing may be required at the development management stage, particularly on sites brought forward on previously developed land in the Rugby Urban Area.
- 7.4 The appraisals indicate that developments on sites released from the Green Belt should be able to deliver 40% affordable housing.
- 7.5 Where developments are of strategic scale, our appraisals indicate that they may not be able to viably absorb the additional infrastructure required, as well as providing 30% affordable housing (or 40% affordable housing when developments are brought forward on sites released from Green Belt. No new strategic scale residential sites are allocated in the Proposed Submission Local Plan.
- 7.6 **Biodiversity Net gain:** emerging Policy EN4 requires that developments achieve a 10% biodiversity net gain, reflecting statutory requirements introduced in November 2023. A 10% biodiversity net gain results in a modest reduction in residual land values of circa 3% which is not of sufficient magnitude to prevent schemes coming forward.
- 7.7 **Electric Vehicle Charging:** the Building Regulations require that developments are to incorporate electric vehicle charging. Use of electric cars is increasing and developers are likely to face demand for electric vehicle charging from purchasers. The impact of the requirement is typically 3% of residual land value, which is not of sufficient magnitude to prevent schemes coming forward.
- 7.8 **Accessibility requirements:** emerging Policy H7 requires that 3.5% of units in residential developments meet Part M4(3) of the building regulations in relation to wheelchair accessibility. This requirement has a modest impact on viability of circa 6% on average, which is not sufficient to prevent schemes coming forward.
- 7.9 **Net Zero Carbon (on-site solutions):** the Council's emerging policy CL1 seeks that developments should be designed to achieve net zero operational carbon through on-site solutions. The cost of achieving net zero carbon in developments varies and we have tested two scenarios which reflect the range of cost estimates (scenario 1 models a 3.2% increase in costs as advised by Bioregional and scenario 2 models a 5% increase in costs). When scenario 1 costs are applied, the impact on residual land values is around 28% on average in the Rugby Urban Area and 17% elsewhere. With the higher scenario 2 costs, the residual land values fall by an average of 36% in the Rugby Urban Area and 21% elsewhere. As more developers start to use on-site technologies, the costs are likely to fall over the plan period.
- 7.10 **Community Infrastructure:** Policy I6 requires that developments contribute towards the provision of education. Our appraisals test the impact of contributions totalling £10,000, £15,000 and £22,500 per unit, and higher contributions clearly have an impact on the ability of developments to meet other policy objectives, notably affordable housing.
- 7.11 When the emerging policies are tested on a cumulative basis and having regard to the Borough's housing land supply being predominantly greenfield sites, developments in the Borough will be able to

absorb the cumulative impact of the emerging policies in most cases.

- 7.12 We have tested two specific draft site allocations at Lodge Farm and North West Rugby/Cosford. Both of these developments would generate significant requirements for community and highways infrastructure, which would limit their ability to generate target benchmark land values. Lodge Farm could only be developed assuming 100% private housing and even then, the residual land value would remain negative (albeit resulting in a much reduced deficit in comparison with the deficit when we have modelled 30% affordable housing). North West Rugby/Cosford would also result in a deficit when incorporating 30% affordable housing, but it would become viable with 20% affordable housing.

Additional observations

- 7.13 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.14 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.15 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Local Plan policy review

Rugby Draft Local Plan policy review

Policy	Summary	Cost impact
S1	Settlement hierarchy – indicates suitable locations for developments	None – land use issue only
S2	Strategy for homes – identifies locations for new housing development.	None – land use issue only
S3	Strategy for employment land – identifies locations for new employment land	None – land use issue only
S4	Sites for Gypsies and Travellers – identifies locations for provision of new pitches	None – land use issue only
S5	Countryside protection – restricts development outside the settlement boundaries	None – land use issue only
S6	Residential allocations – identifies sites for new housing development	None – land use issue only
S7	Employment allocations – identifies sites for new employment development	None – land use issue only
S8	South West Rugby – outlines requirement for the SWR site allocation	Application submitted and viability has been tested
S9	South West Rugby spine road network – requirement for SWR spine road	Application submitted and viability has been tested
CL1	Net zero buildings – residential and non-residential buildings of 100 square metres or more to be designed and built to be net zero carbon in operation.	Net zero carbon requirement tested in the study
CL2	Renewable energy and low carbon technology – sets out requirements for developments which generate renewable energy	None – land use issue only
CL3	Water supply, quality and efficiency – new development to be located close to available water sources. New development to limit water use.	No direct costs.
CL4	Climate adaptation – buildings to be designed to avoid overheating; green space to be optimised to provide urban cooling and manage local flood risk; minimise flood risk by use of SuDS.	No direct costs
E1	Employment land protection – sets out requirements for protecting existing employment land.	None – land use issue only
E2	Employment development – outlines requirements for proposals for development of employment uses. Limits development outside settlement boundaries.	No direct costs. Land issue only
E3	Rural economy – identifies types of development that will be acceptable in the rural area.	None – land use issue only
C1	Rugby town centre – sets broad vision for development in Rugby Town Centre including mix of acceptable uses	None – land use issue only
C2	Main town centre uses – seeks to limit expansion of retail uses outside the defined centres.	None – land use issue only
C3	Local and district centres – seeks to protect existing retail uses in these centres. Growth of local centres will only be permitted if there is no adverse impact on vitality and viability of Rugby Town Centre.	None – land use issue only
C4	Neighbourhood hubs – outlines the range of acceptable uses in neighbourhood hubs and seeks to prevent the loss of ground floor uses.	None – land use issue only
EN1	Biodiversity and geodiversity protection – national requirement for biodiversity net gain to be applied. Seeks to protect SSSI, protected species and irreplaceable habitat.	None – land use issue only

Policy	Summary	Cost impact																									
EN2	Landscape protection – development to avoid adverse impact on landscape character	None – land use issue and design issue only																									
EN3	Ironstone Fringe Area of High Landscape Value – developments to enhance character and quality of the landscape and maintain tranquillity.	None – land use issue and design issue only.																									
EN4	Biodiversity net gain – relates to application of statutory requirement, to be provided onsite where possible	None – land use issue only. Can be readily accommodated given low net to gross ratios assumed																									
EN5	Canopy cover – requirement for developments outside Rugby Town Centre to increase canopy cover to 20% of site. In Rugby Town Centre, developments to maximise canopy cover or adopt green roofs (or similar)	Cost allowances included in appraisals for green roofs as a proxy for requirement.																									
EN6	Flood risk – sequential test to be applied to all applications in areas of high or medium risk of flooding.	None – standard approach to development in areas of flood risk. Land use issue only																									
EN7	Environmental protection and amenity – development to avoid adversely impacting human health, living conditions or natural environment through pollution.	No direct costs.																									
H1	Housing mix – requires the following mix to apply to new development.<table><tr><td>Tenure</td><td>1 bed</td><td>2 bed</td><td>3 bed</td><td>4 bed</td></tr><tr><td>Market</td><td>5%</td><td>30%</td><td>45%</td><td>20%</td></tr><tr><td>Shared ownership</td><td>15%</td><td>40%</td><td>35%</td><td>10%</td></tr><tr><td>Social rent</td><td>20%</td><td>30%</td><td>35%</td><td>15%</td></tr><tr><td>Social rent (65+)</td><td>50%</td><td>50%</td><td></td><td></td></tr></table>	Tenure	1 bed	2 bed	3 bed	4 bed	Market	5%	30%	45%	20%	Shared ownership	15%	40%	35%	10%	Social rent	20%	30%	35%	15%	Social rent (65+)	50%	50%			Tested in study
Tenure	1 bed	2 bed	3 bed	4 bed																							
Market	5%	30%	45%	20%																							
Shared ownership	15%	40%	35%	10%																							
Social rent	20%	30%	35%	15%																							
Social rent (65+)	50%	50%																									
H2	Affordable housing Requires that developments of 10 or more units should provide 20% in Rugby Urban Area and 30% elsewhere, with a tenure mix of 70% social rent and 30% shared ownership. Sites released from the Green Belt to provide 40% affordable housing.	Tested in study																									
H3	Rural worker dwellings Sets out the circumstances in which additional dwellings will be permitted for rural workers.	None - land use issue only. Rural workers dwellings will not be constructed as a speculative development																									
H4	Rural exception sites Indicates that developments of affordable housing will be permitted outside settlement boundaries including up to 20% private housing (subject to viability assessment).	Not relevant to speculative residential developments.																									
H5	Replacement dwellings Set out circumstances under which replacement dwellings outside the settlement boundary will be permitted	Not relevant to speculative residential developments.																									
H6	Specialist housing Indicates Council's support for applications for specialist housing for older people and for those with specific needs. Also indicates that housing allocations should provide serviced self-build and custom build plots.	No cost implications. Neutral impact on viability as developers will receive plot value in place of residual value for plots foregone.																									

Policy	Summary	Cost impact
H7	Housing standards Minimum space standards – meet NDSS All dwellings to meet M4(2) On schemes of 10+ units, 3.5% of units to meet M4(3) standards Minimum outdoor space standards required.	Tested in the study
H8	Housing in multiple occupation Seeks to restrict provision of new HMOs where this would result in a concentration of HMOs.	Land use issue only, aimed primarily at existing housing in Rugby Town
W1	Protection of community facilities Seeks to restrict the loss of community facilities, or their replacement with equivalent or better provision unless it can be demonstrated that there is no demand for the facility in question.	Land use issue only
W2	Open space and sports provision Requirement for open space and sports provision unless existing provision in ward in which site is located exceeds the relevant standard.	Assumed net to gross site areas allow for provision of open space
W3	Air quality Development to achieve/exceed air quality neutral standards through orientation of buildings, abatement technology or urban greening.	Neutral impact for most developments when considered together with other policies (ie CL1 and CL2 and EN4/EN5)
D1	Well-designed places Developments to create or contribute towards well designed places.	Design fees reflected in professional fees allowances
D2	Infill and householder development Outlines requirements for infill and householder developments including extensions	Not relevant to speculative development
D3	Landscaping Seeks to retain and integrate existing natural features and seeks landscaping; landscaping to be appropriate to its context; appropriate long term maintenance of landscaped areas to be put in place.	Allowance for landscaping within external works allowances. Long term maintenance undertaken by estate management companies or similar arrangements.
D4	Historic environment Applies national policy and legislation to proposals involving heritage assets.	No additional costs.
D5	Sustainable drainage Drainage to be provided as Sustainable Drainage Systems.	SuDs have been in common use for some time and therefore reflected in base construction costs.
I1	Transport Seeks to prioritise active travel and minimise car use and provide links to public transport.	Costs of walkways etc reflected in external works allowances.
I2	Parking Development to provide adequate parking for bicycles and other vehicles	Normal development assumption, adequate space for parking reflected in assumed net to gross site area and site coverage.

Policy	Summary	Cost impact
I3	Communications infrastructure Sets out the circumstances in which applications for new communications infrastructure will be permitted. New major developments to be provided with full fibre broadband unless it can be demonstrated this is not possible.	No costs to development. Standard development cost, fast broadband will be required by occupiers.
I4	Infrastructure and planning obligations Planning obligations may be required to fund upgrades when new development places additional burdens on existing infrastructure. Developments of 50 units or more than 10,000 sqm of floorspace to provide employment and skills plans	CIL reflected at prevailing rates plus S106 obligations of £10,000, £15,000 and £22,500 per unit. E&T costs reflected in the appraisals.
I5	New railway stations Identifies land which is safeguarded for new Railway Station (Nuneaton Parkway) and indicates support for a new station at Rugby	Land use issue only
I6	Secondary education Safeguards land for a secondary school at St Thomas Cross. Seeks contributions from development towards the provision of education.	Land use issue only Appraisals include Section 106 contributions totalling £10,000, £15,000 and £22,500 per unit.

Appendix 2 - Development typologies details

RUGBY LOCAL PLAN VIABILITY TESTING																						2		3		4		6		7		8		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
				Gross		Net site				No of		No of		Resi costs		Resi costs		GIA		GIA		Floor areas - proposed (sqm)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</	

	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58	
Rugby Loc.CIL (rate per sqm)												S106 (per sqm for commercial; per unit for resi)										
Site ref	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	E&T cost	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	
1	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
2	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
3	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
4	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
5	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
6	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
7	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
8	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
9	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
10	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
11	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
12	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
13	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
14	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
15	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
16	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
17	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
18	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
19	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
20	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
21	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
22	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
23	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
24	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
25	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
26	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
27	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	150,526	20	20	20	20	20	20	20	20	20	22,500	
28	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	63,088	20	20	20	20	20	20	20	20	20	22,500	
29	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	595,833	20	20	20	20	20	20	20	20	20	22,500	
30	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	893,750	20	20	20	20	20	20	20	20	20	22,500	
31	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	40,857	20	20	20	20	20	20	20	20	20	22,500	
32	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	51,071	20	20	20	20	20	20	20	20	20	22,500	
33	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	61,286	20	20	20	20	20	20	20	20	20	22,500	
34	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	2,162,024	20	20	20	20	20	20	20	20	20	22,500	
35	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	919,286	20	20	20	20	20	20	20	20	20	22,500	
36	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	1,021,429	20	20	20	20	20	20	20	20	20	22,500	
37	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
38	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
39	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
40	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	35,750	20	20	20	20	20	20	20	20	20	22,500	
41	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	49,156	20	20	20	20	20	20	20	20	20	22,500	
42	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	64,350	20	20	20	20	20	20	20	20	20	22,500	
43	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
44	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
45	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
46	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
47	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	
48	0.00	104.99	0.00	5.25	5.25	0.00	5.25	5.25	5.25	167.98	-	20	20	20	20	20	20	20	20	20	22,500	

RUGBY LOC.Rents																						Cap val										Yields										n/a
Site ref	Retail A1-/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi																						
1	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
2	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
3	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
4	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
5	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
6	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
7	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
8	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
9	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
10	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
11	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
12	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
13	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
14	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
15	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
16	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
17	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
18	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
19	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
20	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
21	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
22	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
23	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
24	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
25	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
26	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
27	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
28	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
29	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
30	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
31	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
32	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
33	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
34	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
35	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
36	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
37	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
38	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
39	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
40	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
41	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
42	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
43	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
44	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
45	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
46	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
47	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							
48	435	290	220	120	120	398	316	250	250	4,325	7.00%	5.00%	7.00%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																							

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
RUGBY LOC.Build costs											Net to gross											
Site ref	Retail A1-A5	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra costs	Retail A1-A5	Retail S'M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
1	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	493	5,000
2	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	493	5,000
3	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	493	5,000
4	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	986	10,000
5	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	986	10,000
6	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	986	10,000
7	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,466	25,000
8	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,466	25,000
9	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,466	25,000
10	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,932	50,000
11	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,932	50,000
12	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,932	50,000
13	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,863	100,000
14	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,863	100,000
15	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,863	100,000
16	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	19,727	200,000
17	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	19,727	200,000
18	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	15,640,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	49,317	500,000
19	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	15,640,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	49,317	500,000
20	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	18,768,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	59,181	600,000
21	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	18,768,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	59,181	600,000
22	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	18,768,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	59,181	600,000
23	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	21,896,000	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	69,044	700,000
24	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,900	40,000
25	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	4,350	60,000
26	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,075	70,000
27	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	60,000
28	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
29	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	10,000	150,000
30	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000
31	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	85%	4,000	60,000
32	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	85%	5,000	75,000
33	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	85%	6,000	90,000
34	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	77%	115,000	1,725,000
35	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	77%	90,000	1,350,000
36	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	100%	100%	85%	85%	85%	85%	77%	100,000	1,500,000
37	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	3,600	54,000
38	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	4,500	67,500
39	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77%	5,400	81,000
40	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	2,500	37,500
41	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	3,438	51,563
42	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	73%	4,500	67,500
43	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530
44	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	22,530
45	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,502	24,032
46	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	2,000	32,000
47	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	2,500	40,000
48	1,613	1,764	2,156	1,360	897	3,615	2,957	2,979	2,979	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	3,000	48,000

[illegible]

	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175				
RUGBY LOC.	Investment sale (QUARTERS)										Resi sales period (qtrs)			Sales period start		Area	On-site AH		% AH rented					
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and f	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS units			Roof area	BNG cost	Car parking space	Carbon offset				
1	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		123.29	1.4%	100%	-			
2	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		54.80	1.4%	100%	-			
3	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		19.73	1.4%	100%	-			
4	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		246.59	1.4%	100%	-			
5	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		109.59	1.4%	100%	-			
6	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		39.45	1.4%	100%	-			
7	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		616.46	1.4%	100%	-			
8	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		273.98	1.4%	100%	-			
9	6	6	6	6	6	6	6	6	6	6	6	1	6	0.00%	50%	70%		98.63	1.4%	100%	-			
10	8	8	8	8	8	8	8	8	8	8	8	3	6	0.00%	50%	70%		1,232.93	1.4%	100%	-			
11	8	8	8	8	8	8	8	8	8	8	8	3	6	0.00%	50%	70%		547.97	1.4%	100%	-			
12	8	8	8	8	8	8	8	8	8	8	8	3	8	0.00%	50%	70%		197.27	1.4%	100%	-			
13	8	8	8	8	8	8	8	8	8	8	8	4	6	0.00%	50%	70%		2,465.86	1.4%	100%	-			
14	8	8	8	8	8	8	8	8	8	8	8	4	6	0.00%	50%	70%		1,095.94	1.4%	100%	-			
15	8	8	8	8	8	8	8	8	8	8	8	4	6	0.00%	50%	70%		394.54	1.4%	100%	-			
16	11	11	11	11	11	11	11	11	11	11	11	6	6	0.00%	50%	70%		4,931.72	1.4%	100%	-			
17	11	11	11	11	11	11	11	11	11	11	11	6	6	0.00%	50%	70%		2,191.88	1.4%	100%	-			
18	13	13	13	13	13	13	13	13	13	13	13	8	6	0.00%	50%	70%		12,329.30	1.4%	100%	-			
19	13	13	13	13	13	13	13	13	13	13	13	8	6	0.00%	50%	70%		5,479.69	1.4%	100%	-			
20	19	19	19	19	19	19	19	19	19	19	19	14	6	0.00%	50%	70%		14,795.16	1.4%	100%	-			
21	19	19	19	19	19	19	19	19	19	19	19	14	6	0.00%	50%	70%		6,575.63	1.4%	100%	-			
22	29	29	29	29	29	29	29	29	29	29	29	24	6	0.00%	50%	70%		14,795.16	1.4%	100%	-			
23	29	29	29	29	29	29	29	29	29	29	29	24	6	0.00%	50%	70%		7,671.56	1.4%	100%	-			
24	10	10	10	10	10	10	10	10	10	10	10	2	10	0.00%	50%	70%		181.25	1.4%	100%	-			
25	10	10	10	10	10	10	10	10	10	10	10	3	10	0.00%	50%	70%		271.88	1.4%	100%	-			
26	10	10	10	10	10	10	10	10	10	10	10	4	10	0.00%	50%	70%		317.19	1.4%	100%	-			
27	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		1,000.00	1.4%	100%	-			
28	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		375.00	1.4%	100%	-			
29	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		1,111.11	1.4%	100%	-			
30	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		1,666.67	1.4%	100%	-			
31	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		4,000.00	1.4%	100%	-			
32	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		5,000.00	1.4%	100%	-			
33	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		6,000.00	1.4%	100%	-			
34	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		115,000.00	1.4%	100%	-			
35	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		90,000.00	1.4%	100%	-			
36	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		100,000.00	1.4%	100%	-			
37	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		144.00	1.4%	100%	-			
38	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		180.00	1.4%	100%	-			
39	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		216.00	1.4%	100%	-			
40	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		277.78	1.4%	100%	-			
41	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		214.84	1.4%	100%	-			
42	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		180.00	1.4%	100%	-			
43	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		166.89	1.4%	100%	-			
44	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		93.88	1.4%	100%	-			
45	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		93.88	1.4%	100%	-			
46	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		222.22	1.4%	100%	-			
47	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		156.25	1.4%	100%	-			
48	10	10	10	10	10	10	10	10	10	10	10	1	10	0.00%	0%	70%		187.50	1.4%	100%	-			

Appendix 3 - Land Registry sales data

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
15, Meadow Road, Rugby, Warwickshire CV21 1ER	CV21 1ER	CV21 1	30/05/2025	261,000	261,251	FALSE	Residential	House	Semi_Detached	116	2,250	2,252	Freehold
37, Howkins Road, Rugby, Warwickshire CV21 1BP	CV21 1BP	CV21 1	31/07/2025	185,000	183,393	FALSE	Residential	House	Terraced	80	2,313	2,292	Freehold
13, Mosedale, Rugby, Warwickshire CV21 1SE	CV21 1SE	CV21 1	25/03/2025	100,000	97,438	FALSE	Residential	House	Terraced	42	2,381	2,320	Freehold
2, Boughton Wharf, Boughton Road, Rugby, Warwickshire CV21 1BF	CV21 1BF	CV21 1	10/01/2025	128,500	127,075	FALSE	Residential	House	Flat	53	2,425	2,398	Leasehold
25, Houston Road, Rugby, Warwickshire CV21 1BS	CV21 1BS	CV21 1	17/03/2025	192,000	187,082	FALSE	Residential	House	Terraced	78	2,462	2,399	Freehold
20, Rankine Close, Rugby, Warwickshire CV21 1HD	CV21 1HD	CV21 1	10/03/2025	143,000	136,861	FALSE	Residential	House	Flat	57	2,509	2,401	Leasehold
62, Norman Road, Rugby, Warwickshire CV21 1DN	CV21 1DN	CV21 1	23/04/2025	220,000	217,250	FALSE	Residential	House	Terraced	86	2,558	2,526	Freehold
68, Staveley Way, Rugby, Warwickshire CV21 1TR	CV21 1TR	CV21 1	13/03/2025	355,000	351,603	FALSE	Residential	House	Detached	138	2,572	2,548	Freehold
107, Fosterd Road, Newbold, Rugby, Warwickshire CV21 1DE	CV21 1DE	CV21 1	29/08/2025	218,000	216,752	FALSE	Residential	House	Semi_Detached	84	2,595	2,580	Freehold
2, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	03/10/2022	460,000	454,848	FALSE	Residential	House	Detached	176	2,614	2,584	Freehold
331, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	16/10/2023	290,000	287,722	FALSE	Residential	House	Semi_Detached	111	2,613	2,592	Freehold
24, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	15/01/2025	301,000	303,363	FALSE	Residential	House	Terraced	117	2,573	2,593	Freehold
9, Finmere, Rugby, Warwickshire CV21 1RT	CV21 1RT	CV21 1	22/05/2023	411,000	408,430	FALSE	Residential	House	Detached	157	2,618	2,601	Freehold
Flat 14, Kirby Court, Main Street, Newbold, Rugby, Warwickshire CV21 1HQ	CV21 1HQ	CV21 1	17/02/2023	105,000	104,079	FALSE	Residential	House	Flat	40	2,625	2,602	Leasehold
Flat 2, Lyon House, Anton Close, Rugby, Warwickshire CV21 1PA	CV21 1PA	CV21 1	17/11/2023	161,000	158,837	FALSE	Residential	House	Flat	61	2,639	2,604	Leasehold
38, Yates Avenue, Rugby, Warwickshire CV21 1DG	CV21 1DG	CV21 1	10/07/2025	213,000	212,389	FALSE	Residential	House	Semi_Detached	81	2,630	2,622	Freehold
24, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	04/09/2024	313,000	310,541	FALSE	Residential	House	Semi_Detached	118	2,653	2,632	Freehold
2, Elder Avenue, Rugby, Warwickshire CV21 1TE	CV21 1TE	CV21 1	08/08/2024	367,000	361,315	FALSE	Residential	House	Detached	136	2,699	2,657	Freehold
11, Almond Grove, Rugby, Warwickshire CV21 1HP	CV21 1HP	CV21 1	15/06/2023	225,000	227,354	FALSE	Residential	House	Semi_Detached	85	2,647	2,675	Freehold
4, Brand Road, Rugby, Warwickshire CV21 1AF	CV21 1AF	CV21 1	21/06/2024	293,000	293,544	FALSE	Residential	House	Terraced	109	2,688	2,693	Freehold
15, Boughton Wharf, Boughton Road, Rugby, Warwickshire CV21 1BF	CV21 1BF	CV21 1	15/08/2024	165,000	164,329	FALSE	Residential	House	Flat	61	2,705	2,694	Leasehold
9, Kirkby Close, Rugby, Warwickshire CV21 1TT	CV21 1TT	CV21 1	11/07/2024	335,000	337,335	FALSE	Residential	House	Detached	125	2,680	2,699	Freehold
98, Parkfield Road, Rugby, Warwickshire CV21 1ES	CV21 1ES	CV21 1	27/07/2023	205,000	207,822	FALSE	Residential	House	Terraced	77	2,662	2,699	Freehold
17, Staveley Way, Rugby, Warwickshire CV21 1TP	CV21 1TP	CV21 1	25/03/2024	367,500	371,474	FALSE	Residential	House	Detached	137	2,682	2,711	Freehold
338, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	28/04/2023	200,000	206,369	FALSE	Residential	House	Terraced	76	2,632	2,715	Freehold
129, Norman Road, Rugby, Warwickshire CV21 1DW	CV21 1DW	CV21 1	07/10/2022	230,000	230,844	FALSE	Residential	House	Semi_Detached	85	2,706	2,716	Freehold
20, Copeland, Brownsover, Rugby, Warwickshire CV21 1NL	CV21 1NL	CV21 1	20/06/2025	240,000	241,857	FALSE	Residential	House	Semi_Detached	89	2,697	2,717	Freehold
82, Parkfield Road, Rugby, Warwickshire CV21 1ES	CV21 1ES	CV21 1	17/07/2025	170,000	168,523	FALSE	Residential	House	Terraced	62	2,742	2,718	Freehold
1, Cypress Road, Rugby, Warwickshire CV21 1SA	CV21 1SA	CV21 1	18/07/2024	336,000	339,933	FALSE	Residential	House	Semi_Detached	125	2,688	2,719	Freehold
20, Coniston Close, Rugby, Warwickshire CV21 1LG	CV21 1LG	CV21 1	26/05/2023	210,000	214,908	FALSE	Residential	House	Terraced	79	2,658	2,720	Freehold
29, Scafell, Rugby, Warwickshire CV21 1QB	CV21 1QB	CV21 1	17/10/2022	217,000	215,141	FALSE	Residential	House	Terraced	79	2,747	2,723	Freehold
349, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	06/12/2023	515,000	507,967	FALSE	Residential	House	Detached	186	2,769	2,731	Freehold
Flat 1, Hughes Court, Edison Drive, Rugby, Warwickshire CV21 1GP	CV21 1GP	CV21 1	31/03/2025	180,000	172,273	FALSE	Residential	House	Flat	63	2,857	2,734	Leasehold
43, Staveley Way, Rugby, Warwickshire CV21 1TP	CV21 1TP	CV21 1	21/03/2025	185,500	183,214	FALSE	Residential	House	Semi_Detached	67	2,769	2,735	Freehold
Flat 7, Kirby Court, Main Street, Newbold, Rugby, Warwickshire CV21 1HQ	CV21 1HQ	CV21 1	28/07/2025	103,000	102,167	FALSE	Residential	House	Flat	37	2,784	2,761	Leasehold
31, Oulton Road, Rugby, Warwickshire CV21 1AE	CV21 1AE	CV21 1	27/04/2023	225,000	232,166	FALSE	Residential	House	Terraced	84	2,679	2,764	Freehold
20, Grasmere Close, Rugby, Warwickshire CV21 1LW	CV21 1LW	CV21 1	08/01/2025	245,000	246,923	FALSE	Residential	House	Terraced	89	2,753	2,774	Freehold
25, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	10/02/2023	435,000	435,274	FALSE	Residential	House	Detached	156	2,788	2,790	Freehold
7, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	17/04/2025	275,000	271,563	FALSE	Residential	House	Terraced	97	2,835	2,800	Freehold
24, Yates Avenue, Rugby, Warwickshire CV21 1DG	CV21 1DG	CV21 1	19/07/2024	240,000	242,092	FALSE	Residential	House	Terraced	86	2,791	2,815	Freehold
27, Whetstone Drive, Rugby, Warwickshire CV21 1UJ	CV21 1UJ	CV21 1	24/01/2025	160,000	163,291	FALSE	Residential	House	Semi_Detached	58	2,759	2,815	Freehold
29, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	19/10/2023	365,000	355,383	FALSE	Residential	House	Detached	126	2,897	2,821	Freehold
30, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	06/11/2023	311,000	313,126	FALSE	Residential	House	Terraced	111	2,802	2,821	Freehold
Flat 5, Alderman House, Chimes Court, Rugby, Warwickshire CV21 1GD	CV21 1GD	CV21 1	28/06/2024	154,000	152,959	FALSE	Residential	House	Flat	54	2,852	2,833	Leasehold
302, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	11/01/2023	208,000	209,683	FALSE	Residential	House	Terraced	74	2,811	2,834	Freehold
2, Whernside, Rugby, Warwickshire CV21 1PJ	CV21 1PJ	CV21 1	16/09/2024	225,000	223,894	FALSE	Residential	House	Terraced	79	2,848	2,834	Freehold
37, Main Street, Newbold, Rugby, Warwickshire CV21 1HH	CV21 1HH	CV21 1	13/06/2025	200,000	201,547	FALSE	Residential	House	Semi_Detached	71	2,817	2,839	Freehold
Flat 4, Hearth House, Signalman Court, Rugby, Warwickshire CV21 1FR	CV21 1FR	CV21 1	09/10/2024	155,000	153,433	FALSE	Residential	House	Flat	54	2,870	2,841	Leasehold
13, Lindale, Rugby, Warwickshire CV21 1PH	CV21 1PH	CV21 1	22/08/2024	230,000	227,334	FALSE	Residential	House	Terraced	80	2,875	2,842	Freehold
1, Hansen Close, Rugby, Warwickshire CV21 1RE	CV21 1RE	CV21 1	26/05/2023	161,000	159,480	FALSE	Residential	House	Flat	56	2,875	2,848	Leasehold
Flat 6, Marigold House, Doyle Close, Rugby, Warwickshire CV21 1RA	CV21 1RA	CV21 1	28/03/2024	169,950	171,232	FALSE	Residential	House	Flat	60	2,833	2,854	Leasehold
12, Humphrey Close, Rugby, Warwickshire CV21 1FQ	CV21 1FQ	CV21 1	12/05/2023	325,000	322,967	FALSE	Residential	House	Detached	113	2,876	2,858	Freehold
18, Ulverston, Brownsover, Rugby, Warwickshire CV21 1EE	CV21 1EE	CV21 1	15/05/2023	290,000	295,214	FALSE	Residential	House	Semi_Detached	103	2,816	2,866	Freehold
115, Yates Avenue, Rugby, Warwickshire CV21 1DF	CV21 1DF	CV21 1	09/05/2025	255,000	255,245	FALSE	Residential	House	Semi_Detached	89	2,865	2,868	Freehold
Flat 2, Lime House, 33, Magnolia Avenue, Rugby, Warwickshire CV21 1UN	CV21 1UN	CV21 1	10/03/2023	179,000	178,878	FALSE	Residential	House	Flat	62	2,887	2,885	Leasehold
54, Whernside, Rugby, Warwickshire CV21 1PJ	CV21 1PJ	CV21 1	19/09/2024	235,000	233,845	FALSE	Residential	House	Terraced	81	2,901	2,887	Freehold
9, Reservoir Road, Rugby, Warwickshire CV21 1BW	CV21 1BW	CV21 1	04/08/2023	183,000	185,028	FALSE	Residential	House	Semi_Detached	64	2,859	2,891	Freehold
6, Ilmer Close, Rugby, Warwickshire CV21 1TY	CV21 1TY	CV21 1	14/03/2024	355,000	358,839	FALSE	Residential	House	Detached	124	2,863	2,894	Freehold
14, Millbeck, Brownsover, Rugby, Warwickshire CV21 1QX	CV21 1QX	CV21 1	21/12/2023	185,000	185,573	FALSE	Residential	House	Terraced	64	2,891	2,900	Freehold
101, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	09/11/2022	264,000	264,000	FALSE	Residential	House	Semi_Detached	91	2,901	2,901	Freehold
354, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	07/10/2022	240,000	240,880	FALSE	Residential	House	Semi_Detached	83	2,892	2,902	Freehold
274, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	18/03/2024	230,000	235,079	FALSE	Residential	House	Terraced	81	2,840	2,902	Freehold
3, Edison Drive, Rugby, Warwickshire CV21 1FF	CV21 1FF	CV21 1	24/04/2024	379,950	380,189	FALSE	Residential	House	Detached	131	2,900	2,902	Freehold
341, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	22/01/2024	249,950	255,792	FALSE	Residential	House	Terraced	88	2,840	2,907	Freehold
37, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	21/11/2023	400,000	396,012	FALSE	Residential	House	Detached	136	2,941	2,912	Freehold
22, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	01/08/2025	520,000	518,497	FALSE	Residential	House	Detached	178	2,921	2,913	Freehold
58, Pantolf Place, Rugby, Warwickshire CV21 1HR	CV21 1HR	CV21 1	26/09/2023	287,000	288,759	FALSE	Residential	House	Semi_Detached	99	2,899	2,917	Freehold
38, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	23/11/2023	157,000	158,073	FALSE	Residential	House	Terraced	54	2,907	2,927	Freehold
28, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	16/12/2022	322,000	319,241	FALSE	Residential	House	Terraced	109	2,954	2,929	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
304, Newbold Road, Rugby, Warwickshire CV21 1EG	CV21 1EG	CV21 1	01/05/2025	200,000	199,224	FALSE	Residential	House	Terraced	68	2,941	2,930	Freehold
Flat 5, Lyon House, Anton Close, Rugby, Warwickshire CV21 1PA	CV21 1PA	CV21 1	09/06/2023	182,000	178,715	FALSE	Residential	House	Flat	61	2,984	2,930	Leasehold
55, Reservoir Road, Rugby, Warwickshire CV21 1BW	CV21 1BW	CV21 1	25/11/2022	220,000	220,000	FALSE	Residential	House	Semi_Detached	75	2,933	2,933	Freehold
2, Liza Court, Rugby, Warwickshire CV21 1SB	CV21 1SB	CV21 1	25/04/2024	155,000	156,254	FALSE	Residential	House	Terraced	53	2,925	2,948	Freehold
24, Selside, Rugby, Warwickshire CV21 1PG	CV21 1PG	CV21 1	14/04/2023	246,000	253,834	FALSE	Residential	House	Terraced	86	2,860	2,952	Freehold
1, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	08/11/2023	400,000	396,012	FALSE	Residential	House	Detached	134	2,985	2,955	Freehold
Flat 3, Marigold House, Doyle Close, Rugby, Warwickshire CV21 1RA	CV21 1RA	CV21 1	04/11/2022	186,000	180,352	FALSE	Residential	House	Flat	61	3,049	2,957	Leasehold
5, Cook Close, Rugby, Warwickshire CV21 1NG	CV21 1NG	CV21 1	22/08/2025	297,000	296,142	FALSE	Residential	House	Detached	100	2,970	2,961	Freehold
Flat 10, Hearth House, Signalman Court, Rugby, Warwickshire CV21 1FR	CV21 1FR	CV21 1	06/01/2023	162,500	159,995	FALSE	Residential	House	Flat	54	3,009	2,963	Leasehold
33, Oulton Road, Rugby, Warwickshire CV21 1AE	CV21 1AE	CV21 1	16/12/2022	254,500	252,319	FALSE	Residential	House	Terraced	85	2,994	2,968	Freehold
3, Rydal Close, Rugby, Warwickshire CV21 1JP	CV21 1JP	CV21 1	05/09/2025	300,000	300,000	FALSE	Residential	House	Detached	101	2,970	2,970	Freehold
59, Wavere Court, Brownsover, Rugby, Warwickshire CV21 1QS	CV21 1QS	CV21 1	24/11/2023	195,000	196,333	FALSE	Residential	House	Terraced	66	2,955	2,975	Freehold
25, Langdale Close, Rugby, Warwickshire CV21 1JY	CV21 1JY	CV21 1	14/02/2025	275,000	274,736	FALSE	Residential	House	Semi_Detached	92	2,989	2,986	Freehold
15, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	17/03/2023	442,000	442,000	FALSE	Residential	House	Detached	148	2,986	2,986	Freehold
2, Finmere, Rugby, Warwickshire CV21 1RT	CV21 1RT	CV21 1	23/05/2025	328,000	328,953	FALSE	Residential	House	Detached	110	2,982	2,991	Freehold
Flat 5, Lime House, 33, Magnolia Avenue, Rugby, Warwickshire CV21 1UN	CV21 1UN	CV21 1	17/04/2024	187,000	185,861	FALSE	Residential	House	Flat	62	3,016	2,998	Leasehold
4, Gabor Close, Rugby, Warwickshire CV21 1XQ	CV21 1XQ	CV21 1	09/06/2023	325,000	321,160	FALSE	Residential	House	Detached	107	3,037	3,002	Freehold
5, Liza Court, Rugby, Warwickshire CV21 1SB	CV21 1SB	CV21 1	26/07/2024	125,000	126,090	FALSE	Residential	House	Terraced	42	2,976	3,002	Freehold
44, Main Street, Newbold, Rugby, Warwickshire CV21 1HW	CV21 1HW	CV21 1	17/11/2023	220,000	222,302	FALSE	Residential	House	Semi_Detached	74	2,973	3,004	Freehold
37, Lindale, Rugby, Warwickshire CV21 1PH	CV21 1PH	CV21 1	14/10/2024	248,000	243,786	FALSE	Residential	House	Terraced	81	3,062	3,010	Freehold
61, Derwent Close, Rugby, Warwickshire CV21 1JX	CV21 1JX	CV21 1	21/03/2025	249,995	246,914	FALSE	Residential	House	Semi_Detached	82	3,049	3,011	Freehold
5, Culworth Close, Brownsover, Rugby, Warwickshire CV21 1TX	CV21 1TX	CV21 1	18/11/2022	392,000	385,689	FALSE	Residential	House	Detached	128	3,063	3,013	Freehold
5, Howkins Road, Rugby, Warwickshire CV21 1BP	CV21 1BP	CV21 1	12/07/2023	220,000	223,029	FALSE	Residential	House	Terraced	74	2,973	3,014	Freehold
387, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	21/06/2024	246,000	247,507	FALSE	Residential	House	Semi_Detached	82	3,000	3,018	Freehold
Flat 1, Lime House, 33, Magnolia Avenue, Rugby, Warwickshire CV21 1UN	CV21 1UN	CV21 1	04/05/2023	192,000	190,187	FALSE	Residential	House	Flat	63	3,048	3,019	Leasehold
10, Elter Close, Rugby, Warwickshire CV21 1JD	CV21 1JD	CV21 1	10/03/2023	381,050	381,050	FALSE	Residential	House	Detached	126	3,024	3,024	Freehold
30, Selside, Rugby, Warwickshire CV21 1PG	CV21 1PG	CV21 1	16/12/2022	235,000	232,987	FALSE	Residential	House	Terraced	77	3,052	3,026	Freehold
53, Main Street, Newbold, Rugby, Warwickshire CV21 1HH	CV21 1HH	CV21 1	16/09/2024	305,000	302,604	FALSE	Residential	House	Semi_Detached	100	3,050	3,026	Freehold
15, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	02/02/2023	415,000	415,261	FALSE	Residential	House	Detached	137	3,029	3,031	Freehold
14, Brunswick Close, Rugby, Warwickshire CV21 1XL	CV21 1XL	CV21 1	28/07/2025	177,500	175,958	FALSE	Residential	House	Terraced	58	3,060	3,034	Freehold
6, Morris Close, Newbold, Rugby, Warwickshire CV21 1AX	CV21 1AX	CV21 1	09/12/2022	215,000	215,525	FALSE	Residential	House	Semi_Detached	71	3,028	3,036	Freehold
22, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	19/03/2024	325,000	332,177	FALSE	Residential	House	Terraced	109	2,982	3,048	Freehold
1, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	18/07/2025	410,000	408,815	FALSE	Residential	House	Detached	134	3,060	3,051	Freehold
47, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	19/12/2023	252,000	253,234	FALSE	Residential	House	Semi_Detached	83	3,036	3,051	Freehold
16, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QA	CV21 1QA	CV21 1	13/06/2025	160,000	161,238	FALSE	Residential	House	Semi_Detached	53	3,028	3,051	Freehold
18, Barnaby Road, Rugby, Warwickshire CV21 1GB	CV21 1GB	CV21 1	15/09/2023	350,000	345,220	FALSE	Residential	House	Detached	113	3,097	3,055	Freehold
1, Great Borne, Rugby, Warwickshire CV21 1SD	CV21 1SD	CV21 1	12/04/2024	167,000	168,351	FALSE	Residential	House	Terraced	55	3,036	3,061	Freehold
42, Staveley Way, Rugby, Warwickshire CV21 1TR	CV21 1TR	CV21 1	17/10/2022	400,000	395,520	FALSE	Residential	House	Detached	129	3,101	3,066	Freehold
46, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	17/08/2023	590,000	584,483	FALSE	Residential	House	Detached	190	3,105	3,076	Freehold
22, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	21/08/2023	265,000	262,522	FALSE	Residential	House	Detached	85	3,118	3,088	Freehold
47, Parkfield Road, Rugby, Warwickshire CV21 1EW	CV21 1EW	CV21 1	25/08/2023	220,000	222,438	FALSE	Residential	House	Semi_Detached	72	3,056	3,089	Freehold
13, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	06/09/2024	395,000	389,848	FALSE	Residential	House	Detached	125	3,160	3,119	Freehold
7, Brunswick Close, Rugby, Warwickshire CV21 1XL	CV21 1XL	CV21 1	15/07/2025	182,500	180,915	FALSE	Residential	House	Terraced	58	3,147	3,119	Freehold
3, Cook Close, Rugby, Warwickshire CV21 1NG	CV21 1NG	CV21 1	14/03/2025	290,000	287,225	FALSE	Residential	House	Detached	92	3,152	3,122	Freehold
3, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	19/10/2022	499,999	494,399	FALSE	Residential	House	Detached	158	3,165	3,129	Freehold
36, Howkins Road, Rugby, Warwickshire CV21 1BP	CV21 1BP	CV21 1	08/02/2023	214,900	219,717	FALSE	Residential	House	Semi_Detached	70	3,070	3,139	Freehold
18, Rothley Drive, Rugby, Warwickshire CV21 1TS	CV21 1TS	CV21 1	29/11/2022	380,000	373,882	FALSE	Residential	House	Detached	119	3,193	3,142	Freehold
4, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	23/02/2024	270,000	273,667	FALSE	Residential	House	Semi_Detached	87	3,103	3,146	Freehold
27, Pantolf Place, Rugby, Warwickshire CV21 1HR	CV21 1HR	CV21 1	24/01/2025	225,000	229,628	FALSE	Residential	House	Semi_Detached	73	3,082	3,146	Freehold
14, Liza Court, Rugby, Warwickshire CV21 1SB	CV21 1SB	CV21 1	14/07/2025	175,000	173,480	FALSE	Residential	House	Terraced	55	3,182	3,154	Freehold
5, Merynton Close, Rugby, Warwickshire CV21 1UW	CV21 1UW	CV21 1	22/03/2024	302,500	309,474	FALSE	Residential	House	Semi_Detached	98	3,087	3,158	Freehold
4, Wilf Brown Close, Rugby, Warwickshire CV21 1NR	CV21 1NR	CV21 1	11/08/2023	230,000	231,141	FALSE	Residential	House	Terraced	73	3,151	3,166	Freehold
4, Culworth Close, Brownsover, Rugby, Warwickshire CV21 1TX	CV21 1TX	CV21 1	22/03/2024	395,000	399,272	FALSE	Residential	House	Detached	126	3,135	3,169	Freehold
1, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	28/03/2025	455,000	450,646	FALSE	Residential	House	Detached	142	3,204	3,174	Freehold
26, Staveley Way, Rugby, Warwickshire CV21 1TR	CV21 1TR	CV21 1	19/07/2024	350,000	352,440	FALSE	Residential	House	Detached	111	3,153	3,175	Freehold
2, Cypress Road, Rugby, Warwickshire CV21 1SA	CV21 1SA	CV21 1	11/06/2024	202,000	200,634	FALSE	Residential	Maisonette	Flat	63	3,206	3,185	Freehold
39, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	19/07/2024	350,000	354,097	FALSE	Residential	House	Semi_Detached	111	3,153	3,190	Freehold
32, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	29/08/2024	255,000	252,235	FALSE	Residential	House	Semi_Detached	79	3,228	3,193	Freehold
12, Birstall Drive, Rugby, Warwickshire CV21 1RR	CV21 1RR	CV21 1	03/02/2023	320,000	320,202	FALSE	Residential	House	Detached	100	3,200	3,202	Freehold
40, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	08/11/2022	250,000	247,253	FALSE	Residential	House	Terraced	77	3,247	3,211	Freehold
27, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	26/09/2024	197,000	196,032	FALSE	Residential	House	Flat	61	3,230	3,214	Freehold
21, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	11/08/2025	288,000	286,351	FALSE	Residential	House	Semi_Detached	89	3,236	3,217	Freehold
20, Redwood Road, Rugby, Warwickshire CV21 1UD	CV21 1UD	CV21 1	27/11/2023	274,000	276,866	FALSE	Residential	House	Semi_Detached	86	3,186	3,219	Freehold
5, Staveley Way, Rugby, Warwickshire CV21 1TP	CV21 1TP	CV21 1	24/06/2024	355,000	355,224	FALSE	Residential	House	Detached	110	3,227	3,229	Freehold
76, Derwent Close, Rugby, Warwickshire CV21 1JX	CV21 1JX	CV21 1	24/04/2025	270,000	268,198	FALSE	Residential	House	Semi_Detached	83	3,253	3,231	Freehold
14, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	06/08/2024	430,000	423,340	FALSE	Residential	House	Detached	131	3,282	3,232	Freehold
Flat 5, Grove House, Anton Close, Rugby, Warwickshire CV21 1PA	CV21 1PA	CV21 1	04/07/2025	150,000	148,787	FALSE	Residential	House	Flat	46	3,261	3,235	Leasehold
75, Reservoir Road, Rugby, Warwickshire CV21 1BW	CV21 1BW	CV21 1	27/05/2025	285,000	285,274	FALSE	Residential	House	Semi_Detached	88	3,239	3,242	Freehold
10, Redwood Road, Rugby, Warwickshire CV21 1UD	CV21 1UD	CV21 1	18/10/2024	490,000	479,440	FALSE	Residential	House	Detached	147	3,333	3,262	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
1, Barnaby Road, Rugby, Warwickshire CV21 1GB	CV21 1GB	CV21 1	27/10/2023	335,500	326,660	FALSE	Residential	House	Detached	100	3,355	3,267	Freehold
57, Foxons Barn Road, Rugby, Warwickshire CV21 1LA	CV21 1LA	CV21 1	18/11/2022	255,000	255,000	FALSE	Residential	House	Semi_Detached	78	3,269	3,269	Freehold
6, Shapfell, Rugby, Warwickshire CV21 1QD	CV21 1QD	CV21 1	27/06/2025	185,000	186,431	FALSE	Residential	House	Semi_Detached	57	3,246	3,271	Freehold
395, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	30/05/2025	265,000	265,255	FALSE	Residential	House	Semi_Detached	81	3,272	3,275	Freehold
49, Kinman Way, Rugby, Warwickshire CV21 1XB	CV21 1XB	CV21 1	27/03/2025	410,000	406,077	FALSE	Residential	House	Detached	124	3,306	3,275	Freehold
399, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	06/01/2023	290,500	294,991	FALSE	Residential	House	Semi_Detached	90	3,228	3,278	Freehold
61, Oulton Road, Rugby, Warwickshire CV21 1AE	CV21 1AE	CV21 1	31/07/2025	365,000	363,945	FALSE	Residential	House	Detached	111	3,288	3,279	Freehold
7, Staveley Way, Rugby, Warwickshire CV21 1TP	CV21 1TP	CV21 1	14/10/2024	342,000	334,629	FALSE	Residential	House	Detached	102	3,353	3,281	Freehold
7, Magnolia Avenue, Rugby, Warwickshire CV21 1UF	CV21 1UF	CV21 1	16/10/2024	450,000	440,302	FALSE	Residential	House	Detached	134	3,358	3,286	Freehold
73, Pantolf Place, Rugby, Warwickshire CV21 1HR	CV21 1HR	CV21 1	18/10/2023	328,000	325,424	FALSE	Residential	House	Semi_Detached	99	3,313	3,287	Freehold
4, Cypress Road, Rugby, Warwickshire CV21 1SA	CV21 1SA	CV21 1	25/03/2025	192,500	184,237	FALSE	Residential	House	Flat	56	3,437	3,290	Freehold
42, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	18/07/2025	430,000	428,757	FALSE	Residential	House	Detached	130	3,308	3,298	Freehold
26, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	17/01/2025	390,000	396,513	FALSE	Residential	House	Detached	120	3,250	3,304	Freehold
8, Laing Close, Rugby, Warwickshire CV21 1FL	CV21 1FL	CV21 1	19/05/2023	290,000	295,214	FALSE	Residential	House	Semi_Detached	89	3,258	3,317	Freehold
29, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	09/01/2025	392,000	398,546	FALSE	Residential	House	Detached	120	3,267	3,321	Freehold
22, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	11/11/2022	240,000	240,000	FALSE	Residential	House	Semi_Detached	72	3,333	3,333	Freehold
5, Pembrey Road, Rugby, Warwickshire CV21 1AJ	CV21 1AJ	CV21 1	18/04/2024	368,000	368,232	FALSE	Residential	House	Detached	110	3,345	3,348	Freehold
11, Hawkeshead, Rugby, Warwickshire CV21 1QF	CV21 1QF	CV21 1	04/12/2023	147,000	147,455	FALSE	Residential	House	Terraced	44	3,341	3,351	Freehold
55, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	23/01/2023	327,000	332,056	FALSE	Residential	House	Semi_Detached	99	3,303	3,354	Freehold
25, Lloyd Road, Rugby, Warwickshire CV21 1JW	CV21 1JW	CV21 1	24/06/2024	375,000	375,696	FALSE	Residential	House	Terraced	112	3,348	3,354	Freehold
11, Manor House Close, Newbold, Rugby, Warwickshire CV21 1HB	CV21 1HB	CV21 1	03/11/2023	400,000	396,012	FALSE	Residential	House	Detached	118	3,390	3,356	Freehold
10, Dorrit Place, Rugby, Warwickshire CV21 1FZ	CV21 1FZ	CV21 1	03/05/2024	332,000	336,446	FALSE	Residential	House	Detached	100	3,320	3,364	Freehold
12, Magnolia Avenue, Rugby, Warwickshire CV21 1UF	CV21 1UF	CV21 1	02/04/2024	263,116	265,869	FALSE	Residential	House	Semi_Detached	79	3,331	3,365	Freehold
14, Swift Avenue, Rugby, Warwickshire CV21 1RQ	CV21 1RQ	CV21 1	30/03/2023	269,500	269,500	FALSE	Residential	House	Detached	80	3,369	3,369	Freehold
12, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	20/08/2024	370,000	364,269	FALSE	Residential	House	Detached	108	3,426	3,373	Freehold
29, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	17/11/2022	199,000	199,000	FALSE	Residential	House	Semi_Detached	59	3,373	3,373	Freehold
15, Laing Close, Rugby, Warwickshire CV21 1FL	CV21 1FL	CV21 1	25/11/2022	312,000	306,977	FALSE	Residential	House	Detached	91	3,429	3,373	Freehold
6, Birstall Drive, Rugby, Warwickshire CV21 1RR	CV21 1RR	CV21 1	03/07/2024	325,000	327,266	FALSE	Residential	House	Detached	97	3,351	3,374	Freehold
14, Grendon Drive, Rugby, Warwickshire CV21 1UB	CV21 1UB	CV21 1	25/09/2024	238,500	236,627	FALSE	Residential	House	Semi_Detached	70	3,407	3,380	Freehold
6, Manor House Close, Newbold, Rugby, Warwickshire CV21 1HB	CV21 1HB	CV21 1	28/11/2022	412,500	405,859	FALSE	Residential	House	Detached	120	3,438	3,382	Freehold
47, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	12/06/2024	185,000	186,134	FALSE	Residential	House	Semi_Detached	55	3,364	3,384	Freehold
16, Magnolia Avenue, Rugby, Warwickshire CV21 1UF	CV21 1UF	CV21 1	03/02/2023	263,000	267,458	FALSE	Residential	House	Terraced	79	3,329	3,386	Freehold
63, Derwent Close, Rugby, Warwickshire CV21 1JX	CV21 1JX	CV21 1	05/05/2023	270,000	274,854	FALSE	Residential	House	Semi_Detached	81	3,333	3,393	Freehold
13, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	29/11/2022	314,000	308,945	FALSE	Residential	House	Detached	91	3,451	3,395	Freehold
15, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	25/04/2025	461,000	459,225	FALSE	Residential	House	Detached	135	3,415	3,402	Freehold
28, Langdale Close, Rugby, Warwickshire CV21 1JY	CV21 1JY	CV21 1	17/01/2025	240,000	244,936	FALSE	Residential	House	Semi_Detached	72	3,333	3,402	Freehold
4, Hawthorn Close, Rugby, Warwickshire CV21 1RF	CV21 1RF	CV21 1	03/11/2022	265,000	262,088	FALSE	Residential	House	Terraced	77	3,442	3,404	Freehold
17, Laing Close, Rugby, Warwickshire CV21 1FL	CV21 1FL	CV21 1	21/03/2025	440,000	435,789	FALSE	Residential	House	Detached	128	3,437	3,405	Freehold
11, Ajax Close, Rugby, Warwickshire CV21 1XH	CV21 1XH	CV21 1	21/12/2022	245,000	245,598	FALSE	Residential	House	Semi_Detached	72	3,403	3,411	Freehold
31, Ambleside, Rugby, Warwickshire CV21 1JB	CV21 1JB	CV21 1	24/03/2023	269,950	269,950	FALSE	Residential	House	Detached	79	3,417	3,417	Freehold
32, Staveley Way, Rugby, Warwickshire CV21 1TR	CV21 1TR	CV21 1	24/01/2025	350,000	355,845	FALSE	Residential	House	Detached	104	3,365	3,422	Freehold
1, Fay Mews, Rugby, Warwickshire CV21 1GY	CV21 1GY	CV21 1	20/09/2024	315,000	312,526	FALSE	Residential	House	Semi_Detached	91	3,462	3,434	Freehold
5, Humphrey Close, Rugby, Warwickshire CV21 1FQ	CV21 1FQ	CV21 1	05/10/2022	347,500	343,608	FALSE	Residential	House	Detached	100	3,475	3,436	Freehold
77, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	29/05/2025	285,000	285,274	FALSE	Residential	House	Semi_Detached	83	3,434	3,437	Leasehold
15, Gabor Close, Rugby, Warwickshire CV21 1XQ	CV21 1XQ	CV21 1	06/09/2024	235,000	233,845	FALSE	Residential	House	Terraced	68	3,456	3,439	Freehold
4, Parker Close, Rugby, Warwickshire CV21 1NY	CV21 1NY	CV21 1	21/06/2023	225,000	227,354	FALSE	Residential	House	Semi_Detached	66	3,409	3,445	Freehold
36, Oulton Road, Rugby, Warwickshire CV21 1AL	CV21 1AL	CV21 1	28/02/2025	266,000	265,745	FALSE	Residential	House	Semi_Detached	77	3,455	3,451	Freehold
23, Dorrit Place, Rugby, Warwickshire CV21 1FZ	CV21 1FZ	CV21 1	25/08/2023	255,000	256,266	FALSE	Residential	House	Terraced	74	3,446	3,463	Freehold
40, Foxons Barn Road, Rugby, Warwickshire CV21 1LA	CV21 1LA	CV21 1	23/05/2024	376,000	381,036	FALSE	Residential	House	Detached	110	3,418	3,464	Freehold
416, Newbold Road, Rugby, Warwickshire CV21 1EL	CV21 1EL	CV21 1	20/06/2025	320,000	322,179	FALSE	Residential	Bungalow	Detached	93	3,441	3,464	Freehold
363, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	27/03/2024	285,000	288,082	FALSE	Residential	House	Detached	83	3,434	3,471	Freehold
3, Laing Close, Rugby, Warwickshire CV21 1FL	CV21 1FL	CV21 1	02/05/2023	276,500	281,471	FALSE	Residential	House	Semi_Detached	81	3,414	3,475	Freehold
24, Elder Avenue, Rugby, Warwickshire CV21 1TE	CV21 1TE	CV21 1	31/03/2025	400,000	396,172	FALSE	Residential	House	Detached	114	3,509	3,475	Freehold
9, Rowse Close, Rugby, Warwickshire CV21 1NQ	CV21 1NQ	CV21 1	02/06/2023	300,000	303,138	FALSE	Residential	House	Semi_Detached	87	3,448	3,484	Freehold
12, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	29/08/2024	315,000	310,121	FALSE	Residential	House	Detached	89	3,539	3,485	Freehold
114, Fosterd Road, Newbold, Rugby, Warwickshire CV21 1DY	CV21 1DY	CV21 1	25/07/2025	245,000	244,297	FALSE	Residential	House	Semi_Detached	70	3,500	3,490	Freehold
14, Foxons Barn Road, Rugby, Warwickshire CV21 1JT	CV21 1JT	CV21 1	09/12/2022	357,500	352,618	FALSE	Residential	Bungalow	Detached	101	3,540	3,491	Freehold
5, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	13/04/2023	545,000	544,657	FALSE	Residential	House	Detached	156	3,494	3,491	Freehold
3, Redwood Road, Rugby, Warwickshire CV21 1UD	CV21 1UD	CV21 1	23/01/2025	530,000	538,851	FALSE	Residential	House	Detached	154	3,442	3,499	Freehold
32, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	14/08/2024	230,000	227,506	FALSE	Residential	House	Semi_Detached	65	3,538	3,500	Freehold
21, Croft Avenue, Rugby, Warwickshire CV21 1AD	CV21 1AD	CV21 1	07/02/2023	319,600	319,801	FALSE	Residential	House	Detached	91	3,512	3,514	Freehold
39, Edison Drive, Rugby, Warwickshire CV21 1FF	CV21 1FF	CV21 1	13/10/2023	280,000	274,843	FALSE	Residential	House	Other	78	3,590	3,524	Freehold
33, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	03/06/2025	210,000	211,625	FALSE	Residential	House	Semi_Detached	60	3,500	3,527	Freehold
33, Cypress Road, Rugby, Warwickshire CV21 1SA	CV21 1SA	CV21 1	05/09/2024	320,000	317,486	FALSE	Residential	House	Semi_Detached	90	3,556	3,528	Freehold
8, Reservoir Road, Rugby, Warwickshire CV21 1BN	CV21 1BN	CV21 1	20/10/2022	183,000	183,671	FALSE	Residential	Bungalow	Semi_Detached	52	3,519	3,532	Freehold
17, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	10/05/2023	257,000	261,621	FALSE	Residential	House	Semi_Detached	74	3,473	3,535	Freehold
18, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	14/08/2023	325,000	321,961	FALSE	Residential	House	Detached	91	3,571	3,538	Freehold
12, Aspen Road, Rugby, Warwickshire CV21 1SF	CV21 1SF	CV21 1	18/07/2024	285,000	286,987	FALSE	Residential	House	Detached	81	3,519	3,543	Freehold
10, Aspen Close, Rugby, Warwickshire CV21 1SQ	CV21 1SQ	CV21 1	13/10/2023	220,000	216,525	FALSE	Residential	House	Terraced	61	3,607	3,550	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
22, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	30/04/2024	230,000	231,861	FALSE	Residential	House	Terraced	65	3,538	3,567	Freehold
20, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	16/12/2022	237,500	235,465	FALSE	Residential	House	Terraced	66	3,598	3,568	Freehold
49, Edison Drive, Rugby, Warwickshire CV21 1FF	CV21 1FF	CV21 1	04/01/2024	229,950	235,545	FALSE	Residential	House	Semi_Detached	66	3,484	3,569	Freehold
20, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	21/10/2022	315,000	311,472	FALSE	Residential	House	Detached	87	3,621	3,580	Freehold
27, Langdale Close, Rugby, Warwickshire CV21 1JY	CV21 1JY	CV21 1	07/02/2025	280,000	279,732	FALSE	Residential	House	Semi_Detached	78	3,590	3,586	Freehold
34, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	06/07/2023	233,750	237,511	FALSE	Residential	House	Semi_Detached	66	3,542	3,599	Freehold
10, Ravenglass, Brownsover, Rugby, Warwickshire CV21 1PT	CV21 1PT	CV21 1	14/10/2022	230,000	230,844	FALSE	Residential	House	Semi_Detached	64	3,594	3,607	Freehold
14, Finmere, Rugby, Warwickshire CV21 1RT	CV21 1RT	CV21 1	21/10/2022	340,000	336,192	FALSE	Residential	House	Detached	93	3,656	3,615	Freehold
4, Holme Close, Rugby, Warwickshire CV21 1JL	CV21 1JL	CV21 1	24/02/2023	244,000	249,469	FALSE	Residential	Bungalow	Semi_Detached	69	3,536	3,615	Freehold
10, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	18/12/2023	267,000	267,827	FALSE	Residential	House	Terraced	74	3,608	3,619	Freehold
2, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	21/10/2022	285,000	282,558	FALSE	Residential	House	Terraced	78	3,654	3,623	Freehold
34, Baker Street, Rugby, Warwickshire CV21 1HZ	CV21 1HZ	CV21 1	31/07/2024	280,000	283,278	FALSE	Residential	House	Semi_Detached	78	3,590	3,632	Freehold
5, Osier Close, Rugby, Warwickshire CV21 1UT	CV21 1UT	CV21 1	29/09/2023	234,999	236,439	FALSE	Residential	House	Semi_Detached	65	3,615	3,638	Freehold
24, Expectations Drive, Rugby, Warwickshire CV21 1FW	CV21 1FW	CV21 1	28/03/2025	367,500	363,983	FALSE	Residential	House	Detached	100	3,675	3,640	Freehold
10, Bell Road, Rugby, Warwickshire CV21 1GT	CV21 1GT	CV21 1	02/08/2023	320,000	317,007	FALSE	Residential	House	Detached	87	3,678	3,644	Freehold
37, Thomson Close, Rugby, Warwickshire CV21 1XJ	CV21 1XJ	CV21 1	25/08/2023	185,000	185,918	FALSE	Residential	House	Terraced	51	3,627	3,645	Freehold
18, Bell Road, Rugby, Warwickshire CV21 1GT	CV21 1GT	CV21 1	19/05/2023	279,950	284,983	FALSE	Residential	House	Semi_Detached	78	3,589	3,654	Freehold
11, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	28/06/2024	270,000	270,501	FALSE	Residential	House	Terraced	74	3,649	3,655	Freehold
6, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	22/07/2024	403,000	405,809	FALSE	Residential	House	Detached	111	3,631	3,656	Freehold
357, Newbold Road, Rugby, Warwickshire CV21 1EH	CV21 1EH	CV21 1	14/03/2023	322,000	322,000	FALSE	Residential	Bungalow	Detached	88	3,659	3,659	Freehold
22, Edison Drive, Rugby, Warwickshire CV21 1FB	CV21 1FB	CV21 1	24/02/2023	333,000	333,210	FALSE	Residential	House	Detached	91	3,659	3,662	Freehold
8, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	09/07/2024	325,000	327,266	FALSE	Residential	House	Detached	89	3,652	3,677	Freehold
5, Aspen Close, Rugby, Warwickshire CV21 1SQ	CV21 1SQ	CV21 1	15/06/2023	222,000	224,354	FALSE	Residential	House	Terraced	61	3,639	3,678	Freehold
73, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	02/06/2023	227,500	224,812	FALSE	Residential	Bungalow	Detached	61	3,730	3,685	Freehold
14, Lower Lodge Avenue, Rugby, Warwickshire CV21 1NU	CV21 1NU	CV21 1	15/03/2024	245,000	250,648	FALSE	Residential	House	Semi_Detached	68	3,603	3,686	Freehold
44, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QZ	CV21 1QZ	CV21 1	03/10/2023	187,500	184,538	FALSE	Residential	House	Terraced	50	3,750	3,691	Freehold
383, Newbold Road, Rugby, Warwickshire CV21 1EP	CV21 1EP	CV21 1	09/12/2022	280,000	280,684	FALSE	Residential	House	Semi_Detached	76	3,684	3,693	Freehold
5, Parker Close, Rugby, Warwickshire CV21 1NY	CV21 1NY	CV21 1	02/10/2023	247,500	245,556	FALSE	Residential	House	Semi_Detached	66	3,750	3,721	Freehold
37, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QZ	CV21 1QZ	CV21 1	29/09/2023	175,000	175,000	FALSE	Residential	House	Terraced	47	3,723	3,723	Freehold
5, Brand Road, Rugby, Warwickshire CV21 1AF	CV21 1AF	CV21 1	09/01/2023	295,000	294,444	FALSE	Residential	House	Detached	79	3,734	3,727	Freehold
81, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	16/05/2023	215,000	220,025	FALSE	Residential	Bungalow	Terraced	59	3,644	3,729	Freehold
3, Hazel Close, Rugby, Warwickshire CV21 1UR	CV21 1UR	CV21 1	24/03/2025	400,000	396,172	FALSE	Residential	House	Detached	106	3,774	3,737	Freehold
46, Ambleside, Rugby, Warwickshire CV21 1QP	CV21 1QP	CV21 1	17/02/2025	232,000	231,778	FALSE	Residential	House	Semi_Detached	62	3,742	3,738	Freehold
22, Juniper Way, Rugby, Warwickshire CV21 1UE	CV21 1UE	CV21 1	30/05/2025	245,000	244,049	FALSE	Residential	House	Terraced	65	3,769	3,755	Freehold
6, Neville Road, Rugby, Warwickshire CV21 1GX	CV21 1GX	CV21 1	12/01/2024	340,000	341,720	FALSE	Residential	House	Detached	91	3,736	3,755	Freehold
2, Thomas Road, Rugby, Warwickshire CV21 1GR	CV21 1GR	CV21 1	09/08/2023	275,000	278,048	FALSE	Residential	House	Semi_Detached	74	3,716	3,757	Freehold
44, Grendon Drive, Rugby, Warwickshire CV21 1UB	CV21 1UB	CV21 1	07/01/2025	202,000	203,586	FALSE	Residential	House	Terraced	54	3,741	3,770	Freehold
22, Barnaby Road, Rugby, Warwickshire CV21 1GB	CV21 1GB	CV21 1	07/07/2025	375,000	373,916	FALSE	Residential	House	Detached	99	3,788	3,777	Freehold
1, Magnolia Avenue, Rugby, Warwickshire CV21 1UF	CV21 1UF	CV21 1	05/09/2025	435,000	435,000	FALSE	Residential	House	Detached	115	3,783	3,783	Freehold
36, Mosedale, Rugby, Warwickshire CV21 1SE	CV21 1SE	CV21 1	15/07/2025	195,000	193,306	FALSE	Residential	House	Terraced	51	3,824	3,790	Freehold
3, Hinde Close, Rugby, Warwickshire CV21 1NF	CV21 1NF	CV21 1	15/12/2022	300,000	295,903	FALSE	Residential	Bungalow	Detached	78	3,846	3,794	Freehold
75, Hawlands, Rugby, Warwickshire CV21 1JR	CV21 1JR	CV21 1	01/07/2024	230,000	231,603	FALSE	Residential	Bungalow	Detached	61	3,770	3,797	Freehold
33, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QZ	CV21 1QZ	CV21 1	23/08/2024	200,000	197,682	FALSE	Residential	House	Terraced	52	3,846	3,802	Freehold
14, Charwelton Drive, Rugby, Warwickshire CV21 1TU	CV21 1TU	CV21 1	24/03/2025	380,000	376,364	FALSE	Residential	House	Detached	99	3,838	3,802	Freehold
28, Kinman Way, Rugby, Warwickshire CV21 1XB	CV21 1XB	CV21 1	21/02/2023	312,000	312,196	FALSE	Residential	House	Detached	82	3,805	3,807	Freehold
9, William Holland Close, Brownsover, Rugby, Warwickshire CV21 1WF	CV21 1WF	CV21 1	28/08/2025	279,950	278,347	TRUE	Residential	House	Semi_Detached	73	3,835	3,813	Freehold
3, Spruce Close, Rugby, Warwickshire CV21 1UP	CV21 1UP	CV21 1	21/04/2023	230,000	237,325	FALSE	Residential	House	Terraced	62	3,710	3,828	Freehold
4, Expectations Drive, Rugby, Warwickshire CV21 1FW	CV21 1FW	CV21 1	31/03/2025	220,000	214,364	FALSE	Residential	House	Terraced	56	3,929	3,828	Freehold
9, Hansen Close, Rugby, Warwickshire CV21 1RE	CV21 1RE	CV21 1	28/03/2025	230,000	227,166	FALSE	Residential	House	Semi_Detached	59	3,898	3,850	Freehold
62, Grendon Drive, Rugby, Warwickshire CV21 1UB	CV21 1UB	CV21 1	30/05/2023	260,000	258,374	FALSE	Residential	House	Detached	67	3,881	3,856	Freehold
7, Osier Close, Rugby, Warwickshire CV21 1UT	CV21 1UT	CV21 1	28/02/2025	222,000	216,054	FALSE	Residential	Maisonette	Flat	56	3,964	3,858	Freehold
2, Twist Court, Rugby, Warwickshire CV21 1FY	CV21 1FY	CV21 1	31/03/2025	290,000	286,427	FALSE	Residential	House	Semi_Detached	74	3,919	3,871	Freehold
67, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	01/09/2023	255,000	256,563	FALSE	Residential	House	Semi_Detached	66	3,864	3,887	Freehold
2, Ambrose Close, Rugby, Warwickshire CV21 1XD	CV21 1XD	CV21 1	16/09/2024	262,000	260,713	FALSE	Residential	House	Terraced	67	3,910	3,891	Freehold
27, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	27/06/2025	302,000	304,337	FALSE	Residential	House	Semi_Detached	78	3,872	3,902	Freehold
42, Main Street, Newbold, Rugby, Warwickshire CV21 1HW	CV21 1HW	CV21 1	03/02/2025	258,000	257,753	FALSE	Residential	House	Semi_Detached	66	3,909	3,905	Freehold
4, Hawlands, Rugby, Warwickshire CV21 1JJ	CV21 1JJ	CV21 1	04/08/2023	265,000	262,522	FALSE	Residential	Bungalow	Detached	67	3,955	3,918	Freehold
47, Edison Drive, Rugby, Warwickshire CV21 1FF	CV21 1FF	CV21 1	08/05/2025	339,950	340,938	FALSE	Residential	House	Detached	87	3,908	3,919	Freehold
34, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	30/05/2024	265,000	270,772	FALSE	Residential	House	Semi_Detached	69	3,841	3,924	Freehold
3, Pickwick Place, Rugby, Warwickshire CV21 1FS	CV21 1FS	CV21 1	17/02/2023	213,000	216,610	FALSE	Residential	House	Terraced	55	3,873	3,938	Freehold
7, Scafell, Rugby, Warwickshire CV21 1QB	CV21 1QB	CV21 1	09/12/2022	184,950	185,402	FALSE	Residential	House	Semi_Detached	47	3,935	3,945	Freehold
19, Dorrit Place, Rugby, Warwickshire CV21 1FZ	CV21 1FZ	CV21 1	28/02/2025	220,000	217,041	FALSE	Residential	House	Terraced	55	4,000	3,946	Freehold
2, Sessile Oak Close, Rugby, Warwickshire CV21 1US	CV21 1US	CV21 1	29/01/2025	425,000	432,097	FALSE	Residential	House	Detached	109	3,899	3,964	Freehold
16, Expectations Drive, Rugby, Warwickshire CV21 1FW	CV21 1FW	CV21 1	09/12/2022	220,000	218,115	FALSE	Residential	House	Terraced	55	4,000	3,966	Freehold
3, Grendon Drive, Rugby, Warwickshire CV21 1UA	CV21 1UA	CV21 1	26/02/2024	255,000	258,463	FALSE	Residential	House	Semi_Detached	65	3,923	3,976	Freehold
7, Hansen Close, Rugby, Warwickshire CV21 1RE	CV21 1RE	CV21 1	27/06/2025	310,000	312,111	FALSE	Residential	House	Detached	78	3,974	4,001	Freehold
6, Reservoir Road, Rugby, Warwickshire CV21 1BN	CV21 1BN	CV21 1	30/08/2024	190,400	188,335	FALSE	Residential	Bungalow	Semi_Detached	47	4,051	4,007	Freehold
5, Sessile Oak Close, Rugby, Warwickshire CV21 1US	CV21 1US	CV21 1	12/05/2023	355,000	352,780	FALSE	Residential	House	Detached	88	4,034	4,009	Freehold
22, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QA	CV21 1QA	CV21 1	30/08/2024	192,500	190,268	FALSE	Residential	House	Terraced	47	4,096	4,048	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
11, Kirkby Close, Rugby, Warwickshire CV21 1TT	CV21 1TT	CV21 1	16/06/2025	375,000	377,901	FALSE	Residential	House	Semi_Detached	93	4,032	4,064	Freehold
4, St Michaels Close, Brownsover, Rugby, Warwickshire CV21 1AS	CV21 1AS	CV21 1	14/01/2025	619,000	629,337	FALSE	Residential	House	Detached	153	4,046	4,113	Freehold
12, Thorn Close, Rugby, Warwickshire CV21 1JN	CV21 1JN	CV21 1	07/08/2024	230,000	227,506	FALSE	Residential	Bungalow	Semi_Detached	55	4,182	4,136	Freehold
40, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	09/01/2023	315,000	314,406	FALSE	Residential	House	Detached	75	4,200	4,192	Freehold
54, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	23/06/2023	245,000	247,563	FALSE	Residential	House	Semi_Detached	59	4,153	4,196	Freehold
15, Avonmere, Rugby, Warwickshire CV21 1EB	CV21 1EB	CV21 1	30/01/2023	448,200	447,355	FALSE	Residential	House	Detached	106	4,228	4,220	Freehold
38, Mosedale, Rugby, Warwickshire CV21 1SE	CV21 1SE	CV21 1	09/11/2023	140,000	140,957	FALSE	Residential	House	Terraced	33	4,242	4,271	Freehold
3, Wynne Crescent, Rugby, Warwickshire CV21 1NS	CV21 1NS	CV21 1	26/01/2023	250,000	253,865	FALSE	Residential	House	Semi_Detached	59	4,237	4,303	Freehold
1, Thorn Close, Rugby, Warwickshire CV21 1JN	CV21 1JN	CV21 1	31/01/2025	220,000	224,525	FALSE	Residential	Bungalow	Semi_Detached	52	4,231	4,318	Freehold
16, Grendon Drive, Rugby, Warwickshire CV21 1UB	CV21 1UB	CV21 1	23/02/2023	250,000	255,604	FALSE	Residential	House	Semi_Detached	57	4,386	4,484	Freehold
2, Dunnerdale, Brownsover, Rugby, Warwickshire CV21 1QA	CV21 1QA	CV21 1	18/10/2022	187,500	185,894	FALSE	Residential	Bungalow	Terraced	41	4,573	4,534	Freehold
73, Ilmer Close, Rugby, Warwickshire CV21 1TY	CV21 1TY	CV21 1	27/01/2023	371,000	370,301	FALSE	Residential	House	Detached	81	4,580	4,572	Freehold
28, Scafell, Rugby, Warwickshire CV21 1QB	CV21 1QB	CV21 1	10/10/2024	190,000	186,703	FALSE	Residential	Bungalow	Semi_Detached	40	4,750	4,668	Freehold
22, Holme Close, Rugby, Warwickshire CV21 1JL	CV21 1JL	CV21 1	25/11/2022	280,000	275,492	FALSE	Residential	Bungalow	Detached	56	5,000	4,920	Freehold
9, Aqua Place, Rugby, Warwickshire CV21 1BY	CV21 1BY	CV21 1	25/08/2023	435,000	430,932	FALSE	Residential	House	Detached	87	5,000	4,953	Freehold
125, Main Street, Newbold, Rugby, Warwickshire CV21 1HN	CV21 1HN	CV21 1	28/09/2023	320,000	315,630	FALSE	Residential	Bungalow	Detached	62	5,161	5,091	Freehold
1, Hinde Close, Rugby, Warwickshire CV21 1NF	CV21 1NF	CV21 1	09/06/2023	250,000	247,046	FALSE	Residential	Bungalow	Detached	47	5,319	5,256	Freehold
		CV21 1 Average									3,321	3,318	
21, Campbell Street, Rugby, Warwickshire CV21 2HY	CV21 2HY	CV21 2	16/05/2025	236,000	235,084	FALSE	Residential	House	Terraced	95	2,484	2,475	Freehold
40, Acacia Grove, Rugby, Warwickshire CV21 2QT	CV21 2QT	CV21 2	08/08/2025	300,000	297,681	FALSE	Residential	House	Terraced	118	2,542	2,523	Freehold
63, Rowland Street, Rugby, Warwickshire CV21 2BW	CV21 2BW	CV21 2	14/10/2022	225,000	223,072	FALSE	Residential	House	Terraced	86	2,616	2,594	Freehold
21, Victoria Street, Rugby, Warwickshire CV21 2HN	CV21 2HN	CV21 2	12/10/2023	190,000	186,999	FALSE	Residential	House	Terraced	72	2,639	2,597	Freehold
40, Lawford Bridge Close, Rugby, Warwickshire CV21 2AE	CV21 2AE	CV21 2	08/12/2023	130,000	127,313	FALSE	Residential	House	Flat	49	2,653	2,598	Leasehold
7, Clarence Road, Rugby, Warwickshire CV21 2JB	CV21 2JB	CV21 2	16/10/2023	185,000	182,078	FALSE	Residential	House	Terraced	70	2,643	2,601	Freehold
3, Adams Street, Rugby, Warwickshire CV21 2HT	CV21 2HT	CV21 2	20/12/2022	190,000	188,372	FALSE	Residential	House	Terraced	72	2,639	2,616	Freehold
23, Maple Grove, Rugby, Warwickshire CV21 2QS	CV21 2QS	CV21 2	27/03/2025	210,000	207,412	FALSE	Residential	House	Semi_Detached	79	2,658	2,625	Freehold
44, Pinfold Street, Rugby, Warwickshire CV21 2JD	CV21 2JD	CV21 2	02/10/2023	195,000	191,920	FALSE	Residential	House	Terraced	73	2,671	2,629	Freehold
Flat 8, Stanier Court, Charles Warren Close, Rugby, Warwickshire CV21 2XQ	CV21 2XQ	CV21 2	19/07/2024	115,000	116,027	FALSE	Residential	House	Flat	44	2,614	2,637	Leasehold
Flat 10, St Andrews Court, Wood Street, Rugby, Warwickshire CV21 2NX	CV21 2NX	CV21 2	26/04/2024	82,500	81,998	FALSE	Residential	House	Flat	31	2,661	2,645	Leasehold
Apartment 8, Sandy House, Woodside Park, Rugby, Warwickshire CV21 2DF	CV21 2DF	CV21 2	03/05/2024	150,000	150,821	FALSE	Residential	House	Flat	57	2,632	2,646	Leasehold
7, Kew Road, Rugby, Warwickshire CV21 2QJ	CV21 2QJ	CV21 2	12/10/2023	245,000	241,130	FALSE	Residential	House	Terraced	91	2,692	2,650	Freehold
69, Lawford Road, Rugby, Warwickshire CV21 2EE	CV21 2EE	CV21 2	09/06/2023	234,000	236,448	FALSE	Residential	House	Semi_Detached	89	2,629	2,657	Freehold
14, Kew Road, Rugby, Warwickshire CV21 2QJ	CV21 2QJ	CV21 2	02/11/2023	215,000	216,470	FALSE	Residential	House	Terraced	81	2,654	2,672	Freehold
25, King Edward Road, Rugby, Warwickshire CV21 2TA	CV21 2TA	CV21 2	23/06/2025	210,000	211,234	FALSE	Residential	House	Terraced	79	2,658	2,674	Freehold
5, Pinfold Street, Rugby, Warwickshire CV21 2JD	CV21 2JD	CV21 2	28/02/2025	160,000	157,848	FALSE	Residential	House	Terraced	59	2,712	2,675	Freehold
63, Follager Road, Rugby, Warwickshire CV21 2JF	CV21 2JF	CV21 2	11/11/2022	69,000	66,905	FALSE	Residential	Maisonette	Flat	25	2,760	2,676	Leasehold
19, Dale Street, Rugby, Warwickshire CV21 2LP	CV21 2LP	CV21 2	13/10/2023	165,000	163,704	FALSE	Residential	House	Semi_Detached	61	2,705	2,684	Freehold
21, Stephen Street, Rugby, Warwickshire CV21 2ES	CV21 2ES	CV21 2	13/01/2023	195,000	196,577	FALSE	Residential	House	Terraced	73	2,671	2,693	Freehold
46, Stephen Street, Rugby, Warwickshire CV21 2ES	CV21 2ES	CV21 2	09/08/2024	188,000	185,821	FALSE	Residential	House	Terraced	69	2,725	2,693	Freehold
37, Gladstone Street, Rugby, Warwickshire CV21 2JP	CV21 2JP	CV21 2	22/11/2023	145,000	143,052	FALSE	Residential	House	Flat	53	2,736	2,699	Leasehold
Flat 23, St Andrews Court, Wood Street, Rugby, Warwickshire CV21 2NX	CV21 2NX	CV21 2	04/04/2023	85,000	86,460	FALSE	Residential	House	Flat	32	2,656	2,702	Leasehold
147, Wood Street, Rugby, Warwickshire CV21 2NN	CV21 2NN	CV21 2	16/11/2023	175,000	176,196	FALSE	Residential	House	Terraced	65	2,692	2,711	Freehold
130, Lawford Road, Rugby, Warwickshire CV21 2EH	CV21 2EH	CV21 2	01/06/2023	210,000	212,197	FALSE	Residential	House	Semi_Detached	78	2,692	2,720	Freehold
101, Victoria Street, Rugby, Warwickshire CV21 2HW	CV21 2HW	CV21 2	06/11/2023	157,218	158,293	FALSE	Residential	House	Terraced	58	2,711	2,729	Freehold
72, York Street, Rugby, Warwickshire CV21 2BS	CV21 2BS	CV21 2	26/09/2023	255,000	255,000	FALSE	Residential	House	Terraced	93	2,742	2,742	Freehold
Flat 4, Hanover Gardens, Albert Street, Rugby, Warwickshire CV21 2SN	CV21 2SN	CV21 2	03/03/2023	135,000	134,908	FALSE	Residential	House	Flat	49	2,755	2,753	Leasehold
34, Lawford Bridge Close, Rugby, Warwickshire CV21 2AE	CV21 2AE	CV21 2	01/09/2023	128,500	126,859	FALSE	Residential	House	Flat	46	2,793	2,758	Leasehold
74b, Campbell Street, Rugby, Warwickshire CV21 2HZ	CV21 2HZ	CV21 2	10/10/2022	232,500	226,337	FALSE	Residential	Bungalow	Flat	82	2,835	2,760	Freehold
15, Hill Street, Rugby, Warwickshire CV21 2NB	CV21 2NB	CV21 2	27/10/2023	275,000	267,754	FALSE	Residential	House	Detached	96.44	2,852	2,776	Freehold
17, Holbrook Avenue, Rugby, Warwickshire CV21 2QG	CV21 2QG	CV21 2	06/09/2024	240,000	238,821	FALSE	Residential	House	Terraced	86	2,791	2,777	Freehold
2, Hill Street, Rugby, Warwickshire CV21 2NB	CV21 2NB	CV21 2	21/07/2023	375,000	381,033	FALSE	Residential	House	Semi_Detached	137	2,737	2,781	Freehold
9, Essex Street, Rugby, Warwickshire CV21 2NE	CV21 2NE	CV21 2	24/02/2025	205,000	202,243	FALSE	Residential	House	Terraced	72	2,847	2,809	Freehold
30, Wood Street, Rugby, Warwickshire CV21 2NS	CV21 2NS	CV21 2	07/03/2024	190,000	194,196	FALSE	Residential	House	Terraced	69	2,754	2,814	Freehold
4, Charles Warren Close, Rugby, Warwickshire CV21 2YA	CV21 2YA	CV21 2	22/05/2024	186,000	189,390	FALSE	Residential	House	Terraced	67	2,776	2,827	Freehold
103, Glebe Crescent, Rugby, Warwickshire CV21 2HQ	CV21 2HQ	CV21 2	08/08/2023	333,500	337,196	FALSE	Residential	House	Semi_Detached	119	2,803	2,834	Freehold
69, Victoria Street, Rugby, Warwickshire CV21 2HN	CV21 2HN	CV21 2	28/03/2025	190,000	185,133	FALSE	Residential	House	Terraced	65	2,923	2,848	Freehold
11, Park Road, Rugby, Warwickshire CV21 2QU	CV21 2QU	CV21 2	03/04/2023	325,000	335,350	FALSE	Residential	House	Terraced	117	2,778	2,866	Freehold
72, Bennett Street, Rugby, Warwickshire CV21 2ER	CV21 2ER	CV21 2	30/05/2025	247,000	247,237	FALSE	Residential	House	Semi_Detached	86	2,872	2,875	Freehold
191, Follager Road, Rugby, Warwickshire CV21 2HF	CV21 2HF	CV21 2	18/11/2023	140,000	138,120	FALSE	Residential	House	Flat	48	2,917	2,878	Leasehold
69, Victoria Street, Rugby, Warwickshire CV21 2HN	CV21 2HN	CV21 2	25/11/2022	195,000	192,857	FALSE	Residential	House	Terraced	67	2,910	2,878	Freehold
22, Alexandra Road, Rugby, Warwickshire CV21 2SY	CV21 2SY	CV21 2	10/03/2023	205,000	210,723	FALSE	Residential	House	Terraced	73	2,808	2,887	Freehold
4, Frederick Street, Rugby, Warwickshire CV21 2EN	CV21 2EN	CV21 2	30/01/2025	320,000	326,582	FALSE	Residential	House	Semi_Detached	113	2,832	2,890	Freehold
4, Charles Street, Rugby, Warwickshire CV21 2EW	CV21 2EW	CV21 2	06/02/2023	280,000	284,746	FALSE	Residential	House	Terraced	98	2,857	2,906	Freehold
28, Pennington Mews, Rugby, Warwickshire CV21 2RG	CV21 2RG	CV21 2	05/09/2025	256,000	256,000	FALSE	Residential	House	Semi_Detached	88	2,909	2,909	Freehold
2a, Victoria Street, Rugby, Warwickshire CV21 2HN	CV21 2HN	CV21 2	15/05/2024	199,500	203,845	FALSE	Residential	House	Semi_Detached	70	2,850	2,912	Freehold
19, Lodge Road, Rugby, Warwickshire CV21 2TF	CV21 2TF	CV21 2	27/01/2023	247,150	249,149	FALSE	Residential	House	Terraced	85	2,908	2,931	Freehold
33, Bennett Street, Rugby, Warwickshire CV21 2EP	CV21 2EP	CV21 2	14/03/2025	205,000	202,474	FALSE	Residential	House	Semi_Detached	69	2,971	2,934	Freehold
3, Pennington Mews, Rugby, Warwickshire CV21 2RG	CV21 2RG	CV21 2	14/05/2025	165,000	164,360	FALSE	Residential	House	Terraced	56	2,946	2,935	Freehold
39, Jubilee Street, Rugby, Warwickshire CV21 2JJ	CV21 2JJ	CV21 2	01/09/2025	191,000	191,000	FALSE	Residential	House	Terraced	65	2,938	2,938	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
29, Holbrook Avenue, Rugby, Warwickshire CV21 2QG	CV21 2QG	CV21 2	14/05/2024	245,000	250,336	FALSE	Residential	House	Semi_Detached	85	2,882	2,945	Freehold
14, Lodge Road, Rugby, Warwickshire CV21 2TF	CV21 2TF	CV21 2	04/08/2025	217,000	215,323	FALSE	Residential	House	Terraced	73	2,973	2,950	Freehold
105, Glebe Crescent, Rugby, Warwickshire CV21 2HQ	CV21 2HQ	CV21 2	10/05/2024	321,000	327,991	FALSE	Residential	House	Semi_Detached	111	2,892	2,955	Freehold
Apartment 8, Ashford House, Woodside Park, Rugby, Warwickshire CV21 2BF	CV21 2BF	CV21 2	16/03/2023	125,200	125,115	FALSE	Residential	House	Flat	42	2,981	2,979	Leasehold
38, Regent Place, Rugby, Warwickshire CV21 2PN	CV21 2PN	CV21 2	06/03/2023	550,000	558,736	FALSE	Residential	House	Other	187	2,941	2,988	Freehold
80, Pinfold Street, Rugby, Warwickshire CV21 2JD	CV21 2JD	CV21 2	31/07/2025	178,000	176,454	FALSE	Residential	House	Terraced	59	3,017	2,991	Freehold
8, Sycamore Grove, Rugby, Warwickshire CV21 2QY	CV21 2QY	CV21 2	20/10/2023	276,850	272,477	FALSE	Residential	House	Terraced	91	3,042	2,994	Freehold
115, Wood Street, Rugby, Warwickshire CV21 2NN	CV21 2NN	CV21 2	24/05/2024	173,500	176,662	FALSE	Residential	House	Terraced	59	2,941	2,994	Freehold
5, Pennington Mews, Rugby, Warwickshire CV21 2RG	CV21 2RG	CV21 2	07/10/2022	200,000	198,286	FALSE	Residential	House	Terraced	66	3,030	3,004	Freehold
30, Park Road, Rugby, Warwickshire CV21 2QH	CV21 2QH	CV21 2	24/05/2023	428,000	438,004	FALSE	Residential	House	Terraced	145	2,952	3,021	Freehold
66, Bennett Street, Rugby, Warwickshire CV21 2ER	CV21 2ER	CV21 2	09/06/2023	197,500	199,566	FALSE	Residential	House	Semi_Detached	66	2,992	3,024	Freehold
34, Follager Road, Rugby, Warwickshire CV21 2JX	CV21 2JX	CV21 2	24/11/2023	235,000	232,657	FALSE	Residential	House	Detached	76	3,092	3,061	Freehold
50, Victoria Avenue, Rugby, Warwickshire CV21 2BZ	CV21 2BZ	CV21 2	05/05/2023	175,000	179,090	FALSE	Residential	House	Terraced	58	3,017	3,088	Freehold
91, Rowland Street, Rugby, Warwickshire CV21 2BW	CV21 2BW	CV21 2	28/07/2023	165,000	167,272	FALSE	Residential	House	Terraced	54	3,056	3,098	Freehold
9, Glebe Crescent, Rugby, Warwickshire CV21 2HG	CV21 2HG	CV21 2	12/04/2024	219,950	222,251	FALSE	Residential	House	Semi_Detached	70	3,142	3,175	Freehold
40, Park Road, Rugby, Warwickshire CV21 2QH	CV21 2QH	CV21 2	25/06/2025	450,000	452,644	FALSE	Residential	House	Terraced	141	3,192	3,210	Freehold
41, Clare Court, Rugby, Warwickshire CV21 2RD	CV21 2RD	CV21 2	04/05/2023	132,000	135,085	FALSE	Residential	House	Terraced	42	3,143	3,216	Freehold
81, Glebe Crescent, Rugby, Warwickshire CV21 2HQ	CV21 2HQ	CV21 2	15/06/2023	239,950	242,460	FALSE	Residential	House	Semi_Detached	75	3,199	3,233	Freehold
42, Park Road, Rugby, Warwickshire CV21 2QH	CV21 2QH	CV21 2	17/03/2023	375,000	385,470	FALSE	Residential	House	Terraced	119	3,151	3,239	Freehold
23, Follager Road, Rugby, Warwickshire CV21 2JF	CV21 2JF	CV21 2	19/08/2024	205,000	202,777	FALSE	Residential	House	Semi_Detached	62	3,306	3,271	Freehold
Apartment 14, Langtree House, Woodside Park, Rugby, Warwickshire CV21 2DE	CV21 2DE	CV21 2	30/05/2023	138,000	136,697	FALSE	Residential	House	Flat	41	3,366	3,334	Leasehold
94, Izod Road, Rugby, Warwickshire CV21 2JY	CV21 2JY	CV21 2	08/09/2023	210,000	210,000	FALSE	Residential	House	Terraced	62	3,387	3,387	Freehold
63, Izod Road, Rugby, Warwickshire CV21 2JY	CV21 2JY	CV21 2	18/03/2024	251,000	256,786	FALSE	Residential	House	Semi_Detached	75	3,347	3,424	Freehold
7, Bridle Road, Rugby, Warwickshire CV21 2JH	CV21 2JH	CV21 2	13/09/2023	125,000	125,000	FALSE	Residential	House	Terraced	36	3,472	3,472	Freehold
2, Edward Street, Rugby, Warwickshire CV21 2EZ	CV21 2EZ	CV21 2	04/11/2022	220,000	216,458	FALSE	Residential	Bungalow	Detached	62	3,548	3,491	Leasehold
17, Hill Street, Rugby, Warwickshire CV21 2NB	CV21 2NB	CV21 2	20/02/2023	280,000	280,176	FALSE	Residential	Bungalow	Detached	80	3,500	3,502	Freehold
6, Maple Grove, Rugby, Warwickshire CV21 2QS	CV21 2QS	CV21 2	15/04/2024	260,000	262,720	FALSE	Residential	House	Semi_Detached	75	3,467	3,503	Freehold
35, Bridget Street, Rugby, Warwickshire CV21 2BH	CV21 2BH	CV21 2	30/09/2024	234,000	232,850	FALSE	Residential	House	Terraced	66	3,545	3,528	Freehold
71, King Edward Road, Rugby, Warwickshire CV21 2TE	CV21 2TE	CV21 2	21/03/2025	160,000	155,901	FALSE	Residential	House	Flat	44	3,636	3,543	Freehold
Apartment 6, Langtree House, Woodside Park, Rugby, Warwickshire CV21 2DE	CV21 2DE	CV21 2	14/12/2023	150,000	146,900	FALSE	Residential	House	Flat	41	3,659	3,583	Leasehold
104, Izod Road, Rugby, Warwickshire CV21 2JY	CV21 2JY	CV21 2	29/07/2025	220,000	219,368	FALSE	Residential	House	Semi_Detached	59	3,729	3,718	Freehold
94, Izod Road, Rugby, Warwickshire CV21 2JY	CV21 2JY	CV21 2	27/06/2025	235,000	236,381	FALSE	Residential	House	Terraced	62	3,790	3,813	Freehold
Flat 7, Harrad House, Woodside Park, Rugby, Warwickshire CV21 2NU	CV21 2NU	CV21 2	19/07/2024	125,000	126,116	FALSE	Residential	House	Flat	33	3,788	3,822	Leasehold
6, Regent Place, Rugby, Warwickshire CV21 2PN	CV21 2PN	CV21 2	27/03/2023	335,000	340,321	FALSE	Residential	House	Flat	67	5,000	5,079	Freehold
6, North Street, Rugby, Warwickshire CV21 2AB	CV21 2AB	CV21 2	03/11/2023	303,000	303,190	FALSE	Residential	House	Flat	47	6,447	6,451	Freehold
Flat 7, Hanover Gardens, Albert Street, Rugby, Warwickshire CV21 2SN	CV21 2SN	CV21 2	05/01/2023	120,000	118,150	FALSE	Residential	House	Flat	18	6,667	6,564	Leasehold
		CV21 2 Average									3,052	3,054	
45, Craven Road, Rugby, Warwickshire CV21 3JY	CV21 3JY	CV21 3	26/03/2025	188,000	183,184	FALSE	Residential	House	Terraced	85	2,212	2,155	Freehold
5, Cross Street, Rugby, Warwickshire CV21 3ND	CV21 3ND	CV21 3	07/03/2025	162,000	160,004	FALSE	Residential	House	Semi_Detached	74	2,189	2,162	Freehold
Flat 4, Cambridge Court, Cambridge Street, Rugby, Warwickshire CV21 3PG	CV21 3PG	CV21 3	08/07/2025	129,950	128,899	FALSE	Residential	House	Flat	59	2,203	2,185	Leasehold
105, Claremont Road, Rugby, Warwickshire CV21 3LU	CV21 3LU	CV21 3	13/03/2025	245,000	238,724	FALSE	Residential	House	Terraced	109	2,248	2,190	Freehold
60, Windsor Street, Rugby, Warwickshire CV21 3NY	CV21 3NY	CV21 3	14/03/2025	190,000	185,133	FALSE	Residential	House	Terraced	84	2,262	2,204	Freehold
36, Winfield Street, Rugby, Warwickshire CV21 3SJ	CV21 3SJ	CV21 3	23/07/2025	197,000	195,289	FALSE	Residential	House	Terraced	87	2,264	2,245	Freehold
15, Lower Hillmorton Road, Rugby, Warwickshire CV21 3ST	CV21 3ST	CV21 3	17/03/2025	166,000	161,748	FALSE	Residential	House	Terraced	72	2,306	2,247	Freehold
31, Murray Road, Rugby, Warwickshire CV21 3JN	CV21 3JN	CV21 3	09/06/2025	331,500	334,065	FALSE	Residential	House	Semi_Detached	143	2,318	2,336	Freehold
36, Murray Road, Rugby, Warwickshire CV21 3JW	CV21 3JW	CV21 3	14/05/2025	249,000	248,034	FALSE	Residential	House	Terraced	106	2,349	2,340	Freehold
59, Cambridge Street, Rugby, Warwickshire CV21 3NH	CV21 3NH	CV21 3	04/09/2025	220,000	220,000	FALSE	Residential	House	Terraced	93	2,366	2,366	Freehold
30, Winfield Street, Rugby, Warwickshire CV21 3SJ	CV21 3SJ	CV21 3	16/05/2025	200,000	199,224	FALSE	Residential	House	Terraced	84	2,381	2,372	Freehold
32, Craven Road, Rugby, Warwickshire CV21 3HY	CV21 3HY	CV21 3	19/03/2025	190,000	185,133	FALSE	Residential	House	Terraced	77	2,468	2,404	Freehold
116, Abbey Street, Rugby, Warwickshire CV21 3LN	CV21 3LN	CV21 3	28/03/2025	210,000	204,620	FALSE	Residential	House	Terraced	85	2,471	2,407	Freehold
135, Cambridge Street, Rugby, Warwickshire CV21 3NJ	CV21 3NJ	CV21 3	30/07/2025	200,000	198,263	FALSE	Residential	House	Flat	81	2,469	2,448	Freehold
32, Paradise Street, Rugby, Warwickshire CV21 3SZ	CV21 3SZ	CV21 3	03/06/2025	191,000	192,478	FALSE	Residential	House	Semi_Detached	78	2,449	2,468	Freehold
33, Butlin Road, Rugby, Warwickshire CV21 3SD	CV21 3SD	CV21 3	25/04/2025	185,000	183,765	FALSE	Residential	House	Semi_Detached	74	2,500	2,483	Freehold
21, Hunter Street, Rugby, Warwickshire CV21 3NS	CV21 3NS	CV21 3	26/06/2025	178,000	179,046	FALSE	Residential	House	Terraced	72	2,472	2,487	Freehold
219, Clifton Road, Rugby, Warwickshire CV21 3QW	CV21 3QW	CV21 3	28/02/2025	384,000	378,836	FALSE	Residential	House	Terraced	150	2,560	2,526	Freehold
33, Rokeby Street, Rugby, Warwickshire CV21 3RH	CV21 3RH	CV21 3	31/03/2025	195,500	190,492	FALSE	Residential	House	Terraced	75	2,607	2,540	Freehold
4, East Street, Rugby, Warwickshire CV21 3SQ	CV21 3SQ	CV21 3	13/02/2025	178,000	175,606	FALSE	Residential	House	Terraced	69	2,580	2,545	Freehold
65, Cambridge Street, Rugby, Warwickshire CV21 3NH	CV21 3NH	CV21 3	08/08/2024	175,000	172,971	FALSE	Residential	House	Terraced	67	2,612	2,582	Freehold
Flat 1, Symington House, Market Street, Rugby, Warwickshire CV21 3DQ	CV21 3DQ	CV21 3	28/03/2025	100,000	95,707	FALSE	Residential	House	Flat	37	2,703	2,587	Leasehold
117, Oxford Street, Rugby, Warwickshire CV21 3LZ	CV21 3LZ	CV21 3	16/12/2022	205,000	203,244	FALSE	Residential	House	Terraced	78	2,628	2,606	Freehold
38, Lower Hillmorton Road, Rugby, Warwickshire CV21 3SU	CV21 3SU	CV21 3	26/08/2025	320,000	318,168	FALSE	Residential	House	Semi_Detached	122	2,623	2,608	Freehold
5, The Warehouse, Hunter Street, Rugby, Warwickshire CV21 3LT	CV21 3LT	CV21 3	31/01/2025	95,000	93,947	FALSE	Residential	House	Flat	36	2,639	2,610	Leasehold
77, Claremont Road, Rugby, Warwickshire CV21 3LX	CV21 3LX	CV21 3	12/09/2024	265,000	263,698	FALSE	Residential	House	Terraced	101	2,624	2,611	Freehold
37, Sandown Road, Rugby, Warwickshire CV21 3LG	CV21 3LG	CV21 3	11/11/2022	180,000	178,022	FALSE	Residential	House	Terraced	68	2,647	2,618	Freehold
5, East Street, Rugby, Warwickshire CV21 3SQ	CV21 3SQ	CV21 3	04/10/2022	180,000	178,458	FALSE	Residential	House	Terraced	68	2,647	2,624	Freehold
82, Clifton Road, Rugby, Warwickshire CV21 3QX	CV21 3QX	CV21 3	14/02/2024	260,000	260,000	FALSE	Residential	House	Detached	99	2,626	2,626	Freehold
27, Rokeby Street, Rugby, Warwickshire CV21 3RH	CV21 3RH	CV21 3	28/06/2024	215,000	215,399	FALSE	Residential	House	Terraced	82	2,622	2,627	Freehold
20, Elsee Road, Rugby, Warwickshire CV21 3BA	CV21 3BA	CV21 3	27/06/2024	645,000	648,952	FALSE	Residential	House	Semi_Detached	247	2,611	2,627	Freehold
78, Clifton Road, Rugby, Warwickshire CV21 3QT	CV21 3QT	CV21 3	08/09/2023	360,000	355,084	FALSE	Residential	House	Detached	135	2,667	2,630	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 1, Symington House, Spring Street, Rugby, Warwickshire CV21 3DJ	CV21 3DJ	CV21 3	18/02/2025	100,000	97,321	FALSE	Residential	House	Flat	37	2,703	2,630	Leasehold
7, Iverley Close, Rugby, Warwickshire CV21 3BF	CV21 3BF	CV21 3	16/08/2024	290,000	286,855	FALSE	Residential	House	Semi_Detached	109	2,661	2,632	Freehold
Flat 2, 24, Warwick Street, Rugby, Warwickshire CV21 3DW	CV21 3DW	CV21 3	09/10/2023	106,000	102,714	FALSE	Residential	House	Flat	39	2,718	2,634	Leasehold
4, Sandown Road, Rugby, Warwickshire CV21 3LG	CV21 3LG	CV21 3	12/06/2025	186,000	187,093	FALSE	Residential	House	Terraced	71	2,620	2,635	Freehold
83, Cambridge Street, Rugby, Warwickshire CV21 3NH	CV21 3NH	CV21 3	14/10/2022	192,000	190,355	FALSE	Residential	House	Terraced	72	2,667	2,644	Freehold
37, Morton Gardens, Rugby, Warwickshire CV21 3TG	CV21 3TG	CV21 3	07/07/2025	152,000	150,770	FALSE	Residential	House	Flat	57	2,667	2,645	Leasehold
120, Oxford Street, Rugby, Warwickshire CV21 3LZ	CV21 3LZ	CV21 3	21/10/2022	166,500	165,073	FALSE	Residential	House	Terraced	62	2,685	2,662	Freehold
33, Morton Gardens, Rugby, Warwickshire CV21 3TG	CV21 3TG	CV21 3	04/01/2023	105,500	103,874	FALSE	Residential	House	Flat	39	2,705	2,663	Leasehold
5, Spring Street, Rugby, Warwickshire CV21 3HH	CV21 3HH	CV21 3	04/04/2025	170,000	167,875	FALSE	Residential	House	Terraced	63	2,698	2,665	Freehold
28, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	04/04/2023	160,000	160,109	FALSE	Residential	House	Flat	60	2,667	2,668	Leasehold
9, Queen Victoria Street, Rugby, Warwickshire CV21 3SY	CV21 3SY	CV21 3	27/06/2023	450,000	454,772	FALSE	Residential	House	Terraced	170	2,647	2,675	Freehold
9, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	16/11/2023	160,000	157,851	FALSE	Residential	House	Flat	59	2,712	2,675	Leasehold
39, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	29/09/2023	158,600	158,600	FALSE	Residential	House	Terraced	59	2,688	2,688	Freehold
58, Cambridge Street, Rugby, Warwickshire CV21 3NH	CV21 3NH	CV21 3	06/01/2023	144,000	145,165	FALSE	Residential	House	Terraced	54	2,667	2,688	Freehold
10, Corbett Street, Rugby, Warwickshire CV21 3NT	CV21 3NT	CV21 3	14/12/2022	165,950	164,528	FALSE	Residential	House	Terraced	61	2,720	2,697	Freehold
111, Winfield Street, Rugby, Warwickshire CV21 3SH	CV21 3SH	CV21 3	03/03/2023	186,500	191,707	FALSE	Residential	House	Terraced	71	2,627	2,700	Freehold
47, Hopps Lodge Drive, Rugby, Warwickshire CV21 3UW	CV21 3UW	CV21 3	21/08/2024	125,000	124,492	FALSE	Residential	House	Flat	46	2,717	2,706	Leasehold
45, Winfield Street, Rugby, Warwickshire CV21 3SJ	CV21 3SJ	CV21 3	11/12/2023	230,000	230,712	FALSE	Residential	House	Terraced	85	2,706	2,714	Freehold
Apartment 3, The Mews, Little Church Street, Rugby, Warwickshire CV21 3AN	CV21 3AN	CV21 3	14/10/2022	210,000	204,433	FALSE	Residential	House	Flat	75	2,800	2,726	Leasehold
74, Windsor Street, Rugby, Warwickshire CV21 3NY	CV21 3NY	CV21 3	21/11/2022	185,000	182,967	FALSE	Residential	House	Terraced	67	2,761	2,731	Freehold
49, Bath Street, Rugby, Warwickshire CV21 3JE	CV21 3JE	CV21 3	28/07/2023	205,000	207,822	FALSE	Residential	House	Terraced	76	2,697	2,735	Freehold
91, Claremont Road, Rugby, Warwickshire CV21 3LX	CV21 3LX	CV21 3	22/03/2024	265,000	270,852	FALSE	Residential	House	Terraced	99	2,677	2,736	Freehold
111, Cambridge Street, Rugby, Warwickshire CV21 3NJ	CV21 3NJ	CV21 3	24/10/2022	185,000	183,415	FALSE	Residential	House	Terraced	67	2,761	2,738	Freehold
6, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	28/03/2024	155,000	156,169	FALSE	Residential	House	Flat	57	2,719	2,740	Leasehold
45, Lower Hillmorton Road, Rugby, Warwickshire CV21 3ST	CV21 3ST	CV21 3	01/08/2025	185,000	183,570	FALSE	Residential	House	Terraced	67	2,761	2,740	Freehold
2, Grosvenor Road, Rugby, Warwickshire CV21 3LF	CV21 3LF	CV21 3	17/11/2023	292,000	293,996	FALSE	Residential	House	Terraced	107	2,729	2,748	Freehold
4, Corbett Street, Rugby, Warwickshire CV21 3NT	CV21 3NT	CV21 3	09/05/2025	150,000	149,418	FALSE	Residential	House	Terraced	54	2,778	2,767	Freehold
Flat 3, Ross Court, Curie Close, Rugby, Warwickshire CV21 3PF	CV21 3PF	CV21 3	11/11/2022	129,000	125,083	FALSE	Residential	House	Flat	45	2,867	2,780	Leasehold
22, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	11/12/2023	225,000	225,697	FALSE	Residential	House	Terraced	81	2,778	2,786	Freehold
2a, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	28/06/2023	593,000	585,993	FALSE	Residential	House	Detached	210	2,824	2,790	Freehold
63, Winfield Street, Rugby, Warwickshire CV21 3SJ	CV21 3SJ	CV21 3	07/10/2022	245,000	242,901	FALSE	Residential	House	Terraced	87	2,816	2,792	Freehold
117, Claremont Road, Rugby, Warwickshire CV21 3LU	CV21 3LU	CV21 3	05/01/2023	247,000	248,998	FALSE	Residential	House	Terraced	89	2,775	2,798	Freehold
8, Westgate Road, Rugby, Warwickshire CV21 3UD	CV21 3UD	CV21 3	18/05/2023	302,500	307,939	FALSE	Residential	House	Semi_Detached	110	2,750	2,799	Freehold
17, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	20/12/2022	320,000	317,258	FALSE	Residential	House	Terraced	113	2,832	2,808	Freehold
130, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TJ	CV21 3TJ	CV21 3	24/05/2024	385,000	393,385	FALSE	Residential	House	Semi_Detached	140	2,750	2,810	Freehold
118, Oxford Street, Rugby, Warwickshire CV21 3LZ	CV21 3LZ	CV21 3	25/11/2022	173,500	171,593	FALSE	Residential	House	Terraced	61	2,844	2,813	Freehold
6, Iverley Close, Rugby, Warwickshire CV21 3BF	CV21 3BF	CV21 3	10/02/2023	300,000	306,725	FALSE	Residential	House	Semi_Detached	109	2,752	2,814	Freehold
199, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TR	CV21 3TR	CV21 3	26/07/2024	260,000	261,812	FALSE	Residential	House	Detached	93	2,796	2,815	Freehold
16, Harvon Garth, Rugby, Warwickshire CV21 3FH	CV21 3FH	CV21 3	19/04/2024	102,000	101,379	FALSE	Residential	House	Flat	36	2,833	2,816	Leasehold
129, Abbey Street, Rugby, Warwickshire CV21 3LN	CV21 3LN	CV21 3	31/01/2025	185,000	188,805	FALSE	Residential	House	Semi_Detached	67	2,761	2,818	Freehold
135, Abbey Street, Rugby, Warwickshire CV21 3LN	CV21 3LN	CV21 3	30/05/2023	185,000	189,324	FALSE	Residential	House	Terraced	67	2,761	2,826	Freehold
53, Graham Road, Rugby, Warwickshire CV21 3LD	CV21 3LD	CV21 3	02/12/2022	200,000	198,286	FALSE	Residential	House	Terraced	70	2,857	2,833	Freehold
15, Windsor Street, Rugby, Warwickshire CV21 3NZ	CV21 3NZ	CV21 3	31/01/2025	270,000	272,120	FALSE	Residential	House	Terraced	96	2,813	2,835	Freehold
49, Lower Hillmorton Road, Rugby, Warwickshire CV21 3ST	CV21 3ST	CV21 3	10/01/2025	225,000	226,766	FALSE	Residential	House	Terraced	80	2,813	2,835	Freehold
17, Braids Close, Rugby, Warwickshire CV21 3FG	CV21 3FG	CV21 3	19/04/2024	465,000	465,293	FALSE	Residential	House	Detached	164	2,835	2,837	Freehold
6, Queen Victoria Street, Rugby, Warwickshire CV21 3SY	CV21 3SY	CV21 3	10/03/2023	210,000	215,863	FALSE	Residential	House	Terraced	76	2,763	2,840	Freehold
37, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	31/03/2025	325,000	320,995	FALSE	Residential	House	Semi_Detached	113	2,876	2,841	Freehold
51, Portland Road, Rugby, Warwickshire CV21 3RX	CV21 3RX	CV21 3	15/12/2023	235,000	236,151	FALSE	Residential	House	Semi_Detached	83	2,831	2,845	Freehold
1, Corbett Street, Rugby, Warwickshire CV21 3NT	CV21 3NT	CV21 3	18/11/2022	170,000	168,132	FALSE	Residential	House	Terraced	59	2,881	2,850	Freehold
24, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	04/07/2025	267,500	265,176	FALSE	Residential	House	Terraced	93	2,876	2,851	Freehold
83, Sandown Road, Rugby, Warwickshire CV21 3LQ	CV21 3LQ	CV21 3	19/05/2023	170,000	173,973	FALSE	Residential	House	Terraced	61	2,787	2,852	Freehold
6, Cambridge Street, Rugby, Warwickshire CV21 3NG	CV21 3NG	CV21 3	29/01/2025	212,500	214,168	FALSE	Residential	House	Terraced	75	2,833	2,856	Freehold
5, Drury Court, Drury Lane, Rugby, Warwickshire CV21 3DA	CV21 3DA	CV21 3	18/12/2023	140,000	137,107	FALSE	Residential	House	Flat	48	2,917	2,856	Leasehold
189, Abbey Street, Rugby, Warwickshire CV21 3LW	CV21 3LW	CV21 3	17/03/2023	207,000	212,434	FALSE	Residential	House	Semi_Detached	74	2,797	2,871	Freehold
31, Claremont Road, Rugby, Warwickshire CV21 3NA	CV21 3NA	CV21 3	04/03/2024	250,000	255,521	FALSE	Residential	House	Terraced	89	2,809	2,871	Freehold
41, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	12/09/2024	295,000	293,550	FALSE	Residential	House	Terraced	102	2,892	2,878	Freehold
28, Portland Road, Rugby, Warwickshire CV21 3RX	CV21 3RX	CV21 3	22/11/2022	331,000	331,000	FALSE	Residential	House	Semi_Detached	115	2,878	2,878	Freehold
20, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	02/02/2024	225,000	227,670	FALSE	Residential	House	Terraced	79	2,848	2,882	Freehold
70, Grosvenor Road, Rugby, Warwickshire CV21 3LE	CV21 3LE	CV21 3	14/02/2025	220,000	217,041	FALSE	Residential	House	Terraced	75	2,933	2,894	Freehold
17, Harvon Garth, Rugby, Warwickshire CV21 3FH	CV21 3FH	CV21 3	11/08/2023	129,000	127,610	FALSE	Residential	House	Flat	44	2,932	2,900	Leasehold
67, Clifton Road, Rugby, Warwickshire CV21 3QG	CV21 3QG	CV21 3	23/06/2023	765,000	773,003	FALSE	Residential	House	Semi_Detached	266	2,876	2,906	Freehold
33, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	18/07/2025	300,000	297,394	FALSE	Residential	House	Terraced	102	2,941	2,916	Freehold
23, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	26/10/2022	333,000	330,147	FALSE	Residential	House	Terraced	113	2,947	2,922	Freehold
102, Eastlands Road, Rugby, Warwickshire CV21 3RR	CV21 3RR	CV21 3	22/01/2025	269,000	271,112	FALSE	Residential	House	Terraced	92	2,924	2,947	Freehold
9, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	27/03/2023	410,000	410,000	FALSE	Residential	House	Detached	139	2,950	2,950	Freehold
59, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	17/01/2025	330,000	336,787	FALSE	Residential	House	Semi_Detached	114	2,895	2,954	Freehold
33, Sandown Road, Rugby, Warwickshire CV21 3LG	CV21 3LG	CV21 3	23/01/2023	170,000	171,375	FALSE	Residential	House	Terraced	58	2,931	2,955	Freehold
19, Market Street, Rugby, Warwickshire CV21 3HG	CV21 3HG	CV21 3	08/03/2024	200,000	204,611	FALSE	Residential	House	Semi_Detached	69	2,899	2,965	Freehold
69, Clifton Road, Rugby, Warwickshire CV21 3QG	CV21 3QG	CV21 3	21/10/2022	757,500	760,278	FALSE	Residential	House	Semi_Detached	256	2,959	2,970	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
18, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	16/08/2024	220,000	217,614	FALSE	Residential	House	Semi_Detached	73	3,014	2,981	Freehold
64, Sun Street, Rugby, Warwickshire CV21 3NW	CV21 3NW	CV21 3	27/10/2022	200,000	200,733	FALSE	Residential	House	Semi_Detached	67	2,985	2,996	Freehold
23, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	31/03/2025	297,500	293,834	FALSE	Residential	House	Semi_Detached	98	3,036	2,998	Freehold
39, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	16/04/2025	290,000	288,065	FALSE	Residential	House	Semi_Detached	96	3,021	3,001	Freehold
17, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	20/10/2023	445,000	441,505	FALSE	Residential	House	Semi_Detached	147	3,027	3,003	Freehold
35, Claremont Road, Rugby, Warwickshire CV21 3NA	CV21 3NA	CV21 3	10/02/2023	267,500	273,496	FALSE	Residential	House	Semi_Detached	91	2,940	3,005	Freehold
2a, Rokeby Street, Rugby, Warwickshire CV21 3RH	CV21 3RH	CV21 3	16/11/2023	240,000	237,607	FALSE	Residential	House	Detached	79	3,038	3,008	Freehold
30a, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	30/05/2023	400,000	397,498	FALSE	Residential	House	Detached	132	3,030	3,011	Freehold
69, Eastlands Road, Rugby, Warwickshire CV21 3RR	CV21 3RR	CV21 3	24/03/2025	363,000	358,527	FALSE	Residential	House	Semi_Detached	119	3,050	3,013	Freehold
85, Grosvenor Road, Rugby, Warwickshire CV21 3LE	CV21 3LE	CV21 3	02/02/2024	185,000	187,196	FALSE	Residential	House	Flat	62	2,984	3,019	Freehold
60, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	21/03/2025	322,500	318,526	FALSE	Residential	House	Semi_Detached	105	3,072	3,034	Freehold
29, Butlin Road, Rugby, Warwickshire CV21 3SD	CV21 3SD	CV21 3	12/04/2024	380,000	383,975	FALSE	Residential	House	Semi_Detached	126	3,016	3,047	Freehold
10, Brodie Close, Rugby, Warwickshire CV21 3US	CV21 3US	CV21 3	16/01/2024	179,000	183,184	FALSE	Residential	House	Terraced	60	2,983	3,053	Freehold
24, Hart Close, Rugby, Warwickshire CV21 3TP	CV21 3TP	CV21 3	19/06/2023	425,000	429,446	FALSE	Residential	House	Semi_Detached	140	3,036	3,067	Freehold
5a, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	09/03/2023	290,000	297,613	FALSE	Residential	House	Semi_Detached	97	2,990	3,068	Freehold
119, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TN	CV21 3TN	CV21 3	29/09/2023	310,000	311,900	FALSE	Residential	House	Semi_Detached	101	3,069	3,088	Freehold
31, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	22/01/2024	346,800	355,237	FALSE	Residential	House	Semi_Detached	115	3,016	3,089	Freehold
35, Arnold Street, Rugby, Warwickshire CV21 3HD	CV21 3HD	CV21 3	08/04/2024	204,000	205,650	FALSE	Residential	House	Terraced	66	3,091	3,116	Freehold
187, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TR	CV21 3TR	CV21 3	06/09/2024	325,000	322,447	FALSE	Residential	House	Semi_Detached	103	3,155	3,131	Freehold
6, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	25/03/2024	251,000	256,786	FALSE	Residential	House	Semi_Detached	82	3,061	3,132	Freehold
6, Eastlands Place, Rugby, Warwickshire CV21 3RS	CV21 3RS	CV21 3	27/03/2025	273,350	269,982	FALSE	Residential	House	Semi_Detached	86	3,179	3,139	Freehold
26, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	28/10/2022	385,000	380,688	FALSE	Residential	House	Detached	121	3,182	3,146	Freehold
4, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	13/10/2023	308,500	300,372	FALSE	Residential	House	Detached	95	3,247	3,162	Freehold
1, Boundary Road, Rugby, Warwickshire CV21 3AA	CV21 3AA	CV21 3	15/03/2024	430,000	439,913	FALSE	Residential	House	Semi_Detached	139	3,094	3,165	Freehold
3, Temple Street, Rugby, Warwickshire CV21 3TB	CV21 3TB	CV21 3	04/01/2023	200,000	201,618	FALSE	Residential	House	Terraced	63	3,175	3,200	Freehold
52, Caldecott Street, Rugby, Warwickshire CV21 3TH	CV21 3TH	CV21 3	10/12/2022	255,000	252,815	FALSE	Residential	House	Terraced	78	3,269	3,241	Freehold
19, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	13/10/2023	236,000	234,146	FALSE	Residential	House	Semi_Detached	72	3,278	3,252	Freehold
The Bungalow, Oxford Street, Rugby, Warwickshire CV21 3NF	CV21 3NF	CV21 3	18/06/2024	322,000	322,203	FALSE	Residential	Bungalow	Detached	99	3,253	3,255	Freehold
9, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	26/09/2023	285,000	286,746	FALSE	Residential	House	Semi_Detached	88	3,239	3,258	Freehold
38, Portland Road, Rugby, Warwickshire CV21 3RX	CV21 3RX	CV21 3	04/11/2022	283,500	283,500	FALSE	Residential	House	Semi_Detached	87	3,259	3,259	Freehold
53, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	27/06/2025	295,000	297,282	FALSE	Residential	House	Semi_Detached	91	3,242	3,267	Freehold
88, South Street, Rugby, Warwickshire CV21 3SG	CV21 3SG	CV21 3	30/07/2025	165,000	163,567	FALSE	Residential	House	Terraced	50	3,300	3,271	Freehold
75, Clifton Road, Rugby, Warwickshire CV21 3QG	CV21 3QG	CV21 3	23/08/2023	845,000	849,194	FALSE	Residential	House	Terraced	259	3,263	3,279	Freehold
59, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	28/03/2025	300,500	296,797	FALSE	Residential	House	Semi_Detached	90	3,339	3,298	Freehold
23, Hart Close, Rugby, Warwickshire CV21 3TP	CV21 3TP	CV21 3	27/09/2024	278,000	275,816	FALSE	Residential	House	Semi_Detached	83	3,349	3,323	Freehold
32, Townsend Road, Rugby, Warwickshire CV21 3SB	CV21 3SB	CV21 3	08/12/2023	295,000	296,444	FALSE	Residential	House	Semi_Detached	89	3,315	3,331	Freehold
35, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	20/03/2024	440,000	450,143	FALSE	Residential	House	Semi_Detached	135	3,259	3,334	Freehold
88, Clifton Road, Rugby, Warwickshire CV21 3QX	CV21 3QX	CV21 3	09/01/2023	465,000	464,124	FALSE	Residential	House	Detached	139	3,345	3,339	Freehold
3, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	30/06/2025	355,000	357,417	FALSE	Residential	House	Detached	107	3,318	3,340	Freehold
34, Bronte Close, Rugby, Warwickshire CV21 3PD	CV21 3PD	CV21 3	08/03/2024	261,500	267,528	FALSE	Residential	House	Semi_Detached	80	3,269	3,344	Freehold
32, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	27/09/2024	290,000	287,722	FALSE	Residential	House	Semi_Detached	86	3,372	3,346	Freehold
35, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	18/07/2023	270,000	274,344	FALSE	Residential	House	Semi_Detached	82	3,293	3,346	Freehold
9, Eastlands Place, Rugby, Warwickshire CV21 3RS	CV21 3RS	CV21 3	28/02/2025	288,000	287,724	FALSE	Residential	House	Semi_Detached	86	3,349	3,346	Freehold
40, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	28/03/2025	295,000	291,365	FALSE	Residential	House	Semi_Detached	87	3,391	3,349	Freehold
8, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	28/07/2023	340,000	345,470	FALSE	Residential	House	Semi_Detached	103	3,301	3,354	Freehold
63, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	26/04/2024	302,000	302,190	FALSE	Residential	Bungalow	Detached	90	3,356	3,358	Freehold
26, Paradise Street, Rugby, Warwickshire CV21 3SZ	CV21 3SZ	CV21 3	25/11/2022	275,000	271,978	FALSE	Residential	House	Terraced	81	3,395	3,358	Freehold
5, Braids Close, Rugby, Warwickshire CV21 3FG	CV21 3FG	CV21 3	27/03/2025	350,000	346,651	FALSE	Residential	House	Detached	103	3,398	3,366	Freehold
19, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	29/09/2023	352,000	354,157	FALSE	Residential	House	Semi_Detached	105	3,352	3,373	Freehold
3, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	07/10/2022	313,000	314,148	FALSE	Residential	House	Semi_Detached	93	3,366	3,378	Freehold
37, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	24/08/2023	277,500	280,576	FALSE	Residential	House	Semi_Detached	83	3,343	3,380	Freehold
44, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	06/04/2023	303,000	311,343	FALSE	Residential	House	Semi_Detached	92	3,293	3,384	Freehold
38, Portland Road, Rugby, Warwickshire CV21 3RX	CV21 3RX	CV21 3	28/02/2025	295,000	294,717	FALSE	Residential	House	Semi_Detached	87	3,391	3,388	Freehold
Flat 7, 24, Warwick Street, Rugby, Warwickshire CV21 3DW	CV21 3DW	CV21 3	04/10/2024	100,000	98,989	FALSE	Residential	House	Flat	29	3,448	3,413	Leasehold
42, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	11/06/2024	205,000	205,380	FALSE	Residential	House	Terraced	60	3,417	3,423	Freehold
40, Ridge Drive, Rugby, Warwickshire CV21 3FE	CV21 3FE	CV21 3	09/02/2024	207,000	209,457	FALSE	Residential	House	Terraced	61	3,393	3,434	Freehold
25, Eastlands Place, Rugby, Warwickshire CV21 3RS	CV21 3RS	CV21 3	19/06/2025	325,000	327,515	FALSE	Residential	House	Semi_Detached	95	3,421	3,448	Freehold
76, Clifton Road, Rugby, Warwickshire CV21 3QT	CV21 3QT	CV21 3	26/09/2023	271,000	272,661	FALSE	Residential	House	Semi_Detached	79	3,430	3,451	Freehold
23, Westgate Road, Rugby, Warwickshire CV21 3UD	CV21 3UD	CV21 3	03/06/2024	460,000	462,819	FALSE	Residential	Bungalow	Semi_Detached	134	3,433	3,454	Freehold
25, Hart Close, Rugby, Warwickshire CV21 3TP	CV21 3TP	CV21 3	04/07/2025	312,000	311,104	FALSE	Residential	House	Semi_Detached	90	3,467	3,457	Freehold
24, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	09/06/2023	285,000	287,982	FALSE	Residential	House	Semi_Detached	83	3,434	3,470	Freehold
9, Hart Close, Rugby, Warwickshire CV21 3TP	CV21 3TP	CV21 3	27/01/2023	476,000	483,359	FALSE	Residential	House	Semi_Detached	139	3,424	3,477	Freehold
7, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	12/06/2025	260,000	261,528	FALSE	Residential	House	Terraced	75	3,467	3,487	Freehold
17, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	10/10/2023	356,000	353,204	FALSE	Residential	House	Semi_Detached	101	3,525	3,497	Freehold
49, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	24/05/2024	285,000	291,207	FALSE	Residential	House	Semi_Detached	83	3,434	3,509	Freehold
51, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	06/11/2023	245,000	246,675	FALSE	Residential	House	Terraced	70	3,500	3,524	Freehold
17, Bronte Close, Rugby, Warwickshire CV21 3PD	CV21 3PD	CV21 3	15/12/2023	260,000	256,449	FALSE	Residential	House	Detached	72	3,611	3,562	Freehold
24, Slade Road, Rugby, Warwickshire CV21 3AD	CV21 3AD	CV21 3	15/01/2025	298,500	304,640	FALSE	Residential	House	Semi_Detached	85	3,512	3,584	Freehold
57, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	21/03/2025	258,000	251,391	FALSE	Residential	House	Terraced	70	3,686	3,591	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
4, Morton Gardens, Rugby, Warwickshire CV21 3TG	CV21 3TG	CV21 3	11/07/2025	230,000	228,002	FALSE	Residential	House	Terraced	63	3,651	3,619	Freehold
61, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	19/09/2024	215,000	213,943	FALSE	Residential	House	Terraced	59	3,644	3,626	Freehold
26, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	30/08/2023	220,000	222,438	FALSE	Residential	House	Semi_Detached	61	3,607	3,647	Freehold
28, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	14/09/2023	220,000	220,000	FALSE	Residential	House	Terraced	60	3,667	3,667	Freehold
156, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TJ	CV21 3TJ	CV21 3	04/06/2024	300,000	301,838	FALSE	Residential	House	Semi_Detached	82	3,659	3,681	Freehold
51, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	03/10/2024	315,000	309,533	FALSE	Residential	House	Semi_Detached	84	3,750	3,685	Freehold
10, Boundary Road, Rugby, Warwickshire CV21 3AA	CV21 3AA	CV21 3	17/11/2023	430,000	432,940	FALSE	Residential	House	Terraced	117	3,675	3,700	Freehold
27, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	02/10/2024	420,000	410,948	FALSE	Residential	House	Detached	111	3,784	3,702	Freehold
61, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	25/08/2023	475,000	470,558	FALSE	Residential	House	Detached	127	3,740	3,705	Freehold
59, Lawrence Road, Rugby, Warwickshire CV21 3SA	CV21 3SA	CV21 3	17/11/2023	330,500	333,958	FALSE	Residential	House	Semi_Detached	90	3,672	3,711	Freehold
13, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	14/08/2024	338,500	334,830	FALSE	Residential	House	Semi_Detached	90	3,761	3,720	Freehold
55, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	10/01/2025	260,000	262,041	FALSE	Residential	House	Terraced	70	3,714	3,744	Freehold
36, Morton Gardens, Rugby, Warwickshire CV21 3TG	CV21 3TG	CV21 3	17/04/2023	255,000	254,840	FALSE	Residential	House	Detached	68	3,750	3,748	Freehold
49, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	27/02/2024	262,500	265,615	FALSE	Residential	House	Terraced	70	3,750	3,795	Freehold
Apartment 2, The Mews, Little Church Street, Rugby, Warwickshire CV21 3AN	CV21 3AN	CV21 3	14/10/2022	200,000	194,698	FALSE	Residential	House	Flat	51	3,922	3,818	Leasehold
3, Bath Street Mews, Rugby, Warwickshire CV21 3JG	CV21 3JG	CV21 3	12/09/2024	150,000	149,263	FALSE	Residential	House	Terraced	39	3,846	3,827	Freehold
47, Academy Drive, Rugby, Warwickshire CV21 3UG	CV21 3UG	CV21 3	01/08/2025	270,000	267,913	FALSE	Residential	House	Terraced	70	3,857	3,827	Freehold
65, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	23/05/2025	230,000	230,221	FALSE	Residential	House	Semi_Detached	60	3,833	3,837	Freehold
7, Faraday Way, Rugby, Warwickshire CV21 3WA	CV21 3WA	CV21 3	14/10/2022	270,000	270,990	FALSE	Residential	House	Semi_Detached	70	3,857	3,871	Freehold
31, Bronte Close, Rugby, Warwickshire CV21 3PD	CV21 3PD	CV21 3	23/07/2025	275,000	272,611	FALSE	Residential	House	Terraced	70	3,929	3,895	Freehold
30, Bronte Close, Rugby, Warwickshire CV21 3PD	CV21 3PD	CV21 3	17/02/2023	219,100	222,814	FALSE	Residential	House	Terraced	57	3,844	3,909	Freehold
30b, Langton Road, Rugby, Warwickshire CV21 3UA	CV21 3UA	CV21 3	31/07/2024	405,000	407,823	FALSE	Residential	Bungalow	Detached	104	3,894	3,921	Freehold
58, Lower Hillmorton Road, Rugby, Warwickshire CV21 3TE	CV21 3TE	CV21 3	17/10/2024	330,000	322,888	FALSE	Residential	Bungalow	Detached	82	4,024	3,938	Freehold
4, Earl Street, Rugby, Warwickshire CV21 3SS	CV21 3SS	CV21 3	18/03/2024	197,375	201,733	FALSE	Residential	House	Terraced	51	3,870	3,956	Freehold
2, Spring Street Mews, Rugby, Warwickshire CV21 3HP	CV21 3HP	CV21 3	23/06/2025	102,500	103,102	FALSE	Residential	House	Terraced	26	3,942	3,965	Freehold
88, Academy Drive, Rugby, Warwickshire CV21 3UF	CV21 3UF	CV21 3	30/05/2023	275,000	279,944	FALSE	Residential	House	Semi_Detached	70	3,929	3,999	Freehold
7, Hopps Lodge Drive, Rugby, Warwickshire CV21 3UW	CV21 3UW	CV21 3	08/09/2023	235,000	235,000	FALSE	Residential	House	Terraced	58	4,052	4,052	Freehold
8, Curie Close, Rugby, Warwickshire CV21 3PE	CV21 3PE	CV21 3	15/12/2022	300,000	295,903	FALSE	Residential	House	Detached	72	4,167	4,110	Freehold
49, Richmond Road, Rugby, Warwickshire CV21 3AB	CV21 3AB	CV21 3	14/11/2022	355,000	355,000	FALSE	Residential	House	Semi_Detached	86	4,128	4,128	Freehold
18, Eastlands Road, Rugby, Warwickshire CV21 3RP	CV21 3RP	CV21 3	03/01/2024	395,000	404,610	FALSE	Residential	House	Semi_Detached	97	4,072	4,171	Freehold
1, Bath Street Mews, Rugby, Warwickshire CV21 3JG	CV21 3JG	CV21 3	12/09/2024	150,000	151,132	FALSE	Residential	House	Flat	36	4,167	4,198	Freehold
3, Newton Mews, Rugby, Warwickshire CV21 3UR	CV21 3UR	CV21 3	17/03/2023	237,000	243,617	FALSE	Residential	House	Terraced	58	4,086	4,200	Freehold
6, Earl Street, Rugby, Warwickshire CV21 3SS	CV21 3SS	CV21 3	22/04/2024	208,500	210,187	FALSE	Residential	House	Terraced	50	4,170	4,204	Freehold
63, Viaduct Close, Rugby, Warwickshire CV21 3FD	CV21 3FD	CV21 3	12/09/2024	235,000	233,154	FALSE	Residential	House	Semi_Detached	55	4,273	4,239	Freehold
47, Langton Road, Rugby, Warwickshire CV21 3UB	CV21 3UB	CV21 3	15/03/2024	425,000	429,596	FALSE	Residential	House	Detached	101	4,208	4,253	Freehold
21, Sheriff Road, Rugby, Warwickshire CV21 3RZ	CV21 3RZ	CV21 3	19/10/2022	352,500	353,793	FALSE	Residential	House	Semi_Detached	83	4,247	4,263	Freehold
38, Charlotte Street, Rugby, Warwickshire CV21 3HB	CV21 3HB	CV21 3	20/09/2023	300,000	300,000	FALSE	Residential	House	Flat	70	4,286	4,286	Freehold
160, Murray Road, Rugby, Warwickshire CV21 3JU	CV21 3JU	CV21 3	11/04/2023	245,000	252,803	FALSE	Residential	House	Flat	58	4,224	4,359	Freehold
180, Murray Road, Rugby, Warwickshire CV21 3JU	CV21 3JU	CV21 3	15/12/2022	220,000	218,115	FALSE	Residential	Maisonette	Terraced	47	4,681	4,641	Freehold
1, High Street, Rugby, Warwickshire CV21 3BG	CV21 3BG	CV21 3	26/10/2022	292,000	290,185	FALSE	Residential	House	Flat	56	5,214	5,182	Freehold
8, Wells Street, Rugby, Warwickshire CV21 3JB	CV21 3JB	CV21 3	30/01/2023	218,000	219,764	FALSE	Residential	House	Flat	32	6,813	6,868	Freehold
		CV21 3 Average									3,139	3,139	
71, Coton Road, Hillmorton, Rugby, Warwickshire CV21 4LW	CV21 4LW	CV21 4	21/03/2025	225,000	219,236	FALSE	Residential	House	Terraced	99	2,273	2,214	Freehold
23a, Waverley Road, Rugby, Warwickshire CV21 4NN	CV21 4NN	CV21 4	11/03/2025	447,500	443,218	FALSE	Residential	House	Detached	189	2,368	2,345	Freehold
27, Watts Lane, Rugby, Warwickshire CV21 4PE	CV21 4PE	CV21 4	28/02/2025	230,000	226,907	FALSE	Residential	House	Terraced	93	2,473	2,440	Freehold
19, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	18/03/2025	197,900	195,461	FALSE	Residential	House	Semi_Detached	77	2,570	2,538	Freehold
56, Lennon Close, Rugby, Warwickshire CV21 4DT	CV21 4DT	CV21 4	26/06/2025	197,500	198,661	FALSE	Residential	House	Terraced	78	2,532	2,547	Freehold
2, Lower Lea Place, Rugby, Warwickshire CV21 4NE	CV21 4NE	CV21 4	15/05/2025	135,000	133,101	FALSE	Residential	Maisonette	Flat	52	2,596	2,560	Leasehold
20, Phipps Avenue, Rugby, Warwickshire CV21 4JB	CV21 4JB	CV21 4	21/03/2025	190,000	185,133	FALSE	Residential	House	Terraced	72	2,639	2,571	Freehold
16, Phipps Avenue, Rugby, Warwickshire CV21 4JB	CV21 4JB	CV21 4	29/09/2023	219,950	219,950	FALSE	Residential	House	Terraced	84	2,618	2,618	Freehold
122, Featherbed Lane, Rugby, Warwickshire CV21 4LQ	CV21 4LQ	CV21 4	30/04/2025	216,000	213,300	FALSE	Residential	House	Terraced	81	2,667	2,633	Freehold
74, Lennon Close, Rugby, Warwickshire CV21 4DT	CV21 4DT	CV21 4	06/09/2024	305,000	301,022	FALSE	Residential	House	Detached	114	2,675	2,641	Freehold
5, Pine Grove, Rugby, Warwickshire CV21 4BL	CV21 4BL	CV21 4	11/07/2025	260,000	259,254	FALSE	Residential	House	Semi_Detached	98	2,653	2,645	Freehold
Apartment 23, Lowry Court, Lower Street, Rugby, Warwickshire CV21 4NX	CV21 4NX	CV21 4	09/02/2023	134,500	133,320	FALSE	Residential	House	Flat	50	2,690	2,666	Leasehold
84, Mckinnell Crescent, Rugby, Warwickshire CV21 4AX	CV21 4AX	CV21 4	02/11/2022	352,500	352,500	FALSE	Residential	House	Semi_Detached	132	2,670	2,670	Freehold
39, Deane Road, Hillmorton, Rugby, Warwickshire CV21 4NZ	CV21 4NZ	CV21 4	15/03/2024	220,000	225,072	FALSE	Residential	House	Semi_Detached	84	2,619	2,679	Freehold
69, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	07/08/2023	325,000	321,961	FALSE	Residential	House	Detached	120	2,708	2,683	Freehold
85, Featherbed Lane, Rugby, Warwickshire CV21 4LF	CV21 4LF	CV21 4	11/11/2022	403,550	403,550	FALSE	Residential	House	Semi_Detached	149	2,708	2,708	Freehold
10, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	17/01/2025	345,000	352,096	FALSE	Residential	Bungalow	Semi_Detached	130	2,654	2,708	Freehold
107, Crick Road, Rugby, Warwickshire CV21 4DZ	CV21 4DZ	CV21 4	18/09/2025	285,000	285,000	FALSE	Residential	House	Detached	105	2,714	2,714	Freehold
34, Bucknill Crescent, Rugby, Warwickshire CV21 4EX	CV21 4EX	CV21 4	24/05/2024	214,995	218,914	FALSE	Residential	House	Terraced	80	2,687	2,736	Freehold
6, Wigston Road, Rugby, Warwickshire CV21 4LT	CV21 4LT	CV21 4	18/07/2025	215,000	214,383	FALSE	Residential	House	Semi_Detached	78	2,756	2,748	Freehold
3, Bonnington Close, Rugby, Warwickshire CV21 4DG	CV21 4DG	CV21 4	16/08/2024	285,000	280,586	FALSE	Residential	House	Detached	102	2,794	2,751	Freehold
8, Florin Place, Hillmorton, Rugby, Warwickshire CV21 4ED	CV21 4ED	CV21 4	30/05/2024	775,000	785,379	FALSE	Residential	House	Detached	284	2,729	2,765	Freehold
54, Deerings Road, Rugby, Warwickshire CV21 4EW	CV21 4EW	CV21 4	13/01/2025	245,000	249,091	FALSE	Residential	Bungalow	Detached	90	2,722	2,768	Freehold
11, Windmill Close, Hillmorton, Rugby, Warwickshire CV21 4EJ	CV21 4EJ	CV21 4	05/10/2022	577,000	570,537	FALSE	Residential	House	Detached	206	2,801	2,770	Freehold
2, Horne Close, Rugby, Warwickshire CV21 4ET	CV21 4ET	CV21 4	07/05/2024	250,000	255,445	FALSE	Residential	Bungalow	Semi_Detached	92	2,717	2,777	Freehold
42, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4JH	CV21 4JH	CV21 4	20/08/2025	210,000	208,377	FALSE	Residential	House	Terraced	75	2,800	2,778	Freehold
13, Perkins Grove, Rugby, Warwickshire CV21 4HU	CV21 4HU	CV21 4	19/04/2023	220,000	226,058	FALSE	Residential	House	Semi_Detached	81	2,716	2,791	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
79, Coton Road, Hillmorton, Rugby, Warwickshire CV21 4LN	CV21 4LN	CV21 4	01/08/2025	200,000	198,454	FALSE	Residential	House	Terraced	71	2,817	2,795	Freehold
46, Deane Road, Hillmorton, Rugby, Warwickshire CV21 4NY	CV21 4NY	CV21 4	25/07/2025	230,000	229,340	FALSE	Residential	House	Semi_Detached	82	2,805	2,797	Freehold
14, Watts Lane, Rugby, Warwickshire CV21 4PE	CV21 4PE	CV21 4	09/06/2025	550,000	553,745	FALSE	Residential	House	Detached	197	2,792	2,811	Freehold
26, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	25/08/2023	226,000	228,505	FALSE	Residential	House	Semi_Detached	81	2,790	2,821	Freehold
1, Grandsire Drive, Hillmorton, Rugby, Warwickshire CV21 4PL	CV21 4PL	CV21 4	12/04/2024	215,000	217,249	FALSE	Residential	House	Semi_Detached	77	2,792	2,821	Freehold
2, Mellor Road, Rugby, Warwickshire CV21 4BP	CV21 4BP	CV21 4	13/01/2025	310,000	316,376	FALSE	Residential	House	Semi_Detached	112	2,768	2,825	Freehold
95, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	15/12/2023	325,000	320,562	FALSE	Residential	House	Detached	113	2,876	2,837	Freehold
39, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	09/11/2023	222,000	224,322	FALSE	Residential	House	Semi_Detached	79	2,810	2,840	Freehold
11, Lennon Close, Rugby, Warwickshire CV21 4DS	CV21 4DS	CV21 4	20/01/2025	220,000	221,727	FALSE	Residential	House	Terraced	78	2,820	2,843	Freehold
6, Perkins Grove, Rugby, Warwickshire CV21 4HU	CV21 4HU	CV21 4	05/03/2024	225,600	230,801	FALSE	Residential	House	Semi_Detached	81	2,785	2,849	Freehold
1, Windmill Close, Hillmorton, Rugby, Warwickshire CV21 4EJ	CV21 4EJ	CV21 4	12/03/2025	432,000	427,866	FALSE	Residential	House	Detached	150	2,880	2,852	Freehold
22, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4JH	CV21 4JH	CV21 4	07/03/2025	214,000	208,518	FALSE	Residential	House	Terraced	73	2,932	2,856	Freehold
Apartment 13, Lowry Court, Lower Street, Rugby, Warwickshire CV21 4NX	CV21 4NX	CV21 4	15/11/2022	123,750	119,993	FALSE	Residential	House	Flat	42	2,946	2,857	Leasehold
8, Waverley Road, Rugby, Warwickshire CV21 4NW	CV21 4NW	CV21 4	24/07/2024	310,000	312,161	FALSE	Residential	House	Detached	109	2,844	2,864	Freehold
39, Watts Lane, Rugby, Warwickshire CV21 4PE	CV21 4PE	CV21 4	28/09/2023	245,000	246,501	FALSE	Residential	House	Semi_Detached	86	2,849	2,866	Freehold
109, Lower Street, Rugby, Warwickshire CV21 4NT	CV21 4NT	CV21 4	06/03/2025	162,000	157,850	FALSE	Residential	House	Terraced	55	2,945	2,870	Freehold
98, Pettiver Crescent, Rugby, Warwickshire CV21 4JF	CV21 4JF	CV21 4	12/06/2023	185,000	186,935	FALSE	Residential	House	Semi_Detached	65	2,846	2,876	Freehold
281, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AB	CV21 4AB	CV21 4	25/10/2023	390,000	379,724	FALSE	Residential	Bungalow	Detached	132	2,955	2,877	Freehold
31, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	16/05/2024	330,000	337,187	FALSE	Residential	House	Semi_Detached	117	2,821	2,882	Freehold
26, Lennon Close, Rugby, Warwickshire CV21 4DT	CV21 4DT	CV21 4	26/03/2025	287,000	279,648	FALSE	Residential	House	Terraced	97	2,959	2,883	Freehold
26, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4JH	CV21 4JH	CV21 4	11/11/2022	210,000	207,692	FALSE	Residential	House	Terraced	72	2,917	2,885	Freehold
2, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4JH	CV21 4JH	CV21 4	09/06/2023	197,000	199,089	FALSE	Residential	House	Terraced	69	2,855	2,885	Freehold
1, High Street, Hillmorton, Rugby, Warwickshire CV21 4EG	CV21 4EG	CV21 4	07/06/2023	160,000	161,697	FALSE	Residential	House	Terraced	56	2,857	2,887	Freehold
23, Myers Road, Rugby, Warwickshire CV21 4BY	CV21 4BY	CV21 4	05/05/2023	410,000	407,436	FALSE	Residential	House	Detached	141	2,908	2,890	Freehold
30, Vere Road, Rugby, Warwickshire CV21 4HR	CV21 4HR	CV21 4	11/01/2024	240,000	245,839	FALSE	Residential	House	Semi_Detached	85	2,824	2,892	Freehold
30, Eden Road, Rugby, Warwickshire CV21 4HT	CV21 4HT	CV21 4	11/04/2025	193,500	191,081	FALSE	Residential	House	Terraced	66	2,932	2,895	Freehold
81, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	16/08/2024	330,000	324,888	FALSE	Residential	House	Detached	112	2,946	2,901	Freehold
101, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	28/10/2022	349,950	346,030	FALSE	Residential	House	Detached	119	2,941	2,908	Freehold
19, Phipps Avenue, Rugby, Warwickshire CV21 4JA	CV21 4JA	CV21 4	16/08/2023	218,000	219,082	FALSE	Residential	House	Terraced	75	2,907	2,921	Freehold
87, Fleet Crescent, Rugby, Warwickshire CV21 4BG	CV21 4BG	CV21 4	08/02/2024	255,000	258,463	FALSE	Residential	House	Semi_Detached	88	2,898	2,937	Freehold
97, Crick Road, Rugby, Warwickshire CV21 4DZ	CV21 4DZ	CV21 4	12/02/2024	235,000	238,191	FALSE	Residential	Bungalow	Semi_Detached	81	2,901	2,941	Freehold
32, Jenkins Road, Rugby, Warwickshire CV21 4LP	CV21 4LP	CV21 4	05/10/2022	232,000	230,012	FALSE	Residential	House	Terraced	78	2,974	2,949	Freehold
73, Waverley Road, Rugby, Warwickshire CV21 4NN	CV21 4NN	CV21 4	20/12/2022	272,000	272,664	FALSE	Residential	Bungalow	Semi_Detached	92	2,957	2,964	Freehold
23, Eden Road, Rugby, Warwickshire CV21 4HS	CV21 4HS	CV21 4	24/11/2023	215,000	216,470	FALSE	Residential	House	Terraced	73	2,945	2,965	Freehold
67, Waverley Road, Rugby, Warwickshire CV21 4NN	CV21 4NN	CV21 4	20/05/2024	270,000	275,881	FALSE	Residential	House	Semi_Detached	93	2,903	2,966	Freehold
8, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	12/06/2025	265,000	267,050	FALSE	Residential	House	Semi_Detached	90	2,944	2,967	Freehold
301, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AD	CV21 4AD	CV21 4	31/03/2025	295,000	291,365	FALSE	Residential	Bungalow	Semi_Detached	98	3,010	2,973	Freehold
112, The Kent, Hillmorton, Rugby, Warwickshire CV21 4NG	CV21 4NG	CV21 4	03/10/2022	267,500	265,208	FALSE	Residential	House	Terraced	89	3,006	2,980	Freehold
1, Dyson Close, Rugby, Warwickshire CV21 4LG	CV21 4LG	CV21 4	09/02/2024	250,000	253,395	FALSE	Residential	House	Semi_Detached	85	2,941	2,981	Freehold
8, Packwood Avenue, Rugby, Warwickshire CV21 4BZ	CV21 4BZ	CV21 4	28/03/2024	210,000	214,841	FALSE	Residential	Bungalow	Semi_Detached	72	2,917	2,984	Freehold
17, Lower Street, Rugby, Warwickshire CV21 4NP	CV21 4NP	CV21 4	25/07/2025	242,500	241,804	FALSE	Residential	House	Semi_Detached	81	2,994	2,985	Freehold
6, Horne Close, Rugby, Warwickshire CV21 4ET	CV21 4ET	CV21 4	25/04/2024	350,000	353,662	FALSE	Residential	House	Semi_Detached	118	2,966	2,997	Freehold
12, Eden Road, Rugby, Warwickshire CV21 4HS	CV21 4HS	CV21 4	11/05/2023	230,000	234,135	FALSE	Residential	House	Semi_Detached	78	2,949	3,002	Freehold
109, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	19/04/2024	227,000	229,375	FALSE	Residential	House	Semi_Detached	76	2,987	3,018	Freehold
29, Chamberlain Road, Rugby, Warwickshire CV21 4EU	CV21 4EU	CV21 4	20/06/2025	210,000	211,625	FALSE	Residential	House	Semi_Detached	70	3,000	3,023	Freehold
43, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	30/04/2024	451,000	455,718	FALSE	Residential	House	Semi_Detached	150	3,007	3,038	Freehold
11, High Street, Hillmorton, Rugby, Warwickshire CV21 4EG	CV21 4EG	CV21 4	19/10/2023	380,000	377,015	FALSE	Residential	House	Semi_Detached	124	3,065	3,040	Freehold
1, The Dingle, Watts Lane, Rugby, Warwickshire CV21 4PD	CV21 4PD	CV21 4	21/10/2022	615,000	608,111	FALSE	Residential	House	Detached	200	3,075	3,041	Freehold
86, Coton Road, Hillmorton, Rugby, Warwickshire CV21 4LN	CV21 4LN	CV21 4	21/02/2025	235,000	231,840	FALSE	Residential	House	Terraced	76	3,092	3,051	Freehold
12, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	22/08/2025	450,000	448,699	FALSE	Residential	House	Detached	147	3,061	3,052	Freehold
16, Wesley Road, Hillmorton, Rugby, Warwickshire CV21 4PG	CV21 4PG	CV21 4	11/10/2022	250,000	250,917	FALSE	Residential	House	Semi_Detached	82	3,049	3,060	Freehold
8, Strath Close, Rugby, Warwickshire CV21 4GA	CV21 4GA	CV21 4	28/04/2023	420,000	419,736	FALSE	Residential	House	Detached	137	3,066	3,064	Freehold
43, Jenkins Road, Rugby, Warwickshire CV21 4LP	CV21 4LP	CV21 4	13/10/2022	202,000	202,741	FALSE	Residential	House	Semi_Detached	66	3,061	3,072	Freehold
89, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	13/02/2025	276,000	274,673	FALSE	Residential	House	Detached	89	3,101	3,086	Freehold
122, Lower Street, Rugby, Warwickshire CV21 4NU	CV21 4NU	CV21 4	24/01/2023	280,000	284,329	FALSE	Residential	House	Semi_Detached	92	3,043	3,091	Freehold
18, Eden Road, Rugby, Warwickshire CV21 4HT	CV21 4HT	CV21 4	19/08/2024	220,000	217,450	FALSE	Residential	House	Terraced	70	3,143	3,106	Freehold
61, Bromwich Road, Hillmorton, Rugby, Warwickshire CV21 4HY	CV21 4HY	CV21 4	13/03/2023	257,000	264,175	FALSE	Residential	House	Terraced	85	3,024	3,108	Freehold
4, Kingsley Avenue, Rugby, Warwickshire CV21 4JT	CV21 4JT	CV21 4	11/11/2022	255,000	255,000	FALSE	Residential	House	Semi_Detached	82	3,110	3,110	Freehold
91, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	08/09/2023	235,000	236,440	FALSE	Residential	House	Semi_Detached	76	3,092	3,111	Freehold
118, Featherbed Lane, Rugby, Warwickshire CV21 4LQ	CV21 4LQ	CV21 4	14/02/2023	224,000	227,797	FALSE	Residential	House	Terraced	73	3,068	3,121	Freehold
24, Rowe Close, Hillmorton, Rugby, Warwickshire CV21 4DL	CV21 4DL	CV21 4	03/03/2023	222,000	227,828	FALSE	Residential	House	Semi_Detached	73	3,041	3,121	Freehold
19, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	19/03/2024	390,000	394,218	FALSE	Residential	House	Detached	126	3,095	3,129	Freehold
77, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	07/02/2024	285,000	285,000	FALSE	Residential	House	Detached	91	3,132	3,132	Freehold
7, Deane Road, Hillmorton, Rugby, Warwickshire CV21 4NZ	CV21 4NZ	CV21 4	25/08/2023	270,000	272,993	FALSE	Residential	House	Semi_Detached	87	3,103	3,138	Freehold
10, Grandsire Drive, Hillmorton, Rugby, Warwickshire CV21 4PL	CV21 4PL	CV21 4	18/11/2022	238,000	235,385	FALSE	Residential	House	Terraced	75	3,173	3,138	Freehold
62, Moat Farm Drive, Rugby, Warwickshire CV21 4HG	CV21 4HG	CV21 4	20/12/2023	275,000	276,346	FALSE	Residential	House	Semi_Detached	88	3,125	3,140	Freehold
43, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	23/11/2023	267,500	270,298	FALSE	Residential	House	Semi_Detached	86	3,110	3,143	Freehold
49, The Kent, Rugby, Warwickshire CV21 4NJ	CV21 4NJ	CV21 4	06/09/2024	213,180	211,505	FALSE	Residential	Bungalow	Semi_Detached	67	3,182	3,157	Freehold
15, Horne Close, Rugby, Warwickshire CV21 4ET	CV21 4ET	CV21 4	09/12/2022	615,000	606,601	FALSE	Residential	Bungalow	Detached	192	3,203	3,159	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
9, Mckinnell Crescent, Rugby, Warwickshire CV21 4AZ	CV21 4AZ	CV21 4	19/07/2023	375,000	373,589	FALSE	Residential	House	Detached	118	3,178	3,166	Freehold
41, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	17/11/2023	235,000	237,458	FALSE	Residential	House	Semi_Detached	75	3,133	3,166	Freehold
48, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	21/10/2022	330,000	326,304	FALSE	Residential	House	Detached	103	3,204	3,168	Freehold
24, Edgecote Close, Rugby, Warwickshire CV21 4JU	CV21 4JU	CV21 4	15/08/2025	255,000	253,540	FALSE	Residential	House	Semi_Detached	80	3,188	3,169	Freehold
10, Reynolds Close, Rugby, Warwickshire CV21 4DD	CV21 4DD	CV21 4	24/10/2022	355,000	351,958	FALSE	Residential	House	Terraced	111	3,198	3,171	Freehold
20, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	04/06/2024	345,000	345,640	FALSE	Residential	House	Terraced	109	3,165	3,171	Freehold
59, Fleet Crescent, Rugby, Warwickshire CV21 4BG	CV21 4BG	CV21 4	16/11/2023	400,000	400,250	FALSE	Residential	House	Other	126	3,175	3,177	Freehold
21, Roper Close, Rugby, Warwickshire CV21 4PF	CV21 4PF	CV21 4	09/12/2022	292,500	293,214	FALSE	Residential	House	Semi_Detached	92	3,179	3,187	Freehold
77, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	12/01/2023	240,000	243,711	FALSE	Residential	House	Semi_Detached	76	3,158	3,207	Freehold
352, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AE	CV21 4AE	CV21 4	07/09/2023	240,000	241,471	FALSE	Residential	House	Semi_Detached	75	3,200	3,220	Freehold
13, Leys Road, Rugby, Warwickshire CV21 4DR	CV21 4DR	CV21 4	04/07/2025	247,000	244,854	FALSE	Residential	House	Terraced	76	3,250	3,222	Freehold
106, Featherbed Lane, Rugby, Warwickshire CV21 4LQ	CV21 4LQ	CV21 4	22/03/2024	208,000	209,569	FALSE	Residential	House	Flat	65	3,200	3,224	Freehold
34, Lennon Close, Rugby, Warwickshire CV21 4DT	CV21 4DT	CV21 4	21/08/2023	282,500	283,902	FALSE	Residential	House	Terraced	88	3,210	3,226	Freehold
5, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	03/06/2024	255,000	255,161	FALSE	Residential	Bungalow	Detached	79	3,228	3,230	Freehold
28, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	30/05/2024	320,000	326,970	FALSE	Residential	House	Semi_Detached	101	3,168	3,237	Freehold
301, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AD	CV21 4AD	CV21 4	15/09/2023	290,000	291,777	FALSE	Residential	Bungalow	Semi_Detached	90	3,222	3,242	Freehold
248, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AF	CV21 4AF	CV21 4	16/10/2023	380,000	369,988	FALSE	Residential	House	Detached	114	3,333	3,246	Freehold
7, Grandsire Drive, Hillmorton, Rugby, Warwickshire CV21 4PL	CV21 4PL	CV21 4	22/12/2022	243,000	240,918	FALSE	Residential	House	Terraced	74	3,284	3,256	Freehold
51, Loverock Crescent, Rugby, Warwickshire CV21 4AS	CV21 4AS	CV21 4	14/12/2022	325,000	325,794	FALSE	Residential	House	Semi_Detached	100	3,250	3,258	Freehold
115, Lower Street, Rugby, Warwickshire CV21 4NT	CV21 4NT	CV21 4	30/05/2025	325,000	325,945	FALSE	Residential	Bungalow	Detached	100	3,250	3,259	Freehold
5, Harrison Close, Rugby, Warwickshire CV21 4BS	CV21 4BS	CV21 4	23/06/2023	257,500	254,457	FALSE	Residential	Bungalow	Detached	78	3,301	3,262	Freehold
36, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	14/08/2025	335,000	333,082	FALSE	Residential	House	Semi_Detached	102	3,284	3,266	Freehold
2, Studland Avenue, Rugby, Warwickshire CV21 4HW	CV21 4HW	CV21 4	02/02/2024	326,000	330,427	FALSE	Residential	House	Semi_Detached	101	3,228	3,272	Freehold
93, Crick Road, Rugby, Warwickshire CV21 4DZ	CV21 4DZ	CV21 4	15/09/2023	380,000	382,328	FALSE	Residential	House	Semi_Detached	116	3,276	3,296	Freehold
87, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	16/12/2022	250,000	250,611	FALSE	Residential	House	Semi_Detached	76	3,289	3,298	Freehold
70, Crick Road, Rugby, Warwickshire CV21 4DY	CV21 4DY	CV21 4	04/07/2024	400,000	402,788	FALSE	Residential	House	Detached	122	3,279	3,302	Freehold
20, Waverley Road, Rugby, Warwickshire CV21 4NW	CV21 4NW	CV21 4	02/02/2024	317,500	317,500	FALSE	Residential	Bungalow	Detached	96	3,307	3,307	Freehold
13, Dewar Grove, Rugby, Warwickshire CV21 4AT	CV21 4AT	CV21 4	19/03/2024	395,250	404,362	FALSE	Residential	House	Semi_Detached	122	3,240	3,314	Freehold
42, School Street, Hillmorton, Rugby, Warwickshire CV21 4BN	CV21 4BN	CV21 4	09/12/2022	351,000	351,857	FALSE	Residential	House	Semi_Detached	106	3,311	3,319	Freehold
36, Dyson Close, Rugby, Warwickshire CV21 4LG	CV21 4LG	CV21 4	22/09/2023	258,000	259,581	FALSE	Residential	House	Semi_Detached	78	3,308	3,328	Freehold
2, Chapel Mews, Wesley Road, Hillmorton, Rugby, Warwickshire CV21 4PJ	CV21 4PJ	CV21 4	09/07/2024	245,000	247,868	FALSE	Residential	House	Semi_Detached	74	3,311	3,350	Freehold
112, Featherbed Lane, Rugby, Warwickshire CV21 4LQ	CV21 4LQ	CV21 4	08/08/2025	238,000	236,160	FALSE	Residential	House	Terraced	70	3,400	3,374	Freehold
49, Watts Lane, Rugby, Warwickshire CV21 4PE	CV21 4PE	CV21 4	31/03/2025	260,000	253,340	FALSE	Residential	House	Terraced	75	3,467	3,378	Freehold
316, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AE	CV21 4AE	CV21 4	14/02/2025	355,000	353,293	FALSE	Residential	House	Detached	104	3,413	3,397	Freehold
12, Brindley Road, Rugby, Warwickshire CV21 4BH	CV21 4BH	CV21 4	07/08/2023	300,000	303,325	FALSE	Residential	House	Semi_Detached	89	3,371	3,408	Freehold
11, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	29/08/2023	280,000	283,103	FALSE	Residential	House	Semi_Detached	83	3,373	3,411	Freehold
17, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	14/10/2024	415,000	406,056	FALSE	Residential	House	Detached	119	3,487	3,412	Freehold
5, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	05/02/2024	376,000	376,000	FALSE	Residential	Bungalow	Detached	110	3,418	3,418	Freehold
25, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	28/02/2025	340,000	339,674	FALSE	Residential	House	Semi_Detached	99	3,434	3,431	Freehold
95, High Street, Hillmorton, Rugby, Warwickshire CV21 4HD	CV21 4HD	CV21 4	03/07/2025	255,000	254,268	FALSE	Residential	House	Semi_Detached	74	3,446	3,436	Freehold
136, Featherbed Lane, Rugby, Warwickshire CV21 4LH	CV21 4LH	CV21 4	14/02/2025	230,000	226,907	FALSE	Residential	House	Terraced	66	3,485	3,438	Freehold
14, Chamberlain Road, Rugby, Warwickshire CV21 4EU	CV21 4EU	CV21 4	17/07/2025	245,000	244,297	FALSE	Residential	House	Semi_Detached	71	3,451	3,441	Freehold
72, Moat Farm Drive, Rugby, Warwickshire CV21 4HG	CV21 4HG	CV21 4	27/09/2024	265,000	262,918	FALSE	Residential	House	Semi_Detached	76	3,487	3,459	Freehold
174, Lower Street, Rugby, Warwickshire CV21 4NX	CV21 4NX	CV21 4	20/01/2023	225,000	228,479	FALSE	Residential	House	Semi_Detached	66	3,409	3,462	Freehold
260, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AF	CV21 4AF	CV21 4	23/10/2023	320,000	311,569	FALSE	Residential	Bungalow	Detached	90	3,556	3,462	Freehold
17, Chamberlain Road, Rugby, Warwickshire CV21 4EU	CV21 4EU	CV21 4	05/05/2023	235,000	239,225	FALSE	Residential	House	Semi_Detached	69	3,406	3,467	Freehold
253, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AB	CV21 4AB	CV21 4	22/08/2025	332,000	330,099	FALSE	Residential	House	Semi_Detached	95	3,495	3,475	Freehold
38, Linnell Road, Rugby, Warwickshire CV21 4AW	CV21 4AW	CV21 4	30/08/2024	320,000	316,530	FALSE	Residential	House	Semi_Detached	91	3,516	3,478	Freehold
2, The Kent, Rugby, Warwickshire CV21 4NQ	CV21 4NQ	CV21 4	27/01/2023	285,000	289,406	FALSE	Residential	House	Semi_Detached	83	3,434	3,487	Freehold
40, School Street, Hillmorton, Rugby, Warwickshire CV21 4BN	CV21 4BN	CV21 4	24/03/2023	270,000	277,088	FALSE	Residential	House	Semi_Detached	79	3,418	3,507	Freehold
37, Gainsborough Crescent, Hillmorton, Rugby, Warwickshire CV21 4DQ	CV21 4DQ	CV21 4	22/11/2023	450,000	445,514	FALSE	Residential	House	Detached	127	3,543	3,508	Freehold
8, Deane Road, Hillmorton, Rugby, Warwickshire CV21 4NZ	CV21 4NZ	CV21 4	09/12/2022	350,000	350,855	FALSE	Residential	House	Semi_Detached	100	3,500	3,509	Freehold
84, Gibson Drive, Rugby, Warwickshire CV21 4LL	CV21 4LL	CV21 4	21/12/2023	272,500	273,834	FALSE	Residential	House	Semi_Detached	78	3,494	3,511	Freehold
84, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	19/07/2023	280,000	284,505	FALSE	Residential	House	Semi_Detached	81	3,457	3,512	Freehold
7, Studland Avenue, Rugby, Warwickshire CV21 4HW	CV21 4HW	CV21 4	30/07/2025	370,000	368,938	FALSE	Residential	House	Semi_Detached	105	3,524	3,514	Freehold
89, High Street, Hillmorton, Rugby, Warwickshire CV21 4HD	CV21 4HD	CV21 4	27/10/2023	245,000	243,076	FALSE	Residential	House	Semi_Detached	69	3,551	3,523	Freehold
271, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AB	CV21 4AB	CV21 4	31/01/2025	385,000	391,429	FALSE	Residential	House	Detached	111	3,468	3,526	Freehold
6, Waverley Road, Rugby, Warwickshire CV21 4NW	CV21 4NW	CV21 4	07/02/2025	320,000	318,462	FALSE	Residential	House	Detached	90	3,556	3,538	Freehold
7, School Gardens, Rugby, Warwickshire CV21 4JL	CV21 4JL	CV21 4	22/08/2025	235,000	233,655	FALSE	Residential	House	Semi_Detached	66	3,561	3,540	Freehold
107, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	05/09/2025	252,000	252,000	FALSE	Residential	House	Semi_Detached	71	3,549	3,549	Freehold
90, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	16/12/2022	255,000	255,623	FALSE	Residential	House	Semi_Detached	72	3,542	3,550	Freehold
19, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	26/09/2024	340,000	337,329	FALSE	Residential	House	Semi_Detached	95	3,579	3,551	Freehold
21, Fleet Crescent, Rugby, Warwickshire CV21 4BQ	CV21 4BQ	CV21 4	30/08/2023	275,000	278,048	FALSE	Residential	House	Semi_Detached	78	3,526	3,565	Freehold
22, Roper Close, Rugby, Warwickshire CV21 4PF	CV21 4PF	CV21 4	24/10/2023	275,000	267,754	FALSE	Residential	Bungalow	Detached	75	3,667	3,570	Freehold
11, Hoskyn Close, Rugby, Warwickshire CV21 4LA	CV21 4LA	CV21 4	26/03/2025	370,000	366,459	FALSE	Residential	Bungalow	Detached	102	3,627	3,593	Freehold
31, Bucknill Crescent, Rugby, Warwickshire CV21 4EX	CV21 4EX	CV21 4	15/12/2023	247,000	248,209	FALSE	Residential	House	Semi_Detached	69	3,580	3,597	Freehold
20, Rowe Close, Hillmorton, Rugby, Warwickshire CV21 4DL	CV21 4DL	CV21 4	04/05/2023	410,000	407,436	FALSE	Residential	House	Detached	113	3,628	3,606	Freehold
42, Bucknill Crescent, Rugby, Warwickshire CV21 4HE	CV21 4HE	CV21 4	24/01/2025	251,000	256,163	FALSE	Residential	House	Semi_Detached	71	3,535	3,608	Freehold
1, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	20/12/2022	447,500	441,389	FALSE	Residential	House	Detached	122	3,668	3,618	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
53, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	21/07/2023	260,000	264,183	FALSE	Residential	House	Semi_Detached	73	3,562	3,619	Freehold
7, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	03/02/2023	202,000	206,528	FALSE	Residential	Bungalow	Semi_Detached	57	3,544	3,623	Freehold
15, Browning Road, Rugby, Warwickshire CV21 4BT	CV21 4BT	CV21 4	08/12/2022	330,000	330,806	FALSE	Residential	House	Semi_Detached	91	3,626	3,635	Freehold
46, Deerings Road, Rugby, Warwickshire CV21 4EW	CV21 4EW	CV21 4	16/08/2023	320,000	323,547	FALSE	Residential	House	Semi_Detached	89	3,596	3,635	Freehold
26, Bucknill Crescent, Rugby, Warwickshire CV21 4EX	CV21 4EX	CV21 4	08/03/2023	241,000	247,326	FALSE	Residential	House	Semi_Detached	68	3,544	3,637	Freehold
52, Browning Road, Rugby, Warwickshire CV21 4BU	CV21 4BU	CV21 4	29/05/2025	312,500	312,800	FALSE	Residential	House	Semi_Detached	86	3,634	3,637	Freehold
2, Loverock Crescent, Rugby, Warwickshire CV21 4AH	CV21 4AH	CV21 4	13/10/2023	355,000	345,646	FALSE	Residential	House	Detached	95	3,737	3,638	Freehold
27, Loverock Crescent, Rugby, Warwickshire CV21 4AJ	CV21 4AJ	CV21 4	23/08/2023	325,000	328,602	FALSE	Residential	House	Semi_Detached	90	3,611	3,651	Freehold
4, Ballast Close, Rugby, Warwickshire CV21 4PB	CV21 4PB	CV21 4	25/05/2023	250,000	255,843	FALSE	Residential	House	Terraced	70	3,571	3,655	Freehold
17, Kingsley Avenue, Rugby, Warwickshire CV21 4JX	CV21 4JX	CV21 4	06/06/2025	307,500	309,879	FALSE	Residential	House	Semi_Detached	84	3,661	3,689	Freehold
68, School Street, Hillmorton, Rugby, Warwickshire CV21 4BN	CV21 4BN	CV21 4	21/10/2022	335,000	336,229	FALSE	Residential	House	Semi_Detached	91	3,681	3,695	Freehold
19, High Street, Hillmorton, Rugby, Warwickshire CV21 4EG	CV21 4EG	CV21 4	09/12/2022	690,000	680,577	FALSE	Residential	House	Detached	184	3,750	3,699	Freehold
18, Mellor Road, Rugby, Warwickshire CV21 4BP	CV21 4BP	CV21 4	27/06/2025	268,000	270,074	FALSE	Residential	Bungalow	Semi_Detached	73	3,671	3,700	Freehold
50, Crick Road, Rugby, Warwickshire CV21 4DY	CV21 4DY	CV21 4	11/08/2023	706,000	699,398	FALSE	Residential	House	Detached	189	3,735	3,701	Freehold
26, Watts Lane, Rugby, Warwickshire CV21 4PE	CV21 4PE	CV21 4	28/03/2024	315,000	318,406	FALSE	Residential	House	Detached	86	3,663	3,702	Freehold
63, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	03/03/2023	520,000	520,000	FALSE	Residential	Bungalow	Detached	140	3,714	3,714	Freehold
7, Edgecote Close, Rugby, Warwickshire CV21 4JU	CV21 4JU	CV21 4	15/01/2025	262,506	267,905	FALSE	Residential	House	Semi_Detached	72	3,646	3,721	Freehold
28, Gibson Drive, Rugby, Warwickshire CV21 4LL	CV21 4LL	CV21 4	31/01/2025	290,000	295,965	FALSE	Residential	Bungalow	Semi_Detached	79	3,671	3,746	Freehold
115, Kingsley Avenue, Rugby, Warwickshire CV21 4JZ	CV21 4JZ	CV21 4	15/02/2024	360,000	364,889	FALSE	Residential	House	Semi_Detached	97	3,711	3,762	Freehold
33, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	09/12/2022	500,000	493,172	FALSE	Residential	House	Detached	131	3,817	3,765	Freehold
4, Fenwick Drive, Hillmorton, Rugby, Warwickshire CV21 4PQ	CV21 4PQ	CV21 4	14/06/2023	261,000	263,730	FALSE	Residential	House	Semi_Detached	70	3,729	3,768	Freehold
23, Rowe Close, Hillmorton, Rugby, Warwickshire CV21 4DL	CV21 4DL	CV21 4	27/06/2025	517,000	520,520	FALSE	Residential	House	Detached	138	3,746	3,772	Freehold
33, Rathbone Close, Rugby, Warwickshire CV21 4EP	CV21 4EP	CV21 4	16/02/2023	285,000	291,389	FALSE	Residential	Bungalow	Semi_Detached	77	3,701	3,784	Freehold
27, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	26/06/2024	245,000	246,501	FALSE	Residential	Bungalow	Semi_Detached	65	3,769	3,792	Freehold
87, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	15/05/2025	345,000	345,331	FALSE	Residential	House	Semi_Detached	91	3,791	3,795	Freehold
64, Bucknill Crescent, Rugby, Warwickshire CV21 4HE	CV21 4HE	CV21 4	23/05/2024	240,000	244,375	FALSE	Residential	House	Terraced	64	3,750	3,818	Freehold
52, Deerings Road, Rugby, Warwickshire CV21 4EW	CV21 4EW	CV21 4	03/03/2023	360,000	360,000	FALSE	Residential	House	Detached	94	3,830	3,830	Freehold
6, Kirkby Road, Rugby, Warwickshire CV21 4HP	CV21 4HP	CV21 4	16/12/2022	325,000	325,794	FALSE	Residential	House	Semi_Detached	85	3,824	3,833	Freehold
298, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AE	CV21 4AE	CV21 4	28/10/2022	371,000	372,361	FALSE	Residential	House	Semi_Detached	97	3,825	3,839	Freehold
48, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	28/10/2022	235,000	235,862	FALSE	Residential	Bungalow	Semi_Detached	61	3,852	3,867	Freehold
65, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	12/09/2024	285,000	282,761	FALSE	Residential	House	Semi_Detached	73	3,904	3,873	Freehold
2, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	23/02/2024	230,000	233,123	FALSE	Residential	Bungalow	Semi_Detached	60	3,833	3,885	Freehold
9, Loverock Crescent, Rugby, Warwickshire CV21 4AJ	CV21 4AJ	CV21 4	04/01/2024	315,000	322,664	FALSE	Residential	House	Semi_Detached	83	3,795	3,888	Freehold
46, Linnell Road, Rugby, Warwickshire CV21 4AW	CV21 4AW	CV21 4	28/06/2023	326,000	329,410	FALSE	Residential	House	Semi_Detached	84	3,881	3,922	Freehold
95, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	06/03/2025	389,500	384,700	FALSE	Residential	Bungalow	Semi_Detached	98	3,974	3,926	Freehold
6, Roper Close, Rugby, Warwickshire CV21 4PF	CV21 4PF	CV21 4	19/01/2024	250,000	251,265	FALSE	Residential	Bungalow	Detached	64	3,906	3,926	Freehold
4, High Street, Hillmorton, Rugby, Warwickshire CV21 4EE	CV21 4EE	CV21 4	01/05/2025	240,000	240,231	FALSE	Residential	House	Semi_Detached	61	3,934	3,938	Freehold
34, Browning Road, Rugby, Warwickshire CV21 4BT	CV21 4BT	CV21 4	05/08/2024	278,000	273,694	FALSE	Residential	Bungalow	Detached	69	4,029	3,967	Freehold
16, Kirkby Road, Rugby, Warwickshire CV21 4HP	CV21 4HP	CV21 4	10/02/2023	325,000	332,285	FALSE	Residential	House	Semi_Detached	83	3,916	4,003	Freehold
83, Crick Road, Rugby, Warwickshire CV21 4DZ	CV21 4DZ	CV21 4	02/08/2023	300,000	297,195	FALSE	Residential	House	Detached	74	4,054	4,016	Freehold
2, Robert Hill Close, Hillmorton, Rugby, Warwickshire CV21 4NB	CV21 4NB	CV21 4	18/09/2024	305,000	301,022	FALSE	Residential	Bungalow	Detached	74	4,122	4,068	Freehold
13, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	13/02/2025	235,000	234,775	FALSE	Residential	Bungalow	Semi_Detached	56	4,196	4,192	Freehold
28, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	17/08/2023	450,000	445,792	FALSE	Residential	House	Detached	106	4,245	4,206	Freehold
5, Kirkby Road, Rugby, Warwickshire CV21 4HP	CV21 4HP	CV21 4	12/07/2024	325,000	328,805	FALSE	Residential	House	Semi_Detached	77	4,221	4,270	Freehold
16, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	29/09/2023	242,000	243,483	FALSE	Residential	Bungalow	Semi_Detached	57	4,246	4,272	Freehold
15, Crick Road, Rugby, Warwickshire CV21 4DU	CV21 4DU	CV21 4	10/11/2022	465,000	457,514	FALSE	Residential	House	Detached	107	4,346	4,276	Freehold
319, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AD	CV21 4AD	CV21 4	16/10/2023	245,000	243,076	FALSE	Residential	Bungalow	Semi_Detached	56	4,375	4,341	Freehold
23, Waverley Road, Rugby, Warwickshire CV21 4NN	CV21 4NN	CV21 4	08/12/2022	235,000	235,574	FALSE	Residential	Bungalow	Semi_Detached	54	4,352	4,362	Freehold
20, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	04/05/2023	650,000	645,935	FALSE	Residential	House	Detached	146	4,452	4,424	Freehold
11, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	20/01/2023	240,000	243,711	FALSE	Residential	Bungalow	Semi_Detached	55	4,364	4,431	Freehold
219, Lower Hillmorton Road, Rugby, Warwickshire CV21 4AA	CV21 4AA	CV21 4	14/02/2025	335,000	333,389	FALSE	Residential	Bungalow	Detached	75	4,467	4,445	Freehold
60, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	02/10/2024	218,000	214,217	FALSE	Residential	Bungalow	Semi_Detached	48	4,542	4,463	Freehold
148, Featherbed Lane, Rugby, Warwickshire CV21 4LH	CV21 4LH	CV21 4	20/02/2023	220,000	224,932	FALSE	Residential	Bungalow	Semi_Detached	50	4,400	4,499	Freehold
30, Fellows Way, Hillmorton, Rugby, Warwickshire CV21 4JP	CV21 4JP	CV21 4	14/10/2024	355,000	347,349	FALSE	Residential	Bungalow	Detached	76	4,671	4,570	Freehold
24a, Crick Road, Rugby, Warwickshire CV21 4DX	CV21 4DX	CV21 4	03/01/2025	395,000	401,596	FALSE	Residential	Bungalow	Detached	86	4,593	4,670	Freehold
56, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	24/11/2023	220,000	222,302	FALSE	Residential	Bungalow	Semi_Detached	47	4,681	4,730	Freehold
23, Gibson Drive, Rugby, Warwickshire CV21 4LJ	CV21 4LJ	CV21 4	15/03/2024	217,500	222,514	FALSE	Residential	Bungalow	Semi_Detached	47	4,628	4,734	Freehold
6, Roper Close, Rugby, Warwickshire CV21 4PF	CV21 4PF	CV21 4	03/02/2025	310,000	308,510	FALSE	Residential	Bungalow	Detached	64	4,844	4,821	Freehold
4, Bonnington Close, Rugby, Warwickshire CV21 4DG	CV21 4DG	CV21 4	06/09/2024	276,000	272,400	FALSE	Residential	Bungalow	Detached	56	4,929	4,864	Freehold
18, Loverock Crescent, Rugby, Warwickshire CV21 4AJ	CV21 4AJ	CV21 4	30/08/2024	235,000	232,452	FALSE	Residential	Bungalow	Semi_Detached	47	5,000	4,946	Freehold
99, Mckinnell Crescent, Rugby, Warwickshire CV21 4AU	CV21 4AU	CV21 4	21/08/2023	230,000	232,549	FALSE	Residential	Bungalow	Semi_Detached	47	4,894	4,948	Freehold
6, Wise Grove, Rugby, Warwickshire CV21 4BA	CV21 4BA	CV21 4	20/05/2024	279,000	285,077	FALSE	Residential	Bungalow	Semi_Detached	57	4,895	5,001	Freehold
78, Constable Road, Rugby, Warwickshire CV21 4DA	CV21 4DA	CV21 4	19/01/2024	365,000	366,847	FALSE	Residential	Bungalow	Detached	69	5,290	5,317	Freehold
17, Lyndhurst Road, Rugby, Warwickshire CV21 4HL	CV21 4HL	CV21 4	03/03/2023	406,750	417,427	FALSE	Residential	House	Semi_Detached	78	5,215	5,352	Freehold
19, Linnell Road, Rugby, Warwickshire CV21 4AN	CV21 4AN	CV21 4	23/11/2023	255,000	257,668	FALSE	Residential	Bungalow	Semi_Detached	48	5,313	5,368	Freehold
		CV21 4 Average									3,369	3,376	
81, Hillmorton Road, Rugby, Warwickshire CV22 5AG	CV22 5AG	CV22 5	17/03/2025	425,000	414,113	FALSE	Residential	House	Terraced	190	2,237	2,180	Freehold
36, Hillmorton Road, Rugby, Warwickshire CV22 5AA	CV22 5AA	CV22 5	27/03/2025	630,000	613,861	FALSE	Residential	House	Terraced	262	2,408	2,347	Freehold
204, Hillmorton Road, Rugby, Warwickshire CV22 5BB	CV22 5BB	CV22 5	15/01/2025	720,000	732,024	FALSE	Residential	House	Detached	305	2,361	2,400	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
13, Shuckburgh Crescent, Rugby, Warwickshire CV22 5JB	CV22 5JB	CV22 5	26/03/2025	320,000	316,057	FALSE	Residential	House	Semi_Detached	129	2,481	2,450	Freehold
34, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	31/03/2025	195,000	192,597	FALSE	Residential	House	Semi_Detached	78	2,500	2,469	Freehold
66, Warren Road, Rugby, Warwickshire CV22 5LG	CV22 5LG	CV22 5	30/07/2025	587,500	585,802	FALSE	Residential	House	Detached	237	2,479	2,472	Freehold
Flat 4, 16, Hillmorton Road, Rugby, Warwickshire CV22 5AA	CV22 5AA	CV22 5	14/10/2022	105,000	102,217	FALSE	Residential	House	Flat	40	2,625	2,555	Leasehold
5, Hillmorton Road, Rugby, Warwickshire CV22 5DF	CV22 5DF	CV22 5	03/01/2025	580,000	591,929	FALSE	Residential	House	Semi_Detached	231	2,511	2,562	Freehold
130, Norton Leys, Rugby, Warwickshire CV22 5RS	CV22 5RS	CV22 5	16/06/2023	285,000	281,632	FALSE	Residential	House	Detached	109	2,615	2,584	Freehold
38, Percival Road, Rugby, Warwickshire CV22 5JT	CV22 5JT	CV22 5	21/12/2022	560,000	552,353	FALSE	Residential	House	Detached	212	2,642	2,605	Freehold
Flat 10, 16, Hillmorton Road, Rugby, Warwickshire CV22 5AA	CV22 5AA	CV22 5	19/12/2023	120,000	117,520	FALSE	Residential	House	Flat	45	2,667	2,612	Leasehold
Flat 11, Temple Court, 43, Hillmorton Road, Rugby, Warwickshire CV22 5AB	CV22 5AB	CV22 5	21/03/2023	247,500	247,332	FALSE	Residential	House	Flat	94	2,633	2,631	Leasehold
65, Chaucer Road, Rugby, Warwickshire CV22 5RR	CV22 5RR	CV22 5	18/12/2023	265,000	266,297	FALSE	Residential	House	Semi_Detached	101	2,624	2,637	Freehold
114, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	02/11/2022	240,000	240,000	FALSE	Residential	House	Semi_Detached	91	2,637	2,637	Freehold
27, Cromwell Road, Rugby, Warwickshire CV22 5LY	CV22 5LY	CV22 5	18/06/2024	265,000	265,492	FALSE	Residential	House	Terraced	100	2,650	2,655	Freehold
176, Hillmorton Road, Rugby, Warwickshire CV22 5AW	CV22 5AW	CV22 5	24/01/2025	775,000	787,942	FALSE	Residential	House	Detached	296	2,618	2,662	Freehold
32, Belmont Road, Rugby, Warwickshire CV22 5NZ	CV22 5NZ	CV22 5	15/01/2024	272,500	279,130	FALSE	Residential	House	Semi_Detached	104	2,620	2,684	Freehold
38, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	14/08/2023	287,000	290,181	FALSE	Residential	House	Semi_Detached	108	2,657	2,687	Freehold
3, Balfour Place, Rugby, Warwickshire CV22 5EF	CV22 5EF	CV22 5	21/11/2022	590,000	580,502	FALSE	Residential	House	Detached	215	2,744	2,700	Freehold
5, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	03/03/2025	247,500	241,160	FALSE	Residential	House	Terraced	89	2,781	2,710	Freehold
2 The Elms, Ashlawn Road, Rugby, Warwickshire CV22 5EU	CV22 5EU	CV22 5	01/06/2023	896,250	905,626	FALSE	Residential	House	Semi_Detached	333	2,691	2,720	Freehold
29, Blossom Way, Rugby, Warwickshire CV22 5LN	CV22 5LN	CV22 5	20/01/2023	144,000	141,780	FALSE	Residential	House	Flat	52	2,769	2,727	Leasehold
28, Beech Court, Rugby, Warwickshire CV22 5AX	CV22 5AX	CV22 5	02/05/2025	140,000	139,457	FALSE	Residential	House	Terraced	51	2,745	2,734	Freehold
36, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	21/03/2025	205,000	202,474	FALSE	Residential	House	Semi_Detached	74	2,770	2,736	Freehold
4, Dickens Road, Rugby, Warwickshire CV22 5RW	CV22 5RW	CV22 5	20/03/2025	277,000	273,587	FALSE	Residential	House	Semi_Detached	99	2,798	2,764	Freehold
77, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	23/05/2025	290,000	288,875	FALSE	Residential	House	Terraced	104	2,789	2,778	Freehold
43, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	05/07/2023	210,000	209,210	FALSE	Residential	House	Detached	75	2,800	2,789	Freehold
58, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	19/12/2023	325,000	326,591	FALSE	Residential	House	Semi_Detached	117	2,778	2,791	Freehold
15, Moyeady Avenue, Rugby, Warwickshire CV22 5HE	CV22 5HE	CV22 5	19/07/2024	263,000	265,293	FALSE	Residential	House	Terraced	94	2,798	2,822	Freehold
39, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	04/10/2024	230,000	226,008	FALSE	Residential	House	Semi_Detached	80	2,875	2,825	Freehold
22, Cromwell Road, Rugby, Warwickshire CV22 5LP	CV22 5LP	CV22 5	11/05/2023	362,000	370,461	FALSE	Residential	House	Terraced	131	2,763	2,828	Freehold
19, Beech Court, Rugby, Warwickshire CV22 5AX	CV22 5AX	CV22 5	26/05/2023	155,000	158,623	FALSE	Residential	House	Terraced	56	2,768	2,833	Freehold
1, Jardiniere Court, Hillmorton Road, Rugby, Warwickshire CV22 5AR	CV22 5AR	CV22 5	16/12/2022	290,000	287,515	FALSE	Residential	House	Terraced	101	2,871	2,847	Freehold
35, Cromwell Road, Rugby, Warwickshire CV22 5LY	CV22 5LY	CV22 5	22/01/2025	225,000	226,766	FALSE	Residential	House	Terraced	79	2,848	2,870	Freehold
19, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	07/11/2022	185,000	182,022	FALSE	Residential	Bungalow	Detached	63	2,937	2,889	Freehold
12, Rosewood Avenue, Rugby, Warwickshire CV22 5PD	CV22 5PD	CV22 5	26/06/2024	195,500	196,698	FALSE	Residential	House	Semi_Detached	68	2,875	2,893	Freehold
51, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	26/07/2024	295,000	298,453	FALSE	Residential	House	Semi_Detached	103	2,864	2,898	Freehold
33, Naseby Road, Rugby, Warwickshire CV22 5NH	CV22 5NH	CV22 5	26/03/2025	232,000	226,057	FALSE	Residential	House	Terraced	78	2,974	2,898	Freehold
28, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	27/03/2025	185,000	182,720	FALSE	Residential	House	Semi_Detached	63	2,937	2,900	Freehold
61, Benn Street, Rugby, Warwickshire CV22 5LR	CV22 5LR	CV22 5	21/06/2024	248,000	249,520	FALSE	Residential	House	Semi_Detached	86	2,884	2,901	Freehold
66, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	07/12/2023	276,000	276,854	FALSE	Residential	House	Terraced	95	2,905	2,914	Freehold
5, Timber Court, Rugby, Warwickshire CV22 5AZ	CV22 5AZ	CV22 5	03/06/2024	470,000	470,296	FALSE	Residential	House	Detached	161	2,919	2,921	Freehold
Flat 4, Garden House, 61 - 67, Hillmorton Road, Rugby, Warwickshire CV22 5AN	CV22 5AN	CV22 5	10/02/2023	162,500	161,075	FALSE	Residential	House	Flat	55	2,955	2,929	Leasehold
69, Catesby Road, Rugby, Warwickshire CV22 5JL	CV22 5JL	CV22 5	12/12/2023	295,000	296,444	FALSE	Residential	House	Semi_Detached	101	2,921	2,935	Freehold
15, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	11/10/2024	260,000	255,583	FALSE	Residential	House	Terraced	87	2,989	2,938	Freehold
8, Conrad Close, Rugby, Warwickshire CV22 5RX	CV22 5RX	CV22 5	28/03/2024	262,500	265,339	FALSE	Residential	House	Detached	90	2,917	2,948	Freehold
3, Malvern Avenue, Rugby, Warwickshire CV22 5JN	CV22 5JN	CV22 5	14/09/2023	302,000	303,850	FALSE	Residential	House	Semi_Detached	103	2,932	2,950	Freehold
38, Ashlawn Road, Rugby, Warwickshire CV22 5ES	CV22 5ES	CV22 5	22/12/2022	336,000	336,821	FALSE	Residential	House	Semi_Detached	114	2,947	2,955	Freehold
4, Balfour Place, Rugby, Warwickshire CV22 5EF	CV22 5EF	CV22 5	11/07/2024	550,000	553,834	FALSE	Residential	House	Detached	187	2,941	2,962	Freehold
84, Ashlawn Road, Rugby, Warwickshire CV22 5ES	CV22 5ES	CV22 5	28/04/2023	695,000	694,563	FALSE	Residential	House	Detached	234	2,970	2,968	Freehold
72, Ashlawn Road, Rugby, Warwickshire CV22 5ES	CV22 5ES	CV22 5	01/08/2024	432,000	425,309	FALSE	Residential	House	Detached	143	3,021	2,974	Freehold
5, Welton Place, Rugby, Warwickshire CV22 5JY	CV22 5JY	CV22 5	21/12/2022	235,000	235,574	FALSE	Residential	House	Semi_Detached	79	2,975	2,982	Freehold
9, Moyeady Avenue, Rugby, Warwickshire CV22 5HE	CV22 5HE	CV22 5	26/09/2023	255,000	256,563	FALSE	Residential	House	Semi_Detached	86	2,965	2,983	Freehold
14, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	24/11/2023	351,500	355,177	TRUE	Residential	House	Semi_Detached	119	2,954	2,985	Freehold
35, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	06/02/2024	241,500	244,780	FALSE	Residential	House	Semi_Detached	82	2,945	2,985	Freehold
112, Ashlawn Road, Rugby, Warwickshire CV22 5ER	CV22 5ER	CV22 5	08/08/2024	650,000	639,932	FALSE	Residential	House	Detached	214	3,037	2,990	Freehold
16, Shenstone Avenue, Rugby, Warwickshire CV22 5BJ	CV22 5BJ	CV22 5	30/09/2024	260,000	257,958	FALSE	Residential	House	Semi_Detached	86	3,023	3,000	Freehold
232, Hillmorton Road, Rugby, Warwickshire CV22 5BG	CV22 5BG	CV22 5	01/07/2024	710,000	714,949	FALSE	Residential	House	Detached	238	2,983	3,004	Freehold
2a, Long Furlong, Rugby, Warwickshire CV22 5QS	CV22 5QS	CV22 5	21/04/2023	485,000	484,695	FALSE	Residential	House	Detached	161	3,012	3,011	Freehold
2, Fisher Avenue, Rugby, Warwickshire CV22 5HN	CV22 5HN	CV22 5	07/02/2025	410,000	409,607	FALSE	Residential	House	Semi_Detached	136	3,015	3,012	Freehold
6, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	17/11/2023	354,825	358,537	TRUE	Residential	House	Semi_Detached	119	2,982	3,013	Freehold
18, Shuckburgh Crescent, Rugby, Warwickshire CV22 5JB	CV22 5JB	CV22 5	04/11/2022	260,000	260,000	FALSE	Residential	House	Semi_Detached	86	3,023	3,023	Freehold
42, Norton Leys, Rugby, Warwickshire CV22 5RJ	CV22 5RJ	CV22 5	20/09/2024	285,000	281,283	FALSE	Residential	House	Detached	93	3,065	3,025	Freehold
17, Long Furlong, Rugby, Warwickshire CV22 5QS	CV22 5QS	CV22 5	27/06/2025	670,000	674,562	FALSE	Residential	House	Detached	223	3,005	3,025	Freehold
24, Tower Road, Rugby, Warwickshire CV22 5NA	CV22 5NA	CV22 5	07/02/2025	240,000	239,770	FALSE	Residential	House	Semi_Detached	79	3,038	3,035	Freehold
10, Charlesfield Road, Rugby, Warwickshire CV22 5PQ	CV22 5PQ	CV22 5	01/08/2025	290,000	288,340	FALSE	Residential	House	Semi_Detached	95	3,053	3,035	Freehold
6, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	31/01/2025	355,000	362,302	FALSE	Residential	House	Semi_Detached	119	2,983	3,045	Freehold
18, Staverton Leys, Rugby, Warwickshire CV22 5RD	CV22 5RD	CV22 5	29/08/2023	375,000	371,493	FALSE	Residential	House	Detached	122	3,074	3,045	Freehold
47, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	29/06/2023	305,000	308,191	FALSE	Residential	House	Semi_Detached	101	3,020	3,051	Freehold
31, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	08/01/2025	198,000	202,072	FALSE	Residential	House	Semi_Detached	66	3,000	3,062	Freehold
12, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	23/01/2024	356,250	364,917	TRUE	Residential	House	Semi_Detached	119	2,994	3,067	Freehold
58, Fareham Avenue, Rugby, Warwickshire CV22 5HT	CV22 5HT	CV22 5	23/02/2024	291,000	294,952	FALSE	Residential	House	Semi_Detached	96	3,031	3,072	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
2, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	26/05/2023	361,000	367,490	TRUE	Residential	House	Semi_Detached	119	3,034	3,088	Freehold
79, Balcombe Road, Rugby, Warwickshire CV22 5JD	CV22 5JD	CV22 5	08/08/2025	205,000	203,826	FALSE	Residential	House	Semi_Detached	66	3,106	3,088	Freehold
22, Fareham Avenue, Rugby, Warwickshire CV22 5HS	CV22 5HS	CV22 5	26/03/2024	287,000	293,616	FALSE	Residential	House	Semi_Detached	95	3,021	3,091	Freehold
14, Fisher Avenue, Rugby, Warwickshire CV22 5HN	CV22 5HN	CV22 5	12/05/2023	380,000	386,832	FALSE	Residential	House	Semi_Detached	125	3,040	3,095	Freehold
34, Willoughby Place, Rugby, Warwickshire CV22 5JE	CV22 5JE	CV22 5	30/10/2023	234,000	232,162	FALSE	Residential	House	Semi_Detached	75	3,120	3,095	Freehold
8, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	29/11/2023	364,800	368,616	TRUE	Residential	House	Semi_Detached	119	3,066	3,098	Freehold
34, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	15/04/2025	300,000	297,998	FALSE	Residential	House	Semi_Detached	96	3,125	3,104	Freehold
158, Norton Leys, Rugby, Warwickshire CV22 5RS	CV22 5RS	CV22 5	21/10/2022	354,950	350,974	FALSE	Residential	House	Detached	113	3,141	3,106	Freehold
14, Warren Road, Rugby, Warwickshire CV22 5LQ	CV22 5LQ	CV22 5	05/05/2023	315,000	320,663	FALSE	Residential	House	Semi_Detached	103	3,058	3,113	Freehold
59, Fisher Avenue, Rugby, Warwickshire CV22 5HW	CV22 5HW	CV22 5	08/12/2023	300,000	295,903	FALSE	Residential	House	Detached	95	3,158	3,115	Freehold
61, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	13/04/2023	229,500	236,809	FALSE	Residential	House	Terraced	76	3,020	3,116	Freehold
273a, Hillmorton Road, Rugby, Warwickshire CV22 5BH	CV22 5BH	CV22 5	05/07/2023	430,000	428,382	FALSE	Residential	Bungalow	Detached	137	3,139	3,127	Freehold
3, Dunsmore Court, Rugby, Warwickshire CV22 5HJ	CV22 5HJ	CV22 5	26/10/2022	250,000	247,858	FALSE	Residential	House	Terraced	79	3,165	3,137	Freehold
3, Willow Gardens, Rugby, Warwickshire CV22 5LW	CV22 5LW	CV22 5	17/05/2024	370,000	376,744	FALSE	Residential	House	Terraced	120	3,083	3,140	Leasehold
8, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	29/09/2023	512,500	505,501	TRUE	Residential	House	Detached	161	3,183	3,140	Freehold
16, Dickens Road, Rugby, Warwickshire CV22 5RW	CV22 5RW	CV22 5	26/01/2024	270,000	276,569	FALSE	Residential	House	Semi_Detached	88	3,068	3,143	Freehold
36, Belmont Road, Rugby, Warwickshire CV22 5NZ	CV22 5NZ	CV22 5	17/11/2023	300,000	303,138	FALSE	Residential	House	Semi_Detached	96	3,125	3,158	Freehold
12, Elms Drive, Rugby, Warwickshire CV22 5EX	CV22 5EX	CV22 5	08/09/2023	270,000	271,654	FALSE	Residential	House	Semi_Detached	86	3,140	3,159	Freehold
238, Hillmorton Road, Rugby, Warwickshire CV22 5BG	CV22 5BG	CV22 5	31/03/2025	1,050,000	1,039,952	FALSE	Residential	House	Detached	329	3,192	3,161	Freehold
28, Blossom Way, Rugby, Warwickshire CV22 5LN	CV22 5LN	CV22 5	05/06/2023	295,000	291,514	FALSE	Residential	House	Detached	92	3,207	3,169	Freehold
6, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	26/05/2023	370,500	377,161	TRUE	Residential	House	Semi_Detached	119	3,113	3,169	Freehold
14, Holcot Leys, Rugby, Warwickshire CV22 5SJ	CV22 5SJ	CV22 5	06/04/2023	325,000	324,796	FALSE	Residential	House	Detached	102	3,186	3,184	Freehold
2, Lemon Close, Rugby, Warwickshire CV22 5GH	CV22 5GH	CV22 5	01/03/2024	370,500	379,041	TRUE	Residential	House	Semi_Detached	119	3,113	3,185	Freehold
3, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	26/06/2023	375,250	379,176	TRUE	Residential	House	Semi_Detached	119	3,153	3,186	Freehold
3, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	25/08/2023	375,250	379,409	TRUE	Residential	House	Semi_Detached	119	3,153	3,188	Freehold
11, Magenta Close, Rugby, Warwickshire CV22 5PT	CV22 5PT	CV22 5	19/03/2025	342,500	338,280	FALSE	Residential	House	Semi_Detached	106	3,231	3,191	Freehold
22, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	17/04/2025	731,495	728,679	TRUE	Residential	House	Detached	228	3,208	3,196	Freehold
4, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	26/05/2023	373,650	380,368	TRUE	Residential	House	Semi_Detached	119	3,140	3,196	Freehold
45, Rosewood Avenue, Rugby, Warwickshire CV22 5PL	CV22 5PL	CV22 5	30/05/2025	215,000	214,166	FALSE	Residential	House	Terraced	67	3,209	3,197	Freehold
98, Norton Leys, Rugby, Warwickshire CV22 5RT	CV22 5RT	CV22 5	27/09/2024	337,000	332,604	FALSE	Residential	House	Detached	104	3,240	3,198	Freehold
99, Pytchley Road, Rugby, Warwickshire CV22 5NG	CV22 5NG	CV22 5	28/06/2024	280,000	281,716	FALSE	Residential	House	Semi_Detached	88	3,182	3,201	Freehold
32, Spectrum Avenue, Rugby, Warwickshire CV22 5PP	CV22 5PP	CV22 5	21/04/2023	688,745	688,312	TRUE	Residential	House	Detached	215	3,203	3,201	Freehold
28, Dickens Road, Rugby, Warwickshire CV22 5RW	CV22 5RW	CV22 5	29/05/2025	320,000	320,307	FALSE	Residential	House	Semi_Detached	100	3,200	3,203	Freehold
13, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	27/10/2023	398,245	387,752	TRUE	Residential	House	Detached	121	3,291	3,205	Freehold
3, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	02/10/2023	240,000	238,115	FALSE	Residential	House	Semi_Detached	74	3,243	3,218	Freehold
30, Balcombe Road, Rugby, Warwickshire CV22 5HY	CV22 5HY	CV22 5	31/07/2025	285,000	284,182	FALSE	Residential	House	Semi_Detached	88	3,239	3,229	Freehold
72, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	21/02/2025	285,000	284,727	FALSE	Residential	House	Semi_Detached	88	3,239	3,236	Freehold
5, Dunsmore Court, Rugby, Warwickshire CV22 5HJ	CV22 5HJ	CV22 5	12/05/2023	250,000	255,843	FALSE	Residential	House	Terraced	79	3,165	3,239	Freehold
62, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	02/06/2023	397,500	401,658	FALSE	Residential	House	Semi_Detached	124	3,206	3,239	Freehold
6, Staverton Leys, Rugby, Warwickshire CV22 5RD	CV22 5RD	CV22 5	20/03/2024	490,000	495,299	FALSE	Residential	House	Detached	152	3,224	3,259	Freehold
41, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	27/02/2025	245,000	244,765	FALSE	Residential	House	Semi_Detached	75	3,267	3,264	Freehold
4, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	20/05/2024	275,000	280,989	FALSE	Residential	House	Semi_Detached	86	3,198	3,267	Freehold
51, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	30/01/2023	325,000	330,025	FALSE	Residential	House	Semi_Detached	101	3,218	3,268	Freehold
29, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	14/07/2023	222,000	225,572	FALSE	Residential	House	Semi_Detached	69	3,217	3,269	Freehold
5, Vernon Avenue, Rugby, Warwickshire CV22 5HL	CV22 5HL	CV22 5	12/05/2025	340,000	340,327	FALSE	Residential	House	Semi_Detached	104	3,269	3,272	Freehold
14, Anderson Avenue, Rugby, Warwickshire CV22 5PE	CV22 5PE	CV22 5	19/03/2025	272,000	268,648	FALSE	Residential	House	Semi_Detached	82	3,317	3,276	Freehold
6, Rosemary Gardens, Rugby, Warwickshire CV22 5BF	CV22 5BF	CV22 5	14/04/2023	680,000	679,572	FALSE	Residential	House	Detached	207	3,285	3,283	Freehold
19, Sidney Road, Rugby, Warwickshire CV22 5LB	CV22 5LB	CV22 5	09/11/2022	348,000	348,000	FALSE	Residential	House	Semi_Detached	106	3,283	3,283	Freehold
2, Farmhurst, Rugby, Warwickshire CV22 5JR	CV22 5JR	CV22 5	03/03/2023	440,000	440,000	FALSE	Residential	House	Detached	134	3,284	3,284	Freehold
22, Sheridan Close, Rugby, Warwickshire CV22 5RL	CV22 5RL	CV22 5	29/08/2023	259,950	262,831	FALSE	Residential	House	Semi_Detached	80	3,249	3,285	Freehold
65, Sidney Road, Rugby, Warwickshire CV22 5LD	CV22 5LD	CV22 5	26/09/2023	343,000	345,102	FALSE	Residential	House	Semi_Detached	105	3,267	3,287	Freehold
18, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	14/12/2023	466,758	460,384	TRUE	Residential	House	Detached	140	3,334	3,288	Freehold
82, Percival Road, Rugby, Warwickshire CV22 5JU	CV22 5JU	CV22 5	27/04/2023	269,000	276,407	FALSE	Residential	House	Semi_Detached	84	3,202	3,291	Freehold
54, Belmont Road, Rugby, Warwickshire CV22 5NZ	CV22 5NZ	CV22 5	22/12/2022	273,000	273,667	FALSE	Residential	House	Semi_Detached	83	3,289	3,297	Freehold
29, Tower Road, Rugby, Warwickshire CV22 5NA	CV22 5NA	CV22 5	05/08/2024	240,000	237,398	FALSE	Residential	House	Semi_Detached	72	3,333	3,297	Freehold
17, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	20/03/2024	226,000	231,210	FALSE	Residential	House	Semi_Detached	70	3,229	3,303	Freehold
43, Percival Road, Rugby, Warwickshire CV22 5JT	CV22 5JT	CV22 5	16/08/2023	340,000	343,768	FALSE	Residential	House	Semi_Detached	104	3,269	3,305	Freehold
12, Warren Road, Rugby, Warwickshire CV22 5LQ	CV22 5LQ	CV22 5	25/11/2022	430,000	430,000	FALSE	Residential	House	Semi_Detached	130	3,308	3,308	Freehold
7, Green Grove, Rugby, Warwickshire CV22 5QR	CV22 5QR	CV22 5	24/10/2022	237,000	234,969	FALSE	Residential	House	Terraced	71	3,338	3,309	Freehold
16, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	14/12/2023	469,995	463,577	TRUE	Residential	House	Detached	140	3,357	3,311	Freehold
54, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	20/02/2023	499,950	511,157	FALSE	Residential	House	Semi_Detached	154	3,246	3,319	Freehold
33, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	27/10/2023	220,000	215,948	FALSE	Residential	House	Other	65	3,385	3,322	Freehold
78, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	27/04/2023	329,000	339,478	FALSE	Residential	House	Terraced	102	3,225	3,328	Freehold
5, Bowen Road, Rugby, Warwickshire CV22 5LF	CV22 5LF	CV22 5	17/11/2023	390,000	386,112	FALSE	Residential	House	Detached	116	3,362	3,329	Freehold
17, Lemon Close, Rugby, Warwickshire CV22 5GH	CV22 5GH	CV22 5	25/04/2025	598,496	596,192	TRUE	Residential	House	Detached	179	3,344	3,331	Freehold
46, Southfield Road, Rugby, Warwickshire CV22 5NJ	CV22 5NJ	CV22 5	20/01/2023	210,000	213,247	FALSE	Residential	House	Semi_Detached	64	3,281	3,332	Freehold
16, Timber Court, Rugby, Warwickshire CV22 5AZ	CV22 5AZ	CV22 5	13/05/2024	440,750	446,653	FALSE	Residential	House	Detached	134	3,289	3,333	Freehold
47, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	30/07/2025	257,500	256,761	FALSE	Residential	House	Semi_Detached	77	3,344	3,335	Freehold
1, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	26/05/2023	390,000	397,012	TRUE	Residential	House	Semi_Detached	119	3,277	3,336	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
38, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	19/01/2023	312,500	317,331	FALSE	Residential	House	Semi_Detached	95	3,289	3,340	Freehold
7, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	28/10/2022	352,995	354,290	TRUE	Residential	House	Semi_Detached	106	3,330	3,342	Freehold
36, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	23/06/2023	275,000	277,877	FALSE	Residential	House	Semi_Detached	83	3,313	3,348	Freehold
33, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	04/12/2023	239,950	241,125	FALSE	Residential	House	Semi_Detached	72	3,333	3,349	Freehold
72, Norton Leys, Rugby, Warwickshire CV22 5RT	CV22 5RT	CV22 5	13/02/2023	315,000	315,198	FALSE	Residential	House	Detached	94	3,351	3,353	Freehold
9, Amber Close, Rugby, Warwickshire CV22 5GE	CV22 5GE	CV22 5	26/05/2023	545,000	541,592	TRUE	Residential	House	Detached	161	3,385	3,364	Freehold
52, Percival Road, Rugby, Warwickshire CV22 5JT	CV22 5JT	CV22 5	23/08/2023	320,000	323,547	FALSE	Residential	House	Semi_Detached	96	3,333	3,370	Freehold
20, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	21/03/2025	280,000	276,550	FALSE	Residential	House	Semi_Detached	82	3,415	3,373	Freehold
2, Sheridan Close, Rugby, Warwickshire CV22 5RL	CV22 5RL	CV22 5	01/09/2025	270,000	270,000	FALSE	Residential	House	Semi_Detached	80	3,375	3,375	Freehold
77, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	18/06/2025	305,000	307,360	FALSE	Residential	House	Semi_Detached	91	3,352	3,378	Freehold
60, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	30/04/2024	318,000	321,327	FALSE	Residential	House	Semi_Detached	95	3,347	3,382	Freehold
225, Norton Leys, Rugby, Warwickshire CV22 5RY	CV22 5RY	CV22 5	15/01/2025	252,000	257,183	FALSE	Residential	House	Semi_Detached	76	3,316	3,384	Freehold
1, Lemon Close, Rugby, Warwickshire CV22 5GH	CV22 5GH	CV22 5	21/12/2022	174,177	172,772	FALSE	Residential	Maisonette	Other	51	3,415	3,388	Freehold
57, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	08/08/2024	360,000	355,827	FALSE	Residential	House	Terraced	105	3,429	3,389	Freehold
30, Ruskin Close, Rugby, Warwickshire CV22 5RU	CV22 5RU	CV22 5	23/03/2023	305,000	305,000	FALSE	Residential	House	Detached	90	3,389	3,389	Freehold
263, Hillmorton Road, Rugby, Warwickshire CV22 5BE	CV22 5BE	CV22 5	13/01/2023	630,000	628,813	FALSE	Residential	House	Detached	185	3,405	3,399	Freehold
7, Russet Close, Rugby, Warwickshire CV22 5FG	CV22 5FG	CV22 5	21/02/2025	360,996	360,650	TRUE	Residential	House	Semi_Detached	106	3,406	3,402	Freehold
14, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/10/2023	644,420	627,441	TRUE	Residential	House	Detached	184	3,502	3,410	Freehold
44, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	30/05/2025	375,000	376,090	FALSE	Residential	House	Detached	110	3,409	3,419	Freehold
16, Orson Leys, Rugby, Warwickshire CV22 5RG	CV22 5RG	CV22 5	10/05/2024	520,000	526,964	FALSE	Residential	House	Detached	154	3,377	3,422	Freehold
30, Malvern Avenue, Rugby, Warwickshire CV22 5JW	CV22 5JW	CV22 5	18/07/2023	320,000	325,149	FALSE	Residential	House	Semi_Detached	95	3,368	3,423	Freehold
74, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	21/11/2022	387,000	387,000	FALSE	Residential	House	Semi_Detached	113	3,425	3,425	Freehold
23, Brafield Leys, Rugby, Warwickshire CV22 5RZ	CV22 5RZ	CV22 5	08/03/2024	254,500	257,252	FALSE	Residential	House	Detached	75	3,393	3,430	Freehold
6, Drayton Leys, Rugby, Warwickshire CV22 5RH	CV22 5RH	CV22 5	09/05/2025	492,500	493,932	FALSE	Residential	House	Detached	144	3,420	3,430	Freehold
51, Fisher Avenue, Rugby, Warwickshire CV22 5HW	CV22 5HW	CV22 5	15/08/2025	380,500	378,322	FALSE	Residential	House	Semi_Detached	110	3,459	3,439	Freehold
28, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	08/03/2024	165,000	168,804	FALSE	Residential	House	Flat	49	3,367	3,445	Leasehold
108, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	13/06/2024	279,000	280,710	FALSE	Residential	House	Semi_Detached	81	3,444	3,466	Freehold
2a, Rainsbrook Avenue, Rugby, Warwickshire CV22 5HB	CV22 5HB	CV22 5	28/03/2024	380,000	388,760	FALSE	Residential	House	Semi_Detached	112	3,393	3,471	Freehold
35, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	17/11/2023	435,000	430,664	FALSE	Residential	House	Detached	124	3,508	3,473	Freehold
10, Brafield Leys, Rugby, Warwickshire CV22 5RZ	CV22 5RZ	CV22 5	18/06/2024	330,000	330,208	FALSE	Residential	House	Detached	95	3,474	3,476	Freehold
95, Catesby Road, Rugby, Warwickshire CV22 5JL	CV22 5JL	CV22 5	06/01/2025	310,000	316,376	FALSE	Residential	House	Semi_Detached	91	3,407	3,477	Freehold
3, Haswell Close, Rugby, Warwickshire CV22 5LU	CV22 5LU	CV22 5	28/02/2025	310,000	309,703	FALSE	Residential	House	Semi_Detached	89	3,483	3,480	Freehold
59, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	14/03/2025	350,000	341,034	FALSE	Residential	House	Terraced	98	3,571	3,480	Freehold
92, Ashlawn Road, Rugby, Warwickshire CV22 5ER	CV22 5ER	CV22 5	03/11/2023	690,000	683,121	FALSE	Residential	House	Detached	196	3,520	3,485	Freehold
33, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	17/03/2025	282,500	279,019	FALSE	Residential	House	Semi_Detached	80	3,531	3,488	Freehold
70, Chaucer Road, Rugby, Warwickshire CV22 5RR	CV22 5RR	CV22 5	14/12/2022	290,000	286,040	FALSE	Residential	House	Detached	82	3,537	3,488	Freehold
52, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	24/11/2022	490,100	485,245	FALSE	Residential	Bungalow	Other	139	3,526	3,491	Freehold
31, Norton Leys, Rugby, Warwickshire CV22 5RJ	CV22 5RJ	CV22 5	18/08/2025	260,000	258,511	FALSE	Residential	House	Semi_Detached	74	3,514	3,493	Freehold
161, Norton Leys, Rugby, Warwickshire CV22 5RY	CV22 5RY	CV22 5	28/05/2025	235,000	234,088	FALSE	Residential	House	Terraced	67	3,507	3,494	Freehold
35, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	23/08/2023	270,000	272,993	FALSE	Residential	House	Semi_Detached	78	3,462	3,500	Freehold
7, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	16/06/2023	312,000	315,264	FALSE	Residential	House	Semi_Detached	90	3,467	3,503	Freehold
42, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	14/03/2025	400,000	396,172	FALSE	Residential	House	Detached	113	3,540	3,506	Freehold
56, Benn Street, Rugby, Warwickshire CV22 5LR	CV22 5LR	CV22 5	12/12/2022	280,000	280,684	FALSE	Residential	House	Semi_Detached	80	3,500	3,509	Freehold
24, Dunsmore Avenue, Rugby, Warwickshire CV22 5HD	CV22 5HD	CV22 5	28/04/2023	528,000	527,668	FALSE	Residential	House	Detached	150	3,520	3,518	Freehold
17, Rainsbrook Avenue, Rugby, Warwickshire CV22 5HB	CV22 5HB	CV22 5	28/08/2025	305,000	302,643	FALSE	Residential	House	Terraced	86	3,547	3,519	Freehold
64, Malvern Avenue, Rugby, Warwickshire CV22 5JW	CV22 5JW	CV22 5	27/10/2023	295,000	292,683	FALSE	Residential	House	Semi_Detached	83	3,554	3,526	Freehold
1, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	22/09/2023	507,845	500,910	TRUE	Residential	House	Detached	142	3,576	3,528	Freehold
42, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	28/02/2025	489,250	486,898	TRUE	Residential	House	Detached	138	3,545	3,528	Freehold
50, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	20/03/2025	584,245	578,654	TRUE	Residential	House	Detached	164	3,562	3,528	Freehold
178, Percival Road, Rugby, Warwickshire CV22 5JX	CV22 5JX	CV22 5	29/09/2023	295,000	296,808	FALSE	Residential	House	Semi_Detached	84	3,512	3,533	Freehold
47, Long Furlong, Rugby, Warwickshire CV22 5QT	CV22 5QT	CV22 5	07/03/2025	339,950	335,761	FALSE	Residential	House	Semi_Detached	95	3,578	3,534	Freehold
12, Penny Lane, Rugby, Warwickshire CV22 5EN	CV22 5EN	CV22 5	11/07/2025	330,000	329,053	FALSE	Residential	House	Semi_Detached	93	3,548	3,538	Freehold
71, Pytchley Road, Rugby, Warwickshire CV22 5NF	CV22 5NF	CV22 5	17/08/2023	280,000	283,103	FALSE	Residential	House	Semi_Detached	80	3,500	3,539	Freehold
46, Azure Close, Rugby, Warwickshire CV22 5BT	CV22 5BT	CV22 5	17/03/2025	508,250	503,386	TRUE	Residential	House	Detached	142	3,579	3,545	Freehold
17, Windmill Drive, Rugby, Warwickshire CV22 5QW	CV22 5QW	CV22 5	22/05/2025	450,000	451,308	FALSE	Residential	House	Detached	127	3,543	3,554	Freehold
24, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	21/06/2024	325,000	326,991	FALSE	Residential	House	Semi_Detached	92	3,533	3,554	Freehold
4, Willoughby Place, Rugby, Warwickshire CV22 5JE	CV22 5JE	CV22 5	23/09/2024	287,000	284,746	FALSE	Residential	House	Semi_Detached	80	3,588	3,559	Freehold
281, Hillmorton Road, Rugby, Warwickshire CV22 5BH	CV22 5BH	CV22 5	26/07/2023	295,000	299,061	FALSE	Residential	House	Terraced	84	3,512	3,560	Freehold
5, Shenstone Avenue, Rugby, Warwickshire CV22 5BJ	CV22 5BJ	CV22 5	21/08/2025	335,000	333,082	FALSE	Residential	House	Semi_Detached	93	3,602	3,582	Freehold
11, Ruskin Close, Rugby, Warwickshire CV22 5RU	CV22 5RU	CV22 5	27/06/2025	306,000	308,084	FALSE	Residential	House	Detached	86	3,558	3,582	Freehold
11, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	23/02/2024	319,070	319,070	TRUE	Residential	House	Detached	89	3,585	3,585	Freehold
36, Shenstone Avenue, Rugby, Warwickshire CV22 5BL	CV22 5BL	CV22 5	23/02/2024	280,000	283,323	FALSE	Residential	House	Terraced	79	3,544	3,586	Freehold
18, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/01/2023	514,995	514,025	TRUE	Residential	House	Detached	143	3,601	3,595	Freehold
271, Hillmorton Road, Rugby, Warwickshire CV22 5BH	CV22 5BH	CV22 5	19/07/2023	650,000	647,555	FALSE	Residential	House	Detached	180	3,611	3,598	Freehold
18, Chaucer Road, Rugby, Warwickshire CV22 5RP	CV22 5RP	CV22 5	21/03/2023	270,000	270,000	FALSE	Residential	Bungalow	Detached	75	3,600	3,600	Freehold
42, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	17/04/2025	664,995	662,435	TRUE	Residential	House	Detached	184	3,614	3,600	Freehold
49, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	03/07/2023	665,995	663,490	TRUE	Residential	House	Detached	184	3,620	3,606	Freehold
69, Spectrum Avenue, Rugby, Warwickshire CV22 5FQ	CV22 5FQ	CV22 5	06/02/2025	515,000	512,524	FALSE	Residential	House	Detached	142	3,627	3,609	Freehold
66, Belmont Road, Rugby, Warwickshire CV22 5NY	CV22 5NY	CV22 5	06/02/2023	290,000	296,501	FALSE	Residential	House	Semi_Detached	82	3,537	3,616	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
10, Oak Street, Rugby, Warwickshire CV22 5EA	CV22 5EA	CV22 5	14/06/2023	233,000	235,471	FALSE	Residential	House	Terraced	65	3,585	3,623	Freehold
21, Catesby Road, Rugby, Warwickshire CV22 5JJ	CV22 5JJ	CV22 5	09/12/2022	416,000	417,016	FALSE	Residential	House	Semi_Detached	115	3,617	3,626	Freehold
21, Ashlawn Road, Rugby, Warwickshire CV22 5ET	CV22 5ET	CV22 5	20/11/2023	362,500	366,292	FALSE	Residential	House	Semi_Detached	101	3,589	3,627	Freehold
12, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	04/07/2025	368,000	366,936	FALSE	Residential	House	Detached	101	3,644	3,633	Freehold
48, Sywell Leys, Rugby, Warwickshire CV22 5SD	CV22 5SD	CV22 5	10/05/2024	193,000	196,518	FALSE	Residential	House	Terraced	54	3,574	3,639	Freehold
61, Spectrum Avenue, Rugby, Warwickshire CV22 5FQ	CV22 5FQ	CV22 5	25/08/2023	423,000	419,044	TRUE	Residential	House	Detached	115	3,678	3,644	Freehold
9, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	29/09/2023	524,995	517,826	TRUE	Residential	House	Detached	142	3,697	3,647	Freehold
52, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	25/05/2023	676,395	672,165	TRUE	Residential	House	Detached	184	3,676	3,653	Freehold
4, Heyford Leys, Rugby, Warwickshire CV22 5SB	CV22 5SB	CV22 5	31/03/2025	248,000	241,647	FALSE	Residential	House	Terraced	66	3,758	3,661	Freehold
5, Cobalt Way, Rugby, Warwickshire CV22 5FW	CV22 5FW	CV22 5	26/02/2024	194,995	194,070	FALSE	Residential	House	Flat	53	3,679	3,662	Leasehold
48, Azure Close, Rugby, Warwickshire CV22 5BT	CV22 5BT	CV22 5	03/02/2025	289,750	289,472	TRUE	Residential	House	Semi_Detached	79	3,668	3,664	Freehold
73, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	23/06/2023	508,245	502,240	TRUE	Residential	House	Detached	137	3,710	3,666	Freehold
13, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	01/10/2024	250,000	245,752	FALSE	Residential	House	Terraced	67	3,731	3,668	Freehold
14, Long Furlong, Rugby, Warwickshire CV22 5QS	CV22 5QS	CV22 5	06/03/2025	490,000	485,311	FALSE	Residential	House	Detached	132	3,712	3,677	Freehold
18, Norton Leys, Rugby, Warwickshire CV22 5RJ	CV22 5RJ	CV22 5	19/10/2022	264,000	261,043	FALSE	Residential	House	Detached	71	3,718	3,677	Freehold
7, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	29/09/2023	529,995	522,757	TRUE	Residential	House	Detached	142	3,732	3,681	Freehold
28, Spectrum Avenue, Rugby, Warwickshire CV22 5PP	CV22 5PP	CV22 5	29/06/2023	674,495	666,525	TRUE	Residential	House	Detached	181	3,726	3,682	Freehold
63, Spectrum Avenue, Rugby, Warwickshire CV22 5FQ	CV22 5FQ	CV22 5	14/08/2023	427,500	423,502	TRUE	Residential	House	Detached	115	3,717	3,683	Freehold
170, Percival Road, Rugby, Warwickshire CV22 5JX	CV22 5JX	CV22 5	27/02/2025	310,000	309,703	FALSE	Residential	House	Semi_Detached	84	3,691	3,687	Freehold
5, Ecton Leys, Rugby, Warwickshire CV22 5SL	CV22 5SL	CV22 5	05/04/2024	372,500	372,735	FALSE	Residential	House	Detached	101	3,688	3,690	Freehold
3, Deacon Close, Rugby, Warwickshire CV22 5AQ	CV22 5AQ	CV22 5	17/07/2025	460,000	458,671	FALSE	Residential	House	Detached	124	3,710	3,699	Freehold
12, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	27/10/2023	386,650	376,463	TRUE	Residential	House	Detached	101	3,828	3,727	Freehold
40, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	31/01/2025	506,000	514,450	TRUE	Residential	House	Detached	138	3,667	3,728	Freehold
7, Sidney Road, Rugby, Warwickshire CV22 5LA	CV22 5LA	CV22 5	07/07/2023	390,000	396,275	FALSE	Residential	House	Semi_Detached	106	3,679	3,738	Freehold
19, White Oak Close, Rugby, Warwickshire CV22 5FT	CV22 5FT	CV22 5	14/03/2025	434,150	429,995	TRUE	Residential	House	Detached	115	3,775	3,739	Freehold
58, Naseby Road, Rugby, Warwickshire CV22 5NH	CV22 5NH	CV22 5	27/10/2023	239,950	236,160	FALSE	Residential	House	Terraced	63	3,809	3,749	Freehold
243, Norton Leys, Rugby, Warwickshire CV22 5RE	CV22 5RE	CV22 5	20/01/2023	362,000	367,597	FALSE	Residential	House	Semi_Detached	98	3,694	3,751	Freehold
62, Catesby Road, Rugby, Warwickshire CV22 5JL	CV22 5JL	CV22 5	19/01/2023	315,000	319,870	FALSE	Residential	House	Semi_Detached	85	3,706	3,763	Freehold
12, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	604,995	596,733	TRUE	Residential	House	Detached	158	3,829	3,777	Freehold
31, Hillmorton Road, Rugby, Warwickshire CV22 5AB	CV22 5AB	CV22 5	07/03/2024	750,000	767,290	FALSE	Residential	House	Semi_Detached	203	3,695	3,780	Freehold
35, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	28/02/2025	539,995	537,399	TRUE	Residential	House	Detached	142	3,803	3,785	Freehold
4, Emerald Close, Rugby, Warwickshire CV22 5FA	CV22 5FA	CV22 5	27/06/2024	290,000	291,777	FALSE	Residential	House	Semi_Detached	77	3,766	3,789	Freehold
2, Oxley Close, Rugby, Warwickshire CV22 5FE	CV22 5FE	CV22 5	10/01/2024	285,000	291,934	FALSE	Residential	House	Semi_Detached	77	3,701	3,791	Freehold
16, Brafield Leys, Rugby, Warwickshire CV22 5RZ	CV22 5RZ	CV22 5	21/10/2022	300,000	296,640	FALSE	Residential	House	Detached	78	3,846	3,803	Freehold
27, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	17/03/2023	699,995	699,995	TRUE	Residential	House	Detached	184	3,804	3,804	Freehold
22, Pytchley Road, Rugby, Warwickshire CV22 5NE	CV22 5NE	CV22 5	07/07/2023	278,000	282,473	FALSE	Residential	House	Semi_Detached	74	3,757	3,817	Freehold
16, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/01/2023	546,995	545,964	TRUE	Residential	House	Detached	143	3,825	3,818	Freehold
102, Percival Road, Rugby, Warwickshire CV22 5JU	CV22 5JU	CV22 5	25/11/2022	275,000	275,000	FALSE	Residential	House	Semi_Detached	72	3,819	3,819	Freehold
19, Badby Leys, Rugby, Warwickshire CV22 5RB	CV22 5RB	CV22 5	25/10/2022	375,000	370,800	FALSE	Residential	House	Detached	97	3,866	3,823	Freehold
20, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	27/01/2023	486,995	486,077	TRUE	Residential	House	Detached	127	3,835	3,827	Freehold
8, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	24/11/2023	549,995	544,512	TRUE	Residential	House	Detached	142	3,873	3,835	Freehold
13, Everdon Close, Rugby, Warwickshire CV22 5JH	CV22 5JH	CV22 5	02/10/2024	215,000	211,269	FALSE	Residential	House	Semi_Detached	55	3,909	3,841	Freehold
79, Vernon Avenue, Rugby, Warwickshire CV22 5HP	CV22 5HP	CV22 5	10/05/2024	355,000	361,471	FALSE	Residential	House	Terraced	94	3,777	3,845	Freehold
16, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	332,495	328,566	TRUE	Residential	House	Detached	85	3,912	3,865	Freehold
81, Percival Road, Rugby, Warwickshire CV22 5JX	CV22 5JX	CV22 5	25/10/2023	265,000	262,918	FALSE	Residential	House	Semi_Detached	68	3,897	3,866	Freehold
112, Norton Leys, Rugby, Warwickshire CV22 5RS	CV22 5RS	CV22 5	26/09/2023	345,000	340,289	FALSE	Residential	Bungalow	Detached	88	3,920	3,867	Freehold
12, Spectrum Avenue, Rugby, Warwickshire CV22 5PP	CV22 5PP	CV22 5	24/01/2025	700,000	711,690	FALSE	Residential	House	Detached	184	3,804	3,868	Freehold
77, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	26/05/2023	389,495	387,059	TRUE	Residential	House	Detached	100	3,895	3,871	Freehold
54, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	28/04/2023	714,995	714,545	TRUE	Residential	House	Detached	184	3,886	3,883	Freehold
43, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	29/09/2023	539,995	532,621	TRUE	Residential	House	Detached	137	3,942	3,888	Freehold
6, Sharman Way, Rugby, Warwickshire CV22 5QP	CV22 5QP	CV22 5	25/10/2023	360,000	350,515	FALSE	Residential	House	Detached	90	4,000	3,895	Freehold
1, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	15/12/2022	314,995	315,764	TRUE	Residential	House	Semi_Detached	81	3,889	3,898	Freehold
78, Ashlawn Road, Rugby, Warwickshire CV22 5ES	CV22 5ES	CV22 5	29/08/2025	700,000	697,977	FALSE	Residential	House	Detached	179	3,911	3,899	Freehold
235, Hillmorton Road, Rugby, Warwickshire CV22 5BD	CV22 5BD	CV22 5	25/11/2022	826,000	812,702	FALSE	Residential	House	Detached	208	3,971	3,907	Freehold
39, Malvern Avenue, Rugby, Warwickshire CV22 5JN	CV22 5JN	CV22 5	29/08/2023	310,000	313,436	FALSE	Residential	House	Semi_Detached	80	3,875	3,918	Freehold
29, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	24/02/2023	559,995	560,348	TRUE	Residential	House	Detached	143	3,916	3,919	Freehold
15, Bowen Road, Rugby, Warwickshire CV22 5LF	CV22 5LF	CV22 5	27/01/2023	390,000	396,030	FALSE	Residential	House	Semi_Detached	101	3,861	3,921	Freehold
3, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	25/11/2022	322,995	317,795	TRUE	Residential	House	Detached	81	3,988	3,923	Freehold
2, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	28/10/2022	396,995	392,548	TRUE	Residential	House	Detached	100	3,970	3,925	Freehold
136, Percival Road, Rugby, Warwickshire CV22 5JU	CV22 5JU	CV22 5	20/01/2023	290,500	294,991	FALSE	Residential	House	Semi_Detached	75	3,873	3,933	Freehold
7, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	25/11/2022	302,995	302,995	TRUE	Residential	House	Semi_Detached	77	3,935	3,935	Freehold
13, Fisher Avenue, Rugby, Warwickshire CV22 5HN	CV22 5HN	CV22 5	24/06/2024	390,000	390,246	FALSE	Residential	House	Detached	99	3,939	3,942	Freehold
9, Sidney Road, Rugby, Warwickshire CV22 5LA	CV22 5LA	CV22 5	12/05/2025	350,000	351,017	FALSE	Residential	Bungalow	Detached	89	3,933	3,944	Freehold
8, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	29/09/2023	247,000	248,513	TRUE	Residential	House	Semi_Detached	63	3,921	3,945	Freehold
96, Hillmorton Road, Rugby, Warwickshire CV22 5AH	CV22 5AH	CV22 5	24/03/2023	350,000	359,188	FALSE	Residential	House	Semi_Detached	91	3,846	3,947	Freehold
5, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	25/11/2022	303,995	303,995	TRUE	Residential	House	Semi_Detached	77	3,948	3,948	Freehold
6, Sidney Road, Rugby, Warwickshire CV22 5LB	CV22 5LB	CV22 5	13/06/2024	275,000	276,685	FALSE	Residential	Bungalow	Semi_Detached	70	3,929	3,953	Freehold
14, White Oak Close, Rugby, Warwickshire CV22 5FT	CV22 5FT	CV22 5	25/09/2024	251,275	249,301	TRUE	Residential	House	Semi_Detached	63	3,988	3,957	Freehold
5, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	15/12/2022	303,995	304,737	TRUE	Residential	House	Semi_Detached	77	3,948	3,958	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
111, Percival Road, Rugby, Warwickshire CV22 5JX	CV22 5JX	CV22 5	30/05/2023	300,000	305,394	FALSE	Residential	House	Semi_Detached	77	3,896	3,966	Freehold
6, Cyan Close, Rugby, Warwickshire CV22 5FX	CV22 5FX	CV22 5	17/11/2023	564,995	559,363	TRUE	Residential	House	Detached	141	4,007	3,967	Freehold
4, Celadon Road, Rugby, Warwickshire CV22 5PS	CV22 5PS	CV22 5	27/06/2025	395,000	397,690	FALSE	Residential	House	Detached	100	3,950	3,977	Freehold
9, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	15/12/2022	305,995	306,742	TRUE	Residential	House	Semi_Detached	77	3,974	3,984	Freehold
7, Jonquil Road, Rugby, Warwickshire CV22 5GG	CV22 5GG	CV22 5	24/04/2025	545,000	542,902	TRUE	Residential	House	Detached	136	4,007	3,992	Freehold
16, Naseby Road, Rugby, Warwickshire CV22 5NH	CV22 5NH	CV22 5	19/06/2023	280,500	283,434	FALSE	Residential	House	Semi_Detached	71	3,951	3,992	Freehold
43, Benn Street, Rugby, Warwickshire CV22 5LR	CV22 5LR	CV22 5	31/03/2025	254,000	251,569	FALSE	Residential	Bungalow	Detached	63	4,032	3,993	Freehold
34, Percival Road, Rugby, Warwickshire CV22 5JT	CV22 5JT	CV22 5	21/03/2025	315,000	311,986	FALSE	Residential	Bungalow	Detached	78	4,039	4,000	Freehold
9, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	09/12/2022	405,995	400,451	TRUE	Residential	House	Detached	100	4,060	4,005	Freehold
11, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	09/12/2022	405,995	400,451	TRUE	Residential	House	Detached	100	4,060	4,005	Freehold
10, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	404,995	400,459	TRUE	Residential	House	Detached	100	4,050	4,005	Freehold
19, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	09/05/2024	235,500	240,629	FALSE	Residential	House	Semi_Detached	60	3,925	4,010	Freehold
8, Cyan Close, Rugby, Warwickshire CV22 5FX	CV22 5FX	CV22 5	15/12/2023	406,995	401,437	TRUE	Residential	House	Detached	100	4,070	4,014	Freehold
29, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	28/06/2023	390,446	385,833	TRUE	Residential	House	Detached	96	4,067	4,019	Freehold
148, Ashlawn Road, Rugby, Warwickshire CV22 5EP	CV22 5EP	CV22 5	24/03/2025	520,000	515,024	FALSE	Residential	House	Detached	128	4,063	4,024	Freehold
10, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	29/09/2023	413,000	407,360	TRUE	Residential	House	Detached	101	4,089	4,033	Freehold
7, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	09/12/2022	408,995	403,410	TRUE	Residential	House	Detached	100	4,090	4,034	Freehold
10, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	27/06/2025	405,000	407,758	FALSE	Residential	House	Detached	101	4,010	4,037	Freehold
202, Norton Leys, Rugby, Warwickshire CV22 5RY	CV22 5RY	CV22 5	12/12/2023	262,000	263,283	FALSE	Residential	House	Semi_Detached	65	4,031	4,051	Freehold
6, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	21/12/2023	254,000	255,244	TRUE	Residential	House	Semi_Detached	63	4,032	4,051	Freehold
39, Sywell Leys, Rugby, Warwickshire CV22 5SD	CV22 5SD	CV22 5	25/11/2022	230,000	227,473	FALSE	Residential	House	Terraced	56	4,107	4,062	Freehold
17, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	14/06/2023	309,995	313,238	TRUE	Residential	House	Semi_Detached	77	4,026	4,068	Freehold
4, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	30/03/2023	345,995	345,995	TRUE	Residential	House	Detached	85	4,071	4,071	Freehold
52, Azure Close, Rugby, Warwickshire CV22 5BT	CV22 5BT	CV22 5	07/03/2025	386,500	382,801	TRUE	Residential	House	Detached	94	4,112	4,072	Freehold
84, Malvern Avenue, Rugby, Warwickshire CV22 5JW	CV22 5JW	CV22 5	28/04/2023	325,000	333,949	FALSE	Residential	House	Semi_Detached	82	3,963	4,073	Freehold
2, Chartreuse Close, Rugby, Warwickshire CV22 5BY	CV22 5BY	CV22 5	09/08/2024	260,000	257,181	FALSE	Residential	House	Semi_Detached	63	4,127	4,082	Freehold
12, Ultramarine Close, Rugby, Warwickshire CV22 5GD	CV22 5GD	CV22 5	21/03/2025	408,496	404,587	TRUE	Residential	House	Detached	99	4,126	4,087	Freehold
16, Ultramarine Close, Rugby, Warwickshire CV22 5GD	CV22 5GD	CV22 5	21/03/2025	408,495	404,586	TRUE	Residential	House	Detached	99	4,126	4,087	Freehold
14, Staverton Leys, Rugby, Warwickshire CV22 5RD	CV22 5RD	CV22 5	22/06/2023	555,000	548,442	FALSE	Residential	House	Detached	134	4,142	4,093	Freehold
2, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	24/02/2023	347,995	348,214	TRUE	Residential	House	Detached	85	4,094	4,097	Freehold
19, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	26/05/2023	309,995	315,568	TRUE	Residential	House	Semi_Detached	77	4,026	4,098	Freehold
1, Azure Close, Rugby, Warwickshire CV22 5BT	CV22 5BT	CV22 5	28/03/2025	389,000	385,278	TRUE	Residential	House	Detached	94	4,138	4,099	Freehold
33, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	28/06/2023	312,995	316,269	TRUE	Residential	House	Semi_Detached	77	4,065	4,107	Freehold
3, Balcombe Road, Rugby, Warwickshire CV22 5HU	CV22 5HU	CV22 5	21/12/2022	242,000	242,591	FALSE	Residential	Bungalow	Semi_Detached	59	4,102	4,112	Freehold
31, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	417,996	413,057	TRUE	Residential	House	Detached	100	4,180	4,131	Freehold
1, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	16/12/2022	389,995	384,669	TRUE	Residential	House	Detached	93	4,193	4,136	Freehold
5, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	25/08/2023	417,995	414,086	TRUE	Residential	House	Detached	100	4,180	4,141	Freehold
45, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	01/09/2023	419,995	414,260	TRUE	Residential	House	Detached	100	4,200	4,143	Freehold
3, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	15/12/2022	334,995	335,813	TRUE	Residential	House	Semi_Detached	81	4,136	4,146	Freehold
3, Coral Close, Rugby, Warwickshire CV22 5SH	CV22 5SH	CV22 5	28/10/2022	389,995	385,627	TRUE	Residential	House	Detached	93	4,193	4,147	Freehold
14, Ultramarine Close, Rugby, Warwickshire CV22 5GD	CV22 5GD	CV22 5	21/03/2025	415,145	411,172	TRUE	Residential	House	Detached	99	4,193	4,153	Freehold
20, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	21/02/2025	413,246	411,259	TRUE	Residential	House	Detached	99	4,174	4,154	Freehold
15, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	314,995	316,150	TRUE	Residential	House	Semi_Detached	76	4,145	4,160	Freehold
13, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	314,995	316,150	TRUE	Residential	House	Semi_Detached	76	4,145	4,160	Freehold
11, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	27/09/2023	421,995	416,232	TRUE	Residential	House	Detached	100	4,220	4,162	Freehold
8, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	30/03/2023	374,995	374,995	TRUE	Residential	House	Detached	90	4,167	4,167	Freehold
58, Fisher Avenue, Rugby, Warwickshire CV22 5HW	CV22 5HW	CV22 5	09/11/2022	415,100	408,417	FALSE	Residential	House	Detached	98	4,236	4,168	Freehold
23, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	319,995	317,253	TRUE	Residential	House	Terraced	76	4,210	4,174	Freehold
24, Spectrum Avenue, Rugby, Warwickshire CV22 5PP	CV22 5PP	CV22 5	22/05/2023	392,995	390,537	TRUE	Residential	House	Detached	93	4,226	4,199	Freehold
44, Chaucer Road, Rugby, Warwickshire CV22 5RP	CV22 5RP	CV22 5	05/05/2023	260,000	264,675	FALSE	Residential	Bungalow	Semi_Detached	63	4,127	4,201	Freehold
15, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	26/05/2023	380,995	378,612	TRUE	Residential	House	Detached	90	4,233	4,207	Freehold
12, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	18/12/2023	384,995	379,737	TRUE	Residential	House	Detached	90	4,278	4,219	Freehold
3, Kingsway, Rugby, Warwickshire CV22 5PA	CV22 5PA	CV22 5	28/04/2023	280,000	287,710	FALSE	Residential	House	Semi_Detached	68	4,118	4,231	Freehold
132, Ashlawn Road, Rugby, Warwickshire CV22 5EP	CV22 5EP	CV22 5	30/04/2024	690,000	690,435	FALSE	Residential	House	Detached	163	4,233	4,236	Freehold
25, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	324,995	322,210	TRUE	Residential	House	Terraced	76	4,276	4,240	Freehold
21, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	16/12/2022	324,995	322,210	TRUE	Residential	House	Terraced	76	4,276	4,240	Freehold
10, Crimson Close, Rugby, Warwickshire CV22 5EW	CV22 5EW	CV22 5	30/03/2023	382,995	382,995	TRUE	Residential	House	Detached	90	4,256	4,256	Freehold
3, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	25/08/2023	429,995	425,974	TRUE	Residential	House	Detached	100	4,300	4,260	Freehold
244, Norton Leys, Rugby, Warwickshire CV22 5RE	CV22 5RE	CV22 5	24/01/2025	280,000	285,759	FALSE	Residential	House	Semi_Detached	67	4,179	4,265	Freehold
35, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	344,995	348,604	TRUE	Residential	House	Semi_Detached	81	4,259	4,304	Freehold
27, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	29/06/2023	435,902	430,751	TRUE	Residential	House	Detached	100	4,359	4,308	Freehold
12, Long Furlong, Rugby, Warwickshire CV22 5QS	CV22 5QS	CV22 5	25/10/2023	425,000	413,802	FALSE	Residential	Bungalow	Detached	96	4,427	4,310	Freehold
13, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	26/05/2023	390,889	388,444	TRUE	Residential	House	Detached	90	4,343	4,316	Freehold
10, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	20/10/2023	444,995	433,270	TRUE	Residential	House	Detached	100	4,450	4,333	Freehold
11, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	27/04/2023	435,995	435,721	TRUE	Residential	House	Detached	100	4,360	4,357	Freehold
33, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	15/02/2023	404,995	405,250	TRUE	Residential	House	Detached	93	4,355	4,358	Freehold
5, Shuckburgh Crescent, Rugby, Warwickshire CV22 5JB	CV22 5JB	CV22 5	22/07/2024	280,000	283,278	FALSE	Residential	House	Semi_Detached	65	4,308	4,358	Freehold
1, Green Grove, Rugby, Warwickshire CV22 5QR	CV22 5QR	CV22 5	27/06/2025	425,000	427,894	FALSE	Residential	House	Detached	98	4,337	4,366	Freehold
13, Fern Green Close, Rugby, Warwickshire CV22 5FB	CV22 5FB	CV22 5	05/09/2025	395,000	395,000	FALSE	Residential	House	Detached	90	4,389	4,389	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
14, Goldenrod Close, Rugby, Warwickshire CV22 5FD	CV22 5FD	CV22 5	24/11/2023	399,995	396,008	TRUE	Residential	House	Detached	90	4,444	4,400	Freehold
40, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	24/01/2025	399,995	406,675	TRUE	Residential	House	Detached	92	4,348	4,420	Freehold
227, Hillmorton Road, Rugby, Warwickshire CV22 5BA	CV22 5BA	CV22 5	27/06/2025	738,000	743,025	FALSE	Residential	House	Detached	167	4,419	4,449	Freehold
29, Orson Leys, Rugby, Warwickshire CV22 5RF	CV22 5RF	CV22 5	26/07/2024	425,000	427,963	FALSE	Residential	House	Detached	96	4,427	4,458	Freehold
39, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	28/06/2023	258,395	261,135	TRUE	Residential	House	Terraced	58	4,455	4,502	Freehold
17, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	262,995	263,960	TRUE	Residential	House	Semi_Detached	58	4,534	4,551	Freehold
18, Charter Road, Rugby, Warwickshire CV22 5HX	CV22 5HX	CV22 5	20/10/2023	280,000	277,801	FALSE	Residential	House	Semi_Detached	61	4,590	4,554	Freehold
15, Orson Leys, Rugby, Warwickshire CV22 5RG	CV22 5RG	CV22 5	24/07/2025	362,000	360,954	FALSE	Residential	Bungalow	Detached	79	4,582	4,569	Freehold
19, Alabaster Way, Rugby, Warwickshire CV22 5PW	CV22 5PW	CV22 5	28/10/2022	264,995	265,967	TRUE	Residential	House	Semi_Detached	58	4,569	4,586	Freehold
7, Thackeray Close, Rugby, Warwickshire CV22 5RN	CV22 5RN	CV22 5	07/12/2023	269,500	270,819	FALSE	Residential	Bungalow	Semi_Detached	59	4,568	4,590	Freehold
17, Badby Leys, Rugby, Warwickshire CV22 5RB	CV22 5RB	CV22 5	19/07/2024	575,000	579,008	FALSE	Residential	House	Detached	125	4,600	4,632	Freehold
4, Oak Street, Rugby, Warwickshire CV22 5EA	CV22 5EA	CV22 5	20/06/2024	241,950	242,399	FALSE	Residential	House	Terraced	52	4,653	4,662	Freehold
41, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	28/06/2023	269,995	272,858	TRUE	Residential	House	Terraced	58	4,655	4,704	Freehold
12, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	30/03/2023	267,000	274,009	TRUE	Residential	House	Semi_Detached	58	4,603	4,724	Freehold
21, Barby Lane, Rugby, Warwickshire CV22 5QJ	CV22 5QJ	CV22 5	15/02/2024	582,000	582,000	FALSE	Residential	House	Detached	123	4,732	4,732	Freehold
37, Klein Way, Rugby, Warwickshire CV22 5FZ	CV22 5FZ	CV22 5	25/08/2023	274,995	276,360	TRUE	Residential	House	Terraced	58	4,741	4,765	Freehold
23, White Oak Close, Rugby, Warwickshire CV22 5FT	CV22 5FT	CV22 5	11/04/2025	449,999	448,267	TRUE	Residential	House	Detached	94	4,787	4,769	Freehold
130, Pytchley Road, Rugby, Warwickshire CV22 5NG	CV22 5NG	CV22 5	08/03/2024	335,000	342,723	FALSE	Residential	House	Semi_Detached	71	4,718	4,827	Freehold
32, Balcombe Road, Rugby, Warwickshire CV22 5HZ	CV22 5HZ	CV22 5	22/03/2024	345,000	352,953	FALSE	Residential	House	Semi_Detached	73	4,726	4,835	Freehold
56, Vermilion Way, Rugby, Warwickshire CV22 5FS	CV22 5FS	CV22 5	26/05/2023	370,495	368,178	TRUE	Residential	House	Detached	76	4,875	4,844	Freehold
3, Cobalt Way, Rugby, Warwickshire CV22 5FW	CV22 5FW	CV22 5	29/09/2023	373,495	368,395	TRUE	Residential	House	Detached	76	4,914	4,847	Freehold
Gorse House, Ashlawn Road, Rugby, Warwickshire CV22 5QE	CV22 5QE	CV22 5	07/09/2023	1,550,000	1,545,168	FALSE	Residential	House	Other	318	4,874	4,859	Freehold
3, Timber Court, Rugby, Warwickshire CV22 5AZ	CV22 5AZ	CV22 5	09/01/2025	385,000	391,429	FALSE	Residential	House	Detached	80	4,813	4,893	Freehold
29, Thackeray Close, Rugby, Warwickshire CV22 5RN	CV22 5RN	CV22 5	28/03/2025	247,000	243,956	FALSE	Residential	Bungalow	Semi_Detached	48	5,146	5,082	Freehold
6, Badby Leys, Rugby, Warwickshire CV22 5RB	CV22 5RB	CV22 5	28/10/2022	772,000	763,353	FALSE	Residential	House	Detached	136	5,676	5,613	Freehold
2, Mindaro Way, Rugby, Warwickshire CV22 5GJ	CV22 5GJ	CV22 5	21/12/2022	493,274	489,296	FALSE	Residential	House	Other	85	5,803	5,756	Freehold
251, Hillmorton Road, Rugby, Warwickshire CV22 5BE	CV22 5BE	CV22 5	14/04/2023	640,000	639,597	FALSE	Residential	Bungalow	Detached	97	6,598	6,594	Freehold
Little Bridge, Fitzjohns, Barby Road, Rugby, Warwickshire CV22 5QB	CV22 5QB	CV22 5	23/08/2023	951,000	951,595	FALSE	Residential	House	Other	144	6,604	6,608	Freehold
18, Cadmium Drive, Rugby, Warwickshire CV22 5GF	CV22 5GF	CV22 5	21/12/2022	270,528	268,346	FALSE	Residential	Maisonette	Other	39	6,937	6,881	Freehold
		CV22 5 Average									3,600	3,600	
47, Marlborough Road, Rugby, Warwickshire CV22 6DD	CV22 6DD	CV22 6	25/07/2025	198,000	197,432	FALSE	Residential	House	Semi_Detached	89	2,225	2,218	Freehold
24, Done Cerce Close, Dunchurch, Rugby, Warwickshire CV22 6NZ	CV22 6NZ	CV22 6	07/02/2025	200,000	197,310	FALSE	Residential	House	Terraced	88	2,273	2,242	Freehold
8, Marlowe Court, Shakespeare Gardens, Rugby, Warwickshire CV22 6EP	CV22 6EP	CV22 6	31/03/2025	137,000	131,119	FALSE	Residential	House	Flat	54	2,537	2,428	Leasehold
12, Skelton Court, Overslade Lane, Rugby, Warwickshire CV22 6EN	CV22 6EN	CV22 6	25/07/2025	120,000	119,029	FALSE	Residential	House	Flat	48	2,500	2,480	Leasehold
7, Bathurst Close, Rugby, Warwickshire CV22 6TP	CV22 6TP	CV22 6	01/04/2025	175,000	172,813	FALSE	Residential	House	Terraced	68	2,574	2,541	Freehold
10, Cawston Lane, Dunchurch, Rugby, Warwickshire CV22 6QE	CV22 6QE	CV22 6	21/11/2022	855,000	841,235	FALSE	Residential	House	Detached	327	2,615	2,573	Freehold
11, Westbourne Grove, Rugby, Warwickshire CV22 6BH	CV22 6BH	CV22 6	16/11/2022	218,000	218,000	FALSE	Residential	House	Semi_Detached	83	2,627	2,627	Freehold
10, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	02/06/2023	266,000	268,783	FALSE	Residential	House	Semi_Detached	102	2,608	2,635	Freehold
54, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	06/09/2023	142,500	140,680	FALSE	Residential	Maisonette	Flat	53	2,689	2,654	Leasehold
70, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	10/02/2023	145,000	143,728	FALSE	Residential	House	Flat	54	2,685	2,662	Leasehold
26, Done Cerce Close, Dunchurch, Rugby, Warwickshire CV22 6NZ	CV22 6NZ	CV22 6	22/12/2022	235,000	232,987	FALSE	Residential	House	Terraced	87	2,701	2,678	Freehold
11, Satchells Court, Dunchurch Road, Rugby, Warwickshire CV22 6AR	CV22 6AR	CV22 6	22/05/2025	150,000	147,889	FALSE	Residential	House	Flat	55	2,727	2,689	Leasehold
4, Wentworth Road, Rugby, Warwickshire CV22 6BG	CV22 6BG	CV22 6	13/05/2025	180,000	180,173	FALSE	Residential	House	Semi_Detached	67	2,687	2,689	Freehold
1, Ash Court, Rugby, Warwickshire CV22 6EL	CV22 6EL	CV22 6	28/04/2023	151,000	151,103	FALSE	Residential	House	Flat	56	2,696	2,698	Leasehold
4, Ariel Way, Rugby, Warwickshire CV22 6LR	CV22 6LR	CV22 6	28/03/2025	251,000	247,907	FALSE	Residential	House	Semi_Detached	91	2,758	2,724	Freehold
24, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	11/07/2025	216,000	215,380	FALSE	Residential	House	Semi_Detached	79	2,734	2,726	Freehold
5, Churchill Road, Rugby, Warwickshire CV22 6BT	CV22 6BT	CV22 6	26/01/2024	445,000	447,252	FALSE	Residential	House	Detached	164	2,713	2,727	Freehold
21, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	22/08/2024	308,000	303,229	FALSE	Residential	House	Detached	111	2,775	2,732	Freehold
25, Adkinson Avenue, Dunchurch, Rugby, Warwickshire CV22 6RG	CV22 6RG	CV22 6	05/09/2025	259,950	259,950	FALSE	Residential	House	Terraced	95	2,736	2,736	Freehold
123, Overslade Lane, Rugby, Warwickshire CV22 6EF	CV22 6EF	CV22 6	20/02/2025	727,000	723,505	FALSE	Residential	House	Detached	264	2,754	2,741	Freehold
79, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	05/03/2025	375,000	371,411	FALSE	Residential	House	Detached	135	2,778	2,751	Freehold
31, St Annes Road, Rugby, Warwickshire CV22 6DH	CV22 6DH	CV22 6	24/02/2023	210,000	214,707	FALSE	Residential	House	Semi_Detached	78	2,692	2,753	Freehold
8, Wentworth Road, Rugby, Warwickshire CV22 6BG	CV22 6BG	CV22 6	29/04/2024	227,000	229,375	FALSE	Residential	House	Semi_Detached	83	2,735	2,764	Freehold
32, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	23/05/2024	240,000	245,227	FALSE	Residential	House	Semi_Detached	88	2,727	2,787	Freehold
23, Dunchurch Hall, Dunchurch, Rugby, Warwickshire CV22 6PD	CV22 6PD	CV22 6	19/10/2023	339,950	334,580	FALSE	Residential	House	Terraced	120	2,833	2,788	Leasehold
3, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	16/12/2022	300,000	290,508	FALSE	Residential	Maisonette	Flat	104	2,885	2,793	Leasehold
57, Ratliffe Road, Rugby, Warwickshire CV22 6HB	CV22 6HB	CV22 6	06/03/2025	285,000	282,273	FALSE	Residential	Bungalow	Detached	101	2,822	2,795	Freehold
12, Beaconsfield Avenue, Rugby, Warwickshire CV22 6BY	CV22 6BY	CV22 6	24/01/2023	325,000	330,025	FALSE	Residential	House	Semi_Detached	118	2,754	2,797	Freehold
9, Ash Court, Rugby, Warwickshire CV22 6EL	CV22 6EL	CV22 6	22/04/2024	154,950	154,006	FALSE	Residential	House	Flat	55	2,817	2,800	Leasehold
5, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	14/09/2023	245,000	246,501	FALSE	Residential	House	Semi_Detached	88	2,784	2,801	Freehold
40, Bracken Drive, Rugby, Warwickshire CV22 6SP	CV22 6SP	CV22 6	23/06/2023	310,000	306,337	FALSE	Residential	House	Detached	109	2,844	2,810	Freehold
8, Churchill Road, Rugby, Warwickshire CV22 6BT	CV22 6BT	CV22 6	27/03/2025	265,000	261,735	FALSE	Residential	House	Semi_Detached	93	2,849	2,814	Freehold
10, Broom Close, Rugby, Warwickshire CV22 6SE	CV22 6SE	CV22 6	02/06/2023	287,500	284,103	FALSE	Residential	House	Detached	100	2,875	2,841	Freehold
32, Adkinson Avenue, Dunchurch, Rugby, Warwickshire CV22 6RG	CV22 6RG	CV22 6	29/01/2025	220,000	221,727	FALSE	Residential	House	Terraced	78	2,820	2,843	Freehold
14a, Heather Close, Rugby, Warwickshire CV22 6SB	CV22 6SB	CV22 6	12/05/2025	367,500	368,568	FALSE	Residential	House	Detached	129	2,849	2,857	Freehold
18, Westbourne Grove, Rugby, Warwickshire CV22 6BH	CV22 6BH	CV22 6	11/03/2024	230,000	235,302	FALSE	Residential	House	Semi_Detached	82	2,805	2,870	Freehold
74, Montague Road, Rugby, Warwickshire CV22 6LU	CV22 6LU	CV22 6	28/04/2023	292,000	300,040	FALSE	Residential	House	Semi_Detached	104	2,808	2,885	Freehold
83, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	18/12/2023	357,000	358,748	FALSE	Residential	House	Semi_Detached	124	2,879	2,893	Freehold
50, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	08/08/2025	350,000	347,996	FALSE	Residential	House	Semi_Detached	120	2,917	2,900	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
23, Ratliffe Road, Rugby, Warwickshire CV22 6HB	CV22 6HB	CV22 6	21/08/2024	375,000	369,191	FALSE	Residential	House	Detached	127	2,953	2,907	Freehold
61, Saunton Road, Rugby, Warwickshire CV22 6BD	CV22 6BD	CV22 6	26/08/2025	240,000	238,626	FALSE	Residential	House	Semi_Detached	82	2,927	2,910	Freehold
16, Saunton Road, Rugby, Warwickshire CV22 6BE	CV22 6BE	CV22 6	18/03/2024	225,000	230,187	FALSE	Residential	House	Semi_Detached	79	2,848	2,914	Freehold
9, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	14/02/2025	280,000	272,500	FALSE	Residential	House	Flat	93	3,011	2,930	Leasehold
22, Dunchurch Hall, Dunchurch, Rugby, Warwickshire CV22 6PD	CV22 6PD	CV22 6	05/04/2024	340,000	337,930	FALSE	Residential	House	Flat	115	2,957	2,939	Leasehold
5, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	03/03/2025	355,000	350,626	FALSE	Residential	House	Semi_Detached	119	2,983	2,946	Freehold
66, Montague Road, Rugby, Warwickshire CV22 6LU	CV22 6LU	CV22 6	27/10/2023	252,000	250,021	FALSE	Residential	House	Semi_Detached	84	3,000	2,976	Freehold
102, Dunchurch Road, Rugby, Warwickshire CV22 6AF	CV22 6AF	CV22 6	09/05/2024	382,000	387,116	FALSE	Residential	House	Detached	130	2,938	2,978	Freehold
18, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	22/04/2025	222,500	221,015	FALSE	Residential	House	Semi_Detached	74	3,007	2,987	Freehold
173, Montague Road, Rugby, Warwickshire CV22 6LG	CV22 6LG	CV22 6	31/03/2025	380,000	376,364	FALSE	Residential	House	Detached	126	3,016	2,987	Freehold
49, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	11/04/2025	250,000	248,332	FALSE	Residential	House	Semi_Detached	83	3,012	2,992	Freehold
3, Hawkins Close, Rugby, Warwickshire CV22 6TH	CV22 6TH	CV22 6	04/08/2023	225,000	227,494	FALSE	Residential	House	Semi_Detached	76	2,961	2,993	Freehold
118, Dunchurch Road, Rugby, Warwickshire CV22 6DR	CV22 6DR	CV22 6	16/06/2023	687,500	679,377	FALSE	Residential	House	Detached	224	3,069	3,033	Freehold
36, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	22/11/2022	240,000	240,000	FALSE	Residential	House	Semi_Detached	79	3,038	3,038	Freehold
30, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	02/02/2024	320,000	324,346	FALSE	Residential	House	Semi_Detached	106	3,019	3,060	Freehold
50, Montague Road, Rugby, Warwickshire CV22 6LU	CV22 6LU	CV22 6	02/06/2023	285,000	281,632	FALSE	Residential	House	Detached	92	3,098	3,061	Freehold
43, Bracken Drive, Rugby, Warwickshire CV22 6SL	CV22 6SL	CV22 6	18/10/2023	209,000	205,699	FALSE	Residential	House	Terraced	67	3,119	3,070	Freehold
190, Dunchurch Road, Rugby, Warwickshire CV22 6HR	CV22 6HR	CV22 6	23/05/2023	720,000	715,497	FALSE	Residential	House	Detached	233	3,090	3,071	Freehold
14, Burnside, Rugby, Warwickshire CV22 6AX	CV22 6AX	CV22 6	27/07/2025	275,000	274,211	FALSE	Residential	House	Semi_Detached	89	3,090	3,081	Freehold
15, Everest Road, Rugby, Warwickshire CV22 6EX	CV22 6EX	CV22 6	26/05/2023	285,000	290,124	FALSE	Residential	Bungalow	Semi_Detached	94	3,032	3,086	Freehold
37, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	20/06/2025	310,000	312,111	FALSE	Residential	House	Detached	101	3,069	3,090	Freehold
Garage At, 15, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	12/01/2023	370,000	372,094	FALSE	Residential	House	Other	120	3,083	3,101	Freehold
21, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	13/05/2024	275,000	280,989	FALSE	Residential	House	Semi_Detached	90	3,056	3,122	Freehold
1, Bracken Close, Rugby, Warwickshire CV22 6AL	CV22 6AL	CV22 6	22/08/2025	245,000	243,597	FALSE	Residential	House	Semi_Detached	78	3,141	3,123	Freehold
15, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	12/01/2023	370,000	375,720	FALSE	Residential	House	Semi_Detached	120	3,083	3,131	Freehold
46, School Street, Dunchurch, Rugby, Warwickshire CV22 6PA	CV22 6PA	CV22 6	28/03/2025	245,000	238,724	FALSE	Residential	House	Terraced	76	3,224	3,141	Freehold
17, Macaulay Road, Rugby, Warwickshire CV22 6HE	CV22 6HE	CV22 6	16/02/2024	280,000	283,802	FALSE	Residential	House	Semi_Detached	90	3,111	3,153	Freehold
22, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	05/10/2022	350,000	347,001	FALSE	Residential	House	Terraced	110	3,182	3,155	Freehold
15, Overslade Manor Drive, Rugby, Warwickshire CV22 6EB	CV22 6EB	CV22 6	06/06/2025	395,000	397,690	FALSE	Residential	House	Detached	126	3,135	3,156	Freehold
12, Sandford Way, Dunchurch, Rugby, Warwickshire CV22 6NB	CV22 6NB	CV22 6	26/07/2024	456,600	459,783	FALSE	Residential	House	Detached	145	3,149	3,171	Freehold
14, Churchill Road, Rugby, Warwickshire CV22 6BT	CV22 6BT	CV22 6	05/09/2025	238,000	238,000	FALSE	Residential	Bungalow	Semi_Detached	75	3,173	3,173	Freehold
53, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	08/08/2025	186,500	185,058	FALSE	Residential	House	Terraced	58	3,216	3,191	Freehold
31, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	14/12/2022	185,000	185,452	FALSE	Residential	House	Semi_Detached	58	3,190	3,197	Freehold
Flat 11, Catesby House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	30/08/2024	212,000	211,138	FALSE	Residential	House	Flat	66	3,212	3,199	Leasehold
Flat 5, Tresham House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	19/05/2023	142,333	140,989	FALSE	Residential	House	Flat	44	3,235	3,204	Leasehold
10, School Street, Dunchurch, Rugby, Warwickshire CV22 6PA	CV22 6PA	CV22 6	09/10/2023	265,000	262,918	FALSE	Residential	House	Semi_Detached	82	3,232	3,206	Freehold
24, Shakespeare Gardens, Rugby, Warwickshire CV22 6HH	CV22 6HH	CV22 6	03/03/2023	325,000	333,531	FALSE	Residential	House	Semi_Detached	104	3,125	3,207	Freehold
41, Overslade Lane, Rugby, Warwickshire CV22 6DY	CV22 6DY	CV22 6	31/01/2025	505,000	513,433	FALSE	Residential	House	Detached	160	3,156	3,209	Freehold
47, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	02/02/2024	285,000	288,870	FALSE	Residential	House	Semi_Detached	90	3,167	3,210	Freehold
60, Everest Road, Rugby, Warwickshire CV22 6EX	CV22 6EX	CV22 6	22/02/2023	325,000	325,205	FALSE	Residential	House	Detached	101	3,218	3,220	Freehold
4, Melville Close, Rugby, Warwickshire CV22 6TJ	CV22 6TJ	CV22 6	27/01/2023	230,000	231,861	FALSE	Residential	House	Terraced	72	3,194	3,220	Freehold
Braddons House, Rocheberie Way, Rugby, Warwickshire CV22 6EG	CV22 6EG	CV22 6	16/06/2023	575,000	568,206	FALSE	Residential	House	Detached	176	3,267	3,228	Freehold
120, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	10/04/2024	397,500	397,750	FALSE	Residential	House	Detached	123	3,232	3,234	Freehold
6, Shakespeare Gardens, Rugby, Warwickshire CV22 6HJ	CV22 6HJ	CV22 6	14/04/2023	277,000	284,627	FALSE	Residential	House	Semi_Detached	88	3,148	3,234	Freehold
45, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	19/07/2024	275,000	278,219	FALSE	Residential	Bungalow	Semi_Detached	86	3,198	3,235	Freehold
3, Cordelia Way, Rugby, Warwickshire CV22 6JU	CV22 6JU	CV22 6	28/07/2023	277,000	281,457	FALSE	Residential	Bungalow	Semi_Detached	87	3,184	3,235	Freehold
65, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	10/10/2024	345,000	337,565	FALSE	Residential	House	Detached	104	3,317	3,246	Freehold
45, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	12/02/2024	250,000	253,395	FALSE	Residential	House	Semi_Detached	78	3,205	3,249	Freehold
13, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	26/01/2024	275,000	276,392	FALSE	Residential	House	Detached	85	3,235	3,252	Freehold
16, Othello Close, Rugby, Warwickshire CV22 6LX	CV22 6LX	CV22 6	12/01/2024	245,000	250,961	FALSE	Residential	Bungalow	Semi_Detached	77	3,182	3,259	Freehold
4, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	03/02/2025	332,000	330,404	FALSE	Residential	House	Detached	101	3,287	3,271	Freehold
3, Wentworth Road, Rugby, Warwickshire CV22 6BG	CV22 6BG	CV22 6	21/02/2024	255,000	258,463	FALSE	Residential	House	Semi_Detached	79	3,228	3,272	Freehold
14, Earle Gardens, Dunchurch, Rugby, Warwickshire CV22 6BN	CV22 6BN	CV22 6	01/09/2023	685,000	675,646	FALSE	Residential	House	Detached	206	3,325	3,280	Freehold
29, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	29/08/2025	188,500	187,043	FALSE	Residential	House	Terraced	57	3,307	3,282	Freehold
32, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	17/04/2025	228,000	226,479	FALSE	Residential	House	Semi_Detached	69	3,304	3,282	Freehold
3, Rocheberie Way, Rugby, Warwickshire CV22 6EG	CV22 6EG	CV22 6	07/10/2022	714,000	706,002	FALSE	Residential	House	Detached	215	3,321	3,284	Freehold
5, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	16/12/2022	285,000	285,696	FALSE	Residential	House	Semi_Detached	87	3,276	3,284	Freehold
35, Cymbeline Way, Rugby, Warwickshire CV22 6JZ	CV22 6JZ	CV22 6	28/10/2022	295,000	296,082	FALSE	Residential	House	Semi_Detached	90	3,278	3,290	Freehold
59, Wolsey Road, Rugby, Warwickshire CV22 6LW	CV22 6LW	CV22 6	11/02/2025	310,000	309,703	FALSE	Residential	House	Semi_Detached	94	3,298	3,295	Freehold
42, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	15/03/2023	225,000	230,906	FALSE	Residential	House	Semi_Detached	70	3,214	3,299	Freehold
18, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	26/04/2024	320,000	323,348	FALSE	Residential	House	Semi_Detached	98	3,265	3,299	Freehold
Terrace End, Cawston Lane, Dunchurch, Rugby, Warwickshire CV22 6QF	CV22 6QF	CV22 6	17/11/2023	295,000	297,017	FALSE	Residential	House	Terraced	90	3,278	3,300	Freehold
29, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	14/07/2023	330,000	328,759	FALSE	Residential	House	Detached	99	3,333	3,321	Freehold
81, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	16/12/2022	285,000	285,696	FALSE	Residential	House	Semi_Detached	86	3,314	3,322	Freehold
35, Shakespeare Gardens, Rugby, Warwickshire CV22 6ES	CV22 6ES	CV22 6	26/02/2024	295,000	299,006	FALSE	Residential	House	Semi_Detached	90	3,278	3,322	Freehold
26, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	15/12/2023	275,000	275,851	FALSE	Residential	House	Terraced	83	3,313	3,324	Freehold
16, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	21/03/2025	390,000	386,268	FALSE	Residential	House	Detached	116	3,362	3,330	Freehold
31, Montague Road, Rugby, Warwickshire CV22 6NA	CV22 6NA	CV22 6	24/09/2024	351,000	346,422	FALSE	Residential	House	Detached	104	3,375	3,331	Freehold
25, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	02/08/2023	290,000	293,214	FALSE	Residential	House	Semi_Detached	88	3,295	3,332	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
100, Dunchurch Road, Rugby, Warwickshire CV22 6AF	CV22 6AF	CV22 6	16/12/2022	385,600	386,542	FALSE	Residential	House	Semi_Detached	116	3,324	3,332	Freehold
18, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	28/03/2023	660,000	660,000	FALSE	Residential	House	Detached	198	3,333	3,333	Freehold
46, Arbour Close, Rugby, Warwickshire CV22 6EH	CV22 6EH	CV22 6	07/07/2023	175,000	173,348	FALSE	Residential	House	Flat	52	3,365	3,334	Leasehold
5, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	19/01/2024	435,000	437,201	FALSE	Residential	House	Detached	131	3,321	3,337	Freehold
136, Tennyson Avenue, Rugby, Warwickshire CV22 6JB	CV22 6JB	CV22 6	07/03/2025	280,000	277,321	FALSE	Residential	Bungalow	Detached	83	3,374	3,341	Freehold
9, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	08/07/2024	605,000	609,217	FALSE	Residential	House	Detached	182	3,324	3,347	Freehold
44, Adkinson Avenue, Dunchurch, Rugby, Warwickshire CV22 6RG	CV22 6RG	CV22 6	15/01/2025	220,000	224,525	FALSE	Residential	House	Semi_Detached	67	3,284	3,351	Freehold
15, Macaulay Road, Rugby, Warwickshire CV22 6HE	CV22 6HE	CV22 6	05/05/2023	298,000	303,358	FALSE	Residential	House	Semi_Detached	90	3,311	3,371	Freehold
43, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	27/06/2025	195,000	196,146	FALSE	Residential	House	Terraced	58	3,362	3,382	Freehold
14, Earle Gardens, Dunchurch, Rugby, Warwickshire CV22 6BN	CV22 6BN	CV22 6	31/07/2025	700,000	697,977	FALSE	Residential	House	Detached	206	3,398	3,388	Freehold
1, Othello Close, Rugby, Warwickshire CV22 6LX	CV22 6LX	CV22 6	14/08/2023	245,000	247,716	FALSE	Residential	House	Semi_Detached	73	3,356	3,393	Freehold
122, Cymbeline Way, Rugby, Warwickshire CV22 6LA	CV22 6LA	CV22 6	02/11/2022	345,000	339,446	FALSE	Residential	House	Detached	100	3,450	3,394	Freehold
254, Dunchurch Road, Rugby, Warwickshire CV22 6HX	CV22 6HX	CV22 6	21/12/2022	785,000	774,280	FALSE	Residential	House	Detached	228	3,443	3,396	Freehold
36, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	19/07/2024	405,000	407,823	FALSE	Residential	House	Detached	120	3,375	3,399	Freehold
118, Tennyson Avenue, Rugby, Warwickshire CV22 6JF	CV22 6JF	CV22 6	21/02/2025	300,000	299,712	FALSE	Residential	House	Semi_Detached	88	3,409	3,406	Freehold
10, Waring Way, Dunchurch, Rugby, Warwickshire CV22 6PH	CV22 6PH	CV22 6	28/08/2024	685,000	674,390	FALSE	Residential	House	Detached	198	3,460	3,406	Freehold
47, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	21/02/2024	242,000	245,286	FALSE	Residential	Bungalow	Semi_Detached	72	3,361	3,407	Freehold
59, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	29/09/2023	227,000	228,391	FALSE	Residential	House	Semi_Detached	67	3,388	3,409	Freehold
2, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	30/08/2024	190,000	187,940	FALSE	Residential	House	Semi_Detached	55	3,455	3,417	Freehold
24, The Hall Close, Dunchurch, Rugby, Warwickshire CV22 6NP	CV22 6NP	CV22 6	25/07/2023	685,000	682,423	FALSE	Residential	House	Detached	199	3,442	3,429	Freehold
73, Wordsworth Road, Rugby, Warwickshire CV22 6HZ	CV22 6HZ	CV22 6	19/05/2023	300,000	305,394	FALSE	Residential	House	Semi_Detached	89	3,371	3,431	Freehold
77, Rugby Road, Dunchurch, Rugby, Warwickshire CV22 6PQ	CV22 6PQ	CV22 6	05/02/2024	420,000	420,000	FALSE	Residential	House	Detached	122	3,443	3,443	Freehold
1, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	23/10/2023	250,000	248,036	FALSE	Residential	House	Semi_Detached	72	3,472	3,445	Freehold
17, Montague Road, Rugby, Warwickshire CV22 6NA	CV22 6NA	CV22 6	15/12/2023	302,000	303,479	FALSE	Residential	House	Semi_Detached	88	3,432	3,449	Freehold
58, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	07/07/2023	265,000	269,264	FALSE	Residential	Bungalow	Semi_Detached	78	3,397	3,452	Freehold
8, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	10/04/2024	325,000	325,205	FALSE	Residential	House	Detached	94	3,457	3,460	Freehold
17, Oakfield Road, Rugby, Warwickshire CV22 6AU	CV22 6AU	CV22 6	03/02/2023	305,000	311,837	FALSE	Residential	House	Semi_Detached	90	3,389	3,465	Freehold
4, Sedlescombe Park, Rugby, Warwickshire CV22 6HL	CV22 6HL	CV22 6	07/07/2023	762,500	759,632	FALSE	Residential	House	Detached	219	3,482	3,469	Freehold
39, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	28/11/2022	200,000	197,802	FALSE	Residential	House	Terraced	57	3,509	3,470	Freehold
220, Montague Road, Rugby, Warwickshire CV22 6LG	CV22 6LG	CV22 6	31/03/2025	427,500	423,409	FALSE	Residential	House	Detached	122	3,504	3,471	Freehold
23, Oakfield Road, Rugby, Warwickshire CV22 6AU	CV22 6AU	CV22 6	18/07/2025	275,000	274,211	FALSE	Residential	House	Semi_Detached	79	3,481	3,471	Freehold
56, Everest Road, Rugby, Warwickshire CV22 6EX	CV22 6EX	CV22 6	28/06/2024	270,000	271,654	FALSE	Residential	House	Semi_Detached	78	3,462	3,483	Freehold
92, Tennyson Avenue, Rugby, Warwickshire CV22 6JF	CV22 6JF	CV22 6	13/09/2024	375,000	370,109	FALSE	Residential	House	Detached	106	3,538	3,492	Freehold
4, Hazelwood Close, Dunchurch, Rugby, Warwickshire CV22 6QG	CV22 6QG	CV22 6	28/02/2025	365,000	363,245	FALSE	Residential	House	Detached	104	3,510	3,493	Freehold
10, Beaconsfield Avenue, Rugby, Warwickshire CV22 6BY	CV22 6BY	CV22 6	14/08/2023	315,000	318,491	FALSE	Residential	House	Semi_Detached	91	3,462	3,500	Freehold
Flat 7, Tresham House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	27/06/2025	143,000	143,733	FALSE	Residential	House	Flat	41	3,488	3,506	Leasehold
123, Tennyson Avenue, Rugby, Warwickshire CV22 6JB	CV22 6JB	CV22 6	17/03/2023	291,000	291,000	FALSE	Residential	House	Detached	83	3,506	3,506	Freehold
74, Mellish Road, Rugby, Warwickshire CV22 6BB	CV22 6BB	CV22 6	12/10/2023	408,000	397,250	FALSE	Residential	House	Detached	113	3,611	3,515	Freehold
46, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	10/02/2023	327,000	334,330	FALSE	Residential	House	Semi_Detached	95	3,442	3,519	Freehold
3, Deerhurst Mews, Dunchurch, Rugby, Warwickshire CV22 6NH	CV22 6NH	CV22 6	16/12/2022	245,000	242,901	FALSE	Residential	House	Terraced	69	3,551	3,520	Freehold
3, Hamlet Close, Rugby, Warwickshire CV22 6LS	CV22 6LS	CV22 6	28/02/2025	275,000	274,736	FALSE	Residential	House	Semi_Detached	78	3,526	3,522	Freehold
17, Southam Road, Dunchurch, Rugby, Warwickshire CV22 6NL	CV22 6NL	CV22 6	29/09/2023	292,500	292,500	FALSE	Residential	House	Terraced	83	3,524	3,524	Freehold
12, Earle Gardens, Dunchurch, Rugby, Warwickshire CV22 6BN	CV22 6BN	CV22 6	28/03/2025	615,000	609,115	FALSE	Residential	House	Detached	172	3,576	3,541	Freehold
43, Shakespeare Gardens, Rugby, Warwickshire CV22 6ES	CV22 6ES	CV22 6	18/06/2024	391,000	393,396	FALSE	Residential	House	Semi_Detached	111	3,523	3,544	Freehold
8, Hibbert Close, Rugby, Warwickshire CV22 6DS	CV22 6DS	CV22 6	16/06/2023	320,000	323,348	FALSE	Residential	House	Semi_Detached	91	3,516	3,553	Freehold
66, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	29/06/2023	281,500	284,445	FALSE	Residential	House	Semi_Detached	80	3,519	3,556	Freehold
8, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	18/06/2024	290,000	288,039	FALSE	Residential	House	Flat	81	3,580	3,556	Leasehold
20, Tennyson Avenue, Rugby, Warwickshire CV22 6JH	CV22 6JH	CV22 6	15/02/2023	301,000	306,102	FALSE	Residential	House	Terraced	86	3,500	3,559	Freehold
47, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	14/08/2023	205,500	206,520	FALSE	Residential	House	Terraced	58	3,543	3,561	Freehold
4, Beaconsfield Avenue, Rugby, Warwickshire CV22 6BY	CV22 6BY	CV22 6	14/02/2025	380,000	378,173	FALSE	Residential	Bungalow	Detached	106	3,585	3,568	Freehold
5, Bracken Drive, Rugby, Warwickshire CV22 6SL	CV22 6SL	CV22 6	20/09/2024	198,000	197,027	FALSE	Residential	House	Terraced	55	3,600	3,582	Freehold
41, Wordsworth Road, Rugby, Warwickshire CV22 6HY	CV22 6HY	CV22 6	24/05/2024	570,000	577,634	FALSE	Residential	House	Detached	161	3,540	3,588	Freehold
34, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	15/09/2023	180,000	180,000	FALSE	Residential	Bungalow	Terraced	50	3,600	3,600	Leasehold
19, Shakespeare Gardens, Rugby, Warwickshire CV22 6ES	CV22 6ES	CV22 6	03/11/2022	425,000	425,000	FALSE	Residential	House	Semi_Detached	118	3,602	3,602	Freehold
18, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	10/08/2023	186,500	187,426	FALSE	Residential	Bungalow	Terraced	52	3,587	3,604	Leasehold
1, Buccleuch Close, Dunchurch, Rugby, Warwickshire CV22 6QB	CV22 6QB	CV22 6	15/12/2022	295,000	292,472	FALSE	Residential	House	Terraced	81	3,642	3,611	Freehold
30, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	28/03/2024	233,000	238,371	FALSE	Residential	House	Semi_Detached	66	3,530	3,612	Freehold
27, Boswell Road, Rugby, Warwickshire CV22 6JD	CV22 6JD	CV22 6	06/02/2025	280,000	278,654	FALSE	Residential	Bungalow	Detached	77	3,636	3,619	Freehold
23, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	12/05/2023	185,000	189,324	FALSE	Residential	Bungalow	Terraced	52	3,558	3,641	Leasehold
25, Dunchurch Hall, Dunchurch, Rugby, Warwickshire CV22 6PD	CV22 6PD	CV22 6	14/02/2025	443,000	437,042	FALSE	Residential	House	Terraced	120	3,692	3,642	Leasehold
21, Oakfield Road, Rugby, Warwickshire CV22 6AU	CV22 6AU	CV22 6	28/07/2023	291,250	295,936	FALSE	Residential	House	Semi_Detached	81	3,596	3,654	Freehold
67, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	14/11/2022	435,000	427,997	FALSE	Residential	House	Detached	117	3,718	3,658	Freehold
337, Dunchurch Road, Rugby, Warwickshire CV22 6HT	CV22 6HT	CV22 6	17/02/2023	474,950	475,249	FALSE	Residential	House	Detached	129	3,682	3,684	Freehold
85, Wordsworth Road, Rugby, Warwickshire CV22 6HZ	CV22 6HZ	CV22 6	22/09/2023	315,000	316,930	FALSE	Residential	House	Semi_Detached	86	3,663	3,685	Freehold
13, Buccleuch Close, Dunchurch, Rugby, Warwickshire CV22 6QB	CV22 6QB	CV22 6	25/01/2023	432,000	431,186	FALSE	Residential	House	Detached	117	3,692	3,685	Freehold
14, Buchanan Road, Rugby, Warwickshire CV22 6AY	CV22 6AY	CV22 6	09/08/2024	212,500	210,196	FALSE	Residential	House	Semi_Detached	57	3,728	3,688	Freehold
18, Falstaff Drive, Rugby, Warwickshire CV22 6LL	CV22 6LL	CV22 6	16/05/2025	225,000	225,216	FALSE	Residential	Bungalow	Semi_Detached	61	3,689	3,692	Freehold
14, Overslade Manor Drive, Rugby, Warwickshire CV22 6EB	CV22 6EB	CV22 6	12/10/2023	307,000	298,911	FALSE	Residential	Bungalow	Detached	80	3,838	3,736	Freehold
24, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	15/08/2025	395,000	393,858	FALSE	Residential	House	Detached	105	3,762	3,751	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
4, Macbeth Close, Rugby, Warwickshire CV22 6LP	CV22 6LP	CV22 6	24/05/2024	235,000	240,118	FALSE	Residential	Bungalow	Semi_Detached	64	3,672	3,752	Freehold
48, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	22/05/2023	406,500	403,958	FALSE	Residential	House	Detached	107	3,799	3,775	Freehold
38, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	04/12/2023	305,500	306,996	FALSE	Residential	House	Semi_Detached	81	3,772	3,790	Freehold
30, Falstaff Drive, Rugby, Warwickshire CV22 6LL	CV22 6LL	CV22 6	11/06/2024	230,000	231,409	FALSE	Residential	Bungalow	Semi_Detached	61	3,770	3,794	Freehold
311, Dunchurch Road, Rugby, Warwickshire CV22 6HT	CV22 6HT	CV22 6	15/12/2023	300,000	295,903	FALSE	Residential	Bungalow	Detached	78	3,846	3,794	Freehold
7, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	27/10/2023	218,000	216,288	FALSE	Residential	Bungalow	Semi_Detached	57	3,825	3,795	Freehold
9, Hazelwood Close, Dunchurch, Rugby, Warwickshire CV22 6QG	CV22 6QG	CV22 6	14/08/2025	385,000	383,887	FALSE	Residential	House	Detached	101	3,812	3,801	Freehold
11, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	05/08/2024	340,000	334,734	FALSE	Residential	House	Detached	88	3,864	3,804	Freehold
1, Medhurst Close, Dunchurch, Rugby, Warwickshire CV22 6QQ	CV22 6QQ	CV22 6	31/07/2024	408,000	410,844	FALSE	Residential	House	Detached	108	3,778	3,804	Freehold
14, Barnwell Close, Dunchurch, Rugby, Warwickshire CV22 6QH	CV22 6QH	CV22 6	28/06/2024	527,500	527,832	FALSE	Residential	House	Detached	138	3,822	3,825	Freehold
11, Vicarage Lane, Dunchurch, Rugby, Warwickshire CV22 6QP	CV22 6QP	CV22 6	28/10/2022	500,000	494,400	FALSE	Residential	House	Detached	129	3,876	3,833	Freehold
15, Othello Close, Rugby, Warwickshire CV22 6LX	CV22 6LX	CV22 6	25/03/2025	288,000	284,451	FALSE	Residential	House	Semi_Detached	74	3,892	3,844	Freehold
5, Barnwell Close, Dunchurch, Rugby, Warwickshire CV22 6QH	CV22 6QH	CV22 6	13/12/2023	330,000	331,022	FALSE	Residential	House	Terraced	86	3,837	3,849	Freehold
53, Sandford Way, Dunchurch, Rugby, Warwickshire CV22 6NB	CV22 6NB	CV22 6	12/09/2024	300,000	297,644	FALSE	Residential	House	Semi_Detached	77	3,896	3,866	Freehold
65, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	22/09/2025	472,000	472,000	FALSE	Residential	House	Detached	122	3,869	3,869	Freehold
63, Hillary Road, Rugby, Warwickshire CV22 6ET	CV22 6ET	CV22 6	08/09/2023	385,000	387,359	FALSE	Residential	House	Semi_Detached	100	3,850	3,874	Freehold
22, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	04/11/2022	450,200	442,952	FALSE	Residential	House	Detached	114	3,949	3,886	Freehold
Prestleigh, Coventry Road, Dunchurch, Rugby, Warwickshire CV22 6RE	CV22 6RE	CV22 6	28/03/2025	400,000	396,172	FALSE	Residential	Bungalow	Detached	100	4,000	3,962	Freehold
25, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	11/08/2023	202,000	203,002	FALSE	Residential	Bungalow	Terraced	51	3,961	3,980	Leasehold
4, Bawnmore Park, Rugby, Warwickshire CV22 6JW	CV22 6JW	CV22 6	12/12/2022	630,000	621,397	FALSE	Residential	House	Detached	156	4,038	3,983	Freehold
28, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	06/03/2023	210,000	215,863	FALSE	Residential	Bungalow	Terraced	54	3,889	3,997	Leasehold
14, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	14/03/2025	240,000	237,043	FALSE	Residential	Bungalow	Semi_Detached	59	4,068	4,018	Freehold
83, Overslade Lane, Rugby, Warwickshire CV22 6EE	CV22 6EE	CV22 6	16/02/2024	407,000	407,000	FALSE	Residential	Bungalow	Detached	101	4,030	4,030	Freehold
26, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	25/10/2022	212,000	210,184	FALSE	Residential	Bungalow	Terraced	52	4,077	4,042	Leasehold
119, Bawnmore Road, Rugby, Warwickshire CV22 6JJ	CV22 6JJ	CV22 6	21/10/2022	605,000	598,223	FALSE	Residential	House	Detached	147	4,116	4,070	Freehold
128, Dunchurch Road, Rugby, Warwickshire CV22 6DR	CV22 6DR	CV22 6	01/09/2023	285,000	285,000	FALSE	Residential	Bungalow	Terraced	70	4,071	4,071	Freehold
20, Northampton Lane, Dunchurch, Rugby, Warwickshire CV22 6QA	CV22 6QA	CV22 6	16/10/2023	435,000	431,583	FALSE	Residential	House	Semi_Detached	106	4,104	4,072	Freehold
20, Burnside, Rugby, Warwickshire CV22 6AX	CV22 6AX	CV22 6	15/12/2023	212,500	213,540	FALSE	Residential	Bungalow	Semi_Detached	52	4,087	4,107	Freehold
86, Montague Road, Rugby, Warwickshire CV22 6LU	CV22 6LU	CV22 6	04/08/2025	440,000	438,728	FALSE	Residential	Bungalow	Detached	106	4,151	4,139	Freehold
27, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	27/02/2025	210,000	207,176	FALSE	Residential	Bungalow	Terraced	50	4,200	4,144	Leasehold
Rivendell, Sedlescombe Park, Rugby, Warwickshire CV22 6HL	CV22 6HL	CV22 6	03/02/2023	635,000	635,400	FALSE	Residential	House	Detached	153	4,150	4,153	Freehold
18, Oakfield Road, Rugby, Warwickshire CV22 6AU	CV22 6AU	CV22 6	15/09/2025	270,000	270,000	FALSE	Residential	House	Semi_Detached	65	4,154	4,154	Freehold
22, Ferrieres Close, Dunchurch, Rugby, Warwickshire CV22 6TB	CV22 6TB	CV22 6	28/10/2022	210,000	208,201	FALSE	Residential	Bungalow	Terraced	50	4,200	4,164	Leasehold
23, Weston Close, Dunchurch, Rugby, Warwickshire CV22 6QD	CV22 6QD	CV22 6	10/03/2023	300,000	308,376	FALSE	Residential	House	Terraced	74	4,054	4,167	Freehold
St. Georges, Rugby Road, Dunchurch, Rugby, Warwickshire CV22 6PW	CV22 6PW	CV22 6	11/11/2022	1,250,000	1,237,616	FALSE	Residential	House	Other	296	4,223	4,181	Freehold
58, Wordsworth Road, Rugby, Warwickshire CV22 6HZ	CV22 6HZ	CV22 6	06/04/2023	350,000	359,637	FALSE	Residential	House	Semi_Detached	86	4,070	4,182	Freehold
2a, Overslade Lane, Rugby, Warwickshire CV22 6DY	CV22 6DY	CV22 6	27/06/2023	580,000	573,147	FALSE	Residential	House	Detached	137	4,234	4,184	Freehold
79, Buchanan Road, Rugby, Warwickshire CV22 6AZ	CV22 6AZ	CV22 6	16/01/2023	335,500	334,868	FALSE	Residential	House	Detached	80	4,194	4,186	Freehold
75, Bawnmore Road, Rugby, Warwickshire CV22 6JN	CV22 6JN	CV22 6	29/01/2025	572,500	582,060	FALSE	Residential	House	Detached	139	4,119	4,188	Freehold
10, Plantagenet Drive, Rugby, Warwickshire CV22 6LB	CV22 6LB	CV22 6	26/01/2024	375,000	376,898	FALSE	Residential	House	Detached	90	4,167	4,188	Freehold
16, Southam Road, Dunchurch, Rugby, Warwickshire CV22 6NL	CV22 6NL	CV22 6	19/03/2024	250,000	255,521	FALSE	Residential	House	Terraced	61	4,098	4,189	Freehold
9, Critchley Drive, Dunchurch, Rugby, Warwickshire CV22 6PJ	CV22 6PJ	CV22 6	20/10/2022	565,000	558,671	FALSE	Residential	House	Detached	133	4,248	4,201	Freehold
68, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	15/12/2023	325,000	320,562	FALSE	Residential	Bungalow	Detached	76	4,276	4,218	Freehold
20, Wolsey Road, Rugby, Warwickshire CV22 6LW	CV22 6LW	CV22 6	26/09/2023	235,000	236,440	FALSE	Residential	Bungalow	Semi_Detached	56	4,196	4,222	Freehold
36, Ratliffe Road, Rugby, Warwickshire CV22 6HB	CV22 6HB	CV22 6	23/05/2023	401,000	398,492	FALSE	Residential	Bungalow	Detached	94	4,266	4,239	Freehold
26, Southam Road, Dunchurch, Rugby, Warwickshire CV22 6NL	CV22 6NL	CV22 6	13/09/2023	340,000	340,000	FALSE	Residential	House	Terraced	80	4,250	4,250	Freehold
76, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	16/10/2023	310,000	301,832	FALSE	Residential	Bungalow	Detached	71	4,366	4,251	Freehold
43, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	30/08/2024	245,000	242,343	FALSE	Residential	Bungalow	Semi_Detached	57	4,298	4,252	Freehold
44, Rupert Brooke Road, Rugby, Warwickshire CV22 6HQ	CV22 6HQ	CV22 6	17/02/2025	230,000	229,779	FALSE	Residential	House	Semi_Detached	54	4,259	4,255	Freehold
22, Rupert Brooke Road, Rugby, Warwickshire CV22 6HQ	CV22 6HQ	CV22 6	21/12/2022	285,000	281,108	FALSE	Residential	Bungalow	Detached	66	4,318	4,259	Freehold
18, Daventry Road, Dunchurch, Rugby, Warwickshire CV22 6NS	CV22 6NS	CV22 6	17/05/2024	365,000	371,653	FALSE	Residential	House	Terraced	87	4,195	4,272	Freehold
182, Dunchurch Road, Rugby, Warwickshire CV22 6DT	CV22 6DT	CV22 6	05/07/2023	515,000	513,063	FALSE	Residential	Bungalow	Detached	120	4,292	4,276	Freehold
7, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	05/03/2024	340,000	342,565	FALSE	Residential	House	Flat	80	4,250	4,282	Leasehold
15, Tennyson Avenue, Rugby, Warwickshire CV22 6JH	CV22 6JH	CV22 6	26/07/2023	274,000	278,408	FALSE	Residential	Bungalow	Semi_Detached	65	4,215	4,283	Freehold
10, Burnside, Rugby, Warwickshire CV22 6AX	CV22 6AX	CV22 6	28/10/2022	265,000	265,972	FALSE	Residential	House	Semi_Detached	62	4,274	4,290	Freehold
43, Westfield Road, Rugby, Warwickshire CV22 6AS	CV22 6AS	CV22 6	08/02/2024	250,000	253,395	FALSE	Residential	House	Semi_Detached	59	4,237	4,295	Freehold
8, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	04/06/2024	252,000	253,544	FALSE	Residential	Bungalow	Semi_Detached	59	4,271	4,297	Freehold
6, Boughton Close, Dunchurch, Rugby, Warwickshire CV22 6BZ	CV22 6BZ	CV22 6	17/01/2025	670,000	681,189	FALSE	Residential	House	Detached	158	4,241	4,311	Freehold
164, Coventry Road, Dunchurch, Rugby, Warwickshire CV22 6RF	CV22 6RF	CV22 6	07/03/2025	320,000	311,803	FALSE	Residential	House	Terraced	72	4,444	4,331	Freehold
11, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	09/05/2024	237,500	242,673	FALSE	Residential	Bungalow	Semi_Detached	56	4,241	4,333	Freehold
8, Arden Close, Rugby, Warwickshire CV22 6LH	CV22 6LH	CV22 6	21/07/2025	240,000	239,311	FALSE	Residential	Bungalow	Semi_Detached	55	4,364	4,351	Freehold
17, Oberon Close, Rugby, Warwickshire CV22 6LZ	CV22 6LZ	CV22 6	28/10/2022	250,700	251,619	FALSE	Residential	Bungalow	Semi_Detached	57	4,398	4,414	Freehold
5, Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire CV22 6NQ	CV22 6NQ	CV22 6	06/01/2023	270,000	265,838	FALSE	Residential	House	Flat	60	4,500	4,431	Leasehold
13, Juliet Drive, Rugby, Warwickshire CV22 6LY	CV22 6LY	CV22 6	27/04/2023	246,000	252,773	FALSE	Residential	Bungalow	Semi_Detached	57	4,316	4,435	Freehold
36, Edyvean Close, Rugby, Warwickshire CV22 6LD	CV22 6LD	CV22 6	03/06/2024	465,000	465,293	FALSE	Residential	House	Detached	104	4,471	4,474	Freehold
18, Vicarage Lane, Dunchurch, Rugby, Warwickshire CV22 6QP	CV22 6QP	CV22 6	09/06/2023	580,000	573,147	FALSE	Residential	Bungalow	Detached	128	4,531	4,478	Freehold
9, Mill Farm Close, Dunchurch, Rugby, Warwickshire CV22 6QL	CV22 6QL	CV22 6	25/06/2025	422,500	425,377	FALSE	Residential	House	Detached	95	4,447	4,478	Freehold
74, The Heath, Dunchurch, Rugby, Warwickshire CV22 6RJ	CV22 6RJ	CV22 6	26/04/2024	325,000	328,400	FALSE	Residential	House	Semi_Detached	73	4,452	4,499	Freehold
70, Falstaff Drive, Rugby, Warwickshire CV22 6LJ	CV22 6LJ	CV22 6	16/07/2025	280,000	279,191	FALSE	Residential	Bungalow	Detached	62	4,516	4,503	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
7, Wolsey Road, Rugby, Warwickshire CV22 6LN	CV22 6LN	CV22 6	16/10/2024	262,000	257,453	FALSE	Residential	Bungalow	Semi_Detached	57	4,596	4,517	Freehold
16, Rupert Brooke Road, Rugby, Warwickshire CV22 6HQ	CV22 6HQ	CV22 6	24/11/2023	299,950	296,960	FALSE	Residential	Bungalow	Detached	65	4,615	4,569	Freehold
33, Tennyson Avenue, Rugby, Warwickshire CV22 6JH	CV22 6JH	CV22 6	18/03/2024	232,000	237,348	FALSE	Residential	Bungalow	Semi_Detached	50	4,640	4,747	Freehold
11, Southey Road, Rugby, Warwickshire CV22 6HF	CV22 6HF	CV22 6	11/04/2023	250,000	256,884	FALSE	Residential	Bungalow	Semi_Detached	54	4,630	4,757	Freehold
26, Whittle Close, Rugby, Warwickshire CV22 6JR	CV22 6JR	CV22 6	20/11/2023	265,000	262,358	FALSE	Residential	Bungalow	Detached	55	4,818	4,770	Freehold
78, The Heath, Dunchurch, Rugby, Warwickshire CV22 6RJ	CV22 6RJ	CV22 6	09/10/2023	342,750	340,058	FALSE	Residential	Bungalow	Semi_Detached	70	4,896	4,858	Freehold
16, Ratliffe Road, Rugby, Warwickshire CV22 6HB	CV22 6HB	CV22 6	17/10/2024	274,500	269,736	FALSE	Residential	Bungalow	Semi_Detached	55	4,991	4,904	Freehold
54, Shakespeare Gardens, Rugby, Warwickshire CV22 6HG	CV22 6HG	CV22 6	27/02/2023	300,000	306,725	FALSE	Residential	Bungalow	Semi_Detached	62	4,839	4,947	Freehold
74a, The Heath, Dunchurch, Rugby, Warwickshire CV22 6RJ	CV22 6RJ	CV22 6	29/09/2023	350,000	345,220	FALSE	Residential	Bungalow	Detached	69	5,072	5,003	Freehold
36, Whittle Close, Rugby, Warwickshire CV22 6JR	CV22 6JR	CV22 6	27/01/2023	285,000	284,463	FALSE	Residential	Bungalow	Detached	56	5,089	5,080	Freehold
20, Rupert Brooke Road, Rugby, Warwickshire CV22 6HQ	CV22 6HQ	CV22 6	14/08/2023	279,000	282,092	FALSE	Residential	Bungalow	Semi_Detached	55	5,073	5,129	Freehold
31, Wolsey Road, Rugby, Warwickshire CV22 6LW	CV22 6LW	CV22 6	28/03/2025	432,500	428,361	FALSE	Residential	Bungalow	Detached	80	5,406	5,355	Freehold
		CV22 6 Average									3,525	3,525	
36, Dodgson Close, Cawston, Rugby, Warwickshire CV22 7ZQ	CV22 7ZQ	CV22 7	11/04/2025	517,500	515,508	FALSE	Residential	House	Detached	238	2,174	2,166	Freehold
83, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	09/07/2025	152,000	150,680	FALSE	Residential	House	Terraced	69	2,203	2,184	Freehold
119, Martin Lane, Rugby, Warwickshire CV22 7RF	CV22 7RF	CV22 7	11/07/2025	129,995	128,943	FALSE	Residential	House	Flat	59	2,203	2,186	Leasehold
41, Martin Lane, Rugby, Warwickshire CV22 7RF	CV22 7RF	CV22 7	11/02/2025	128,500	125,058	FALSE	Residential	House	Flat	57	2,254	2,194	Leasehold
48, Carlton Road, Rugby, Warwickshire CV22 7PD	CV22 7PD	CV22 7	24/03/2025	190,000	187,659	FALSE	Residential	House	Semi_Detached	84	2,262	2,234	Freehold
31, Addison Road, Rugby, Warwickshire CV22 7BG	CV22 7BG	CV22 7	27/03/2025	199,802	194,684	FALSE	Residential	House	Terraced	86	2,323	2,264	Freehold
65, Martin Lane, Rugby, Warwickshire CV22 7RF	CV22 7RF	CV22 7	30/04/2025	135,000	131,124	FALSE	Residential	House	Flat	57	2,368	2,300	Leasehold
45, Newland Street, Rugby, Warwickshire CV22 7BJ	CV22 7BJ	CV22 7	23/05/2025	180,000	180,173	FALSE	Residential	House	Semi_Detached	78	2,308	2,310	Freehold
Apartment 2, Baker House, Ivy Grange, Bilton, Rugby, Warwickshire CV22 7HF	CV22 7HF	CV22 7	31/03/2025	150,000	143,561	FALSE	Residential	House	Flat	62	2,419	2,316	Leasehold
13, Evans Road, Rugby, Warwickshire CV22 7HT	CV22 7HT	CV22 7	03/04/2025	295,000	293,031	FALSE	Residential	House	Semi_Detached	125	2,360	2,344	Freehold
67, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	17/04/2025	202,000	199,475	FALSE	Residential	House	Terraced	85	2,376	2,347	Freehold
Flat 1, Lister House, Ivy Grange, Bilton, Rugby, Warwickshire CV22 7XG	CV22 7XG	CV22 7	27/05/2025	152,000	149,861	FALSE	Residential	House	Flat	63	2,413	2,379	Leasehold
Apartment 1, Hogan House, Ivy Grange, Bilton, Rugby, Warwickshire CV22 7HG	CV22 7HG	CV22 7	29/07/2025	145,750	144,571	FALSE	Residential	House	Flat	59	2,470	2,450	Leasehold
13, Main Street, Bilton, Rugby, Warwickshire CV22 7NQ	CV22 7NQ	CV22 7	31/03/2025	247,500	241,160	FALSE	Residential	House	Terraced	98	2,526	2,461	Freehold
37, Deepmore Road, Rugby, Warwickshire CV22 7PY	CV22 7PY	CV22 7	30/04/2025	203,000	200,463	FALSE	Residential	House	Terraced	81	2,506	2,475	Freehold
29, Dunster Close, Rugby, Warwickshire CV22 7AZ	CV22 7AZ	CV22 7	17/04/2025	133,000	129,181	FALSE	Residential	House	Flat	52	2,558	2,484	Leasehold
110, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	30/05/2025	194,000	193,247	FALSE	Residential	House	Terraced	77	2,520	2,510	Freehold
16, Frobisher Road, Rugby, Warwickshire CV22 7HU	CV22 7HU	CV22 7	18/07/2025	275,000	274,211	FALSE	Residential	House	Semi_Detached	109	2,523	2,516	Freehold
50, Dunster Close, Rugby, Warwickshire CV22 7AZ	CV22 7AZ	CV22 7	19/08/2025	132,500	131,295	FALSE	Residential	House	Flat	52	2,548	2,525	Leasehold
1, Melford Court, Rugby, Warwickshire CV22 7DP	CV22 7DP	CV22 7	04/07/2025	140,000	138,868	FALSE	Residential	Maisonette	Flat	55	2,545	2,525	Freehold
31, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	28/03/2025	430,000	425,885	FALSE	Residential	House	Detached	168	2,560	2,535	Leasehold
2, Haven Court, Rugby, Warwickshire CV22 7RL	CV22 7RL	CV22 7	05/02/2025	170,000	167,714	FALSE	Residential	House	Terraced	66	2,576	2,541	Freehold
8, Hidcote Close, Rugby, Warwickshire CV22 7JL	CV22 7JL	CV22 7	08/08/2025	246,000	244,099	FALSE	Residential	House	Terraced	96	2,562	2,543	Freehold
4, Wolston Court, Cawston, Rugby, Warwickshire CV22 7SQ	CV22 7SQ	CV22 7	14/05/2025	189,000	188,267	FALSE	Residential	House	Terraced	73	2,589	2,579	Leasehold
11, Napton Court, Cawston, Rugby, Warwickshire CV22 7SN	CV22 7SN	CV22 7	23/11/2022	199,500	193,443	FALSE	Residential	House	Flat	75	2,660	2,579	Leasehold
21, David Road, Rugby, Warwickshire CV22 7PX	CV22 7PX	CV22 7	23/08/2024	205,000	202,777	FALSE	Residential	House	Semi_Detached	78	2,628	2,600	Freehold
18, Evans Road, Rugby, Warwickshire CV22 7HT	CV22 7HT	CV22 7	28/03/2025	225,000	222,227	FALSE	Residential	House	Semi_Detached	85	2,647	2,614	Freehold
25, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SB	CV22 7SB	CV22 7	28/03/2025	200,000	191,415	FALSE	Residential	House	Flat	73	2,740	2,622	Leasehold
71, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	25/04/2025	198,000	196,679	FALSE	Residential	Bungalow	Semi_Detached	75	2,640	2,622	Freehold
53, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	29/08/2025	445,000	443,714	FALSE	Residential	House	Detached	169	2,633	2,626	Freehold
8, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	23/09/2024	400,000	396,858	FALSE	Residential	House	Semi_Detached	151	2,649	2,628	Freehold
2, Spottiswood Close, Cawston, Rugby, Warwickshire CV22 7GP	CV22 7GP	CV22 7	04/08/2023	581,500	576,062	FALSE	Residential	House	Detached	219	2,655	2,630	Freehold
19, Cheshire Close, Rugby, Warwickshire CV22 7JU	CV22 7JU	CV22 7	23/01/2023	232,307	234,186	FALSE	Residential	House	Terraced	89	2,610	2,631	Freehold
17, Johnson Avenue, Rugby, Warwickshire CV22 7BX	CV22 7BX	CV22 7	08/12/2022	210,000	208,201	FALSE	Residential	House	Terraced	79	2,658	2,635	Freehold
6, Carlton Road, Rugby, Warwickshire CV22 7PB	CV22 7PB	CV22 7	19/08/2025	183,500	182,082	FALSE	Residential	House	Terraced	69	2,659	2,639	Freehold
139, Addison Road, Bilton, Rugby, Warwickshire CV22 7HB	CV22 7HB	CV22 7	12/12/2022	205,000	203,244	FALSE	Residential	House	Terraced	77	2,662	2,640	Freehold
21, Dunster Close, Rugby, Warwickshire CV22 7AZ	CV22 7AZ	CV22 7	14/02/2024	138,000	137,346	FALSE	Residential	House	Flat	52	2,654	2,641	Leasehold
1, Hidcote Close, Rugby, Warwickshire CV22 7JL	CV22 7JL	CV22 7	02/07/2024	287,500	290,866	FALSE	Residential	House	Semi_Detached	110	2,614	2,644	Freehold
20, Compton Court, Cawston, Rugby, Warwickshire CV22 7SH	CV22 7SH	CV22 7	19/12/2022	210,805	204,135	FALSE	Residential	House	Flat	77	2,738	2,651	Leasehold
15, Turchil Walk, Cawston, Rugby, Warwickshire CV22 7GE	CV22 7GE	CV22 7	03/05/2024	288,000	293,250	FALSE	Residential	House	Terraced	110	2,618	2,666	Freehold
51, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	02/09/2024	215,000	213,311	FALSE	Residential	House	Semi_Detached	80	2,688	2,666	Freehold
7, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	26/05/2023	233,700	237,902	FALSE	Residential	House	Semi_Detached	89	2,626	2,673	Freehold
9, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	24/10/2023	240,000	232,559	FALSE	Residential	House	Flat	87	2,759	2,673	Leasehold
41, Cunningham Way, Rugby, Warwickshire CV22 7JD	CV22 7JD	CV22 7	19/05/2023	226,000	230,063	FALSE	Residential	House	Semi_Detached	86	2,628	2,675	Freehold
98, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	24/02/2025	202,000	201,806	FALSE	Residential	House	Semi_Detached	75	2,693	2,691	Freehold
1, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	12/04/2024	425,000	425,268	FALSE	Residential	House	Detached	158	2,690	2,692	Freehold
24, Napton Court, Cawston, Rugby, Warwickshire CV22 7SN	CV22 7SN	CV22 7	20/12/2023	290,000	286,040	FALSE	Residential	House	Detached	106	2,736	2,698	Leasehold
23, Planter Close, Cawston, Rugby, Warwickshire CV22 7GR	CV22 7GR	CV22 7	01/08/2024	316,800	313,128	FALSE	Residential	House	Terraced	116	2,731	2,699	Freehold
28, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	30/09/2024	185,000	183,736	FALSE	Residential	Bungalow	Other	68	2,721	2,702	Freehold
2, Melford Court, Rugby, Warwickshire CV22 7DP	CV22 7DP	CV22 7	25/07/2025	150,000	148,787	FALSE	Residential	Maisonette	Flat	55	2,727	2,705	Freehold
10, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	27/04/2023	256,500	263,563	FALSE	Residential	House	Semi_Detached	97	2,644	2,717	Freehold
White Gables, Coventry Road, Cawston, Rugby, Warwickshire CV22 7RY	CV22 7RY	CV22 7	20/03/2024	595,000	601,434	FALSE	Residential	House	Detached	221	2,692	2,721	Freehold
23, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	18/12/2023	187,500	188,418	FALSE	Residential	House	Semi_Detached	69	2,717	2,731	Freehold
7, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	10/07/2023	282,500	281,437	FALSE	Residential	House	Detached	103	2,743	2,732	Freehold
20, Dorset Close, Cawston, Rugby, Warwickshire CV22 7RB	CV22 7RB	CV22 7	07/10/2022	295,000	296,082	FALSE	Residential	House	Semi_Detached	108	2,731	2,742	Freehold
1, Walnut Way, Rugby, Warwickshire CV22 7TR	CV22 7TR	CV22 7	09/08/2023	252,000	249,643	FALSE	Residential	House	Detached	91	2,769	2,743	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
2, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	15/02/2024	355,000	355,000	FALSE	Residential	House	Detached	129	2,752	2,752	Freehold
2, Grindal Place, Cawston, Rugby, Warwickshire CV22 7TS	CV22 7TS	CV22 7	28/05/2025	355,000	355,341	FALSE	Residential	House	Semi_Detached	129	2,752	2,755	Freehold
3, Potsford Road, Cawston, Rugby, Warwickshire CV22 7YY	CV22 7YY	CV22 7	11/11/2022	297,500	297,500	FALSE	Residential	House	Semi_Detached	108	2,755	2,755	Freehold
124, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	23/01/2024	225,000	226,139	FALSE	Residential	House	Detached	82	2,744	2,758	Freehold
25, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	14/12/2023	275,000	276,346	FALSE	Residential	House	Semi_Detached	100	2,750	2,763	Freehold
6, Wheatfield Road, Bilton, Rugby, Warwickshire CV22 7LN	CV22 7LN	CV22 7	04/12/2023	220,000	221,077	FALSE	Residential	House	Semi_Detached	80	2,750	2,763	Freehold
3, Knole Close, Rugby, Warwickshire CV22 7NG	CV22 7NG	CV22 7	12/07/2023	300,000	304,130	FALSE	Residential	House	Terraced	110	2,727	2,765	Freehold
130, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	05/07/2024	170,000	171,482	FALSE	Residential	House	Terraced	62	2,742	2,766	Freehold
1, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	26/06/2024	170,000	168,851	FALSE	Residential	Maisonette	Flat	61	2,787	2,768	Leasehold
13, Hoods Way, Rugby, Warwickshire CV22 7EU	CV22 7EU	CV22 7	20/10/2023	240,000	238,115	FALSE	Residential	House	Semi_Detached	86	2,791	2,769	Freehold
42, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	16/12/2022	334,995	335,813	TRUE	Residential	House	Semi_Detached	121	2,769	2,775	Freehold
1, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	25/07/2025	245,000	244,297	FALSE	Residential	House	Semi_Detached	88	2,784	2,776	Freehold
Lane End, Merttens Drive, Rugby, Warwickshire CV22 7AH	CV22 7AH	CV22 7	10/11/2023	780,000	780,488	FALSE	Residential	House	Other	281	2,776	2,778	Freehold
29, Evans Road, Rugby, Warwickshire CV22 7HT	CV22 7HT	CV22 7	09/12/2022	230,000	230,562	FALSE	Residential	House	Semi_Detached	83	2,771	2,778	Freehold
52, Steele Street, Rugby, Warwickshire CV22 7BW	CV22 7BW	CV22 7	18/06/2025	230,000	231,352	FALSE	Residential	House	Terraced	83	2,771	2,787	Freehold
190, Frobisher Road, Rugby, Warwickshire CV22 7JE	CV22 7JE	CV22 7	22/01/2024	237,500	243,278	FALSE	Residential	House	Semi_Detached	87	2,730	2,796	Freehold
3, Main Street, Bilton, Rugby, Warwickshire CV22 7NQ	CV22 7NQ	CV22 7	04/11/2022	235,000	232,418	FALSE	Residential	House	Terraced	83	2,831	2,800	Freehold
6, Plexfield Road, Rugby, Warwickshire CV22 7EN	CV22 7EN	CV22 7	08/12/2023	312,500	314,030	FALSE	Residential	House	Semi_Detached	112	2,790	2,804	Freehold
30, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	14/03/2025	482,500	477,883	FALSE	Residential	House	Detached	170	2,838	2,811	Freehold
2, Winwick Place, Rugby, Warwickshire CV22 7JR	CV22 7JR	CV22 7	16/05/2023	250,000	255,843	FALSE	Residential	House	Terraced	91	2,747	2,811	Freehold
3, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	08/06/2023	563,000	556,348	FALSE	Residential	House	Detached	197	2,858	2,824	Freehold
10, Hoods Way, Rugby, Warwickshire CV22 7EU	CV22 7EU	CV22 7	28/10/2022	245,000	245,899	FALSE	Residential	House	Semi_Detached	87	2,816	2,826	Freehold
2, Ivy Close, Bilton, Rugby, Warwickshire CV22 7YS	CV22 7YS	CV22 7	13/10/2023	270,000	265,735	FALSE	Residential	House	Terraced	94	2,872	2,827	Freehold
25, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	03/11/2022	500,000	491,950	FALSE	Residential	House	Detached	174	2,874	2,827	Freehold
63, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	03/05/2024	335,000	342,296	FALSE	Residential	House	Semi_Detached	121	2,769	2,829	Freehold
198, Bilton Road, Rugby, Warwickshire CV22 7DX	CV22 7DX	CV22 7	01/08/2025	254,000	252,037	FALSE	Residential	House	Terraced	89	2,854	2,832	Freehold
16, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	15/12/2023	305,000	305,944	FALSE	Residential	House	Terraced	108	2,824	2,833	Freehold
93, Freemantle Road, Rugby, Warwickshire CV22 7HY	CV22 7HY	CV22 7	07/07/2025	270,000	269,225	FALSE	Residential	House	Semi_Detached	95	2,842	2,834	Freehold
30, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	01/08/2025	440,000	436,599	FALSE	Residential	House	Terraced	154	2,857	2,835	Freehold
23, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	30/01/2025	222,500	227,076	FALSE	Residential	House	Semi_Detached	80	2,781	2,838	Freehold
49, Lawford Lane, Rugby, Warwickshire CV22 7JS	CV22 7JS	CV22 7	26/04/2024	245,000	246,982	FALSE	Residential	House	Terraced	87	2,816	2,839	Freehold
23, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SB	CV22 7SB	CV22 7	21/06/2023	240,000	235,668	FALSE	Residential	House	Flat	83	2,892	2,839	Leasehold
8, Rotherham Close, Cawston, Rugby, Warwickshire CV22 7TG	CV22 7TG	CV22 7	16/06/2023	500,000	494,092	FALSE	Residential	House	Detached	174	2,874	2,840	Freehold
181, Addison Road, Bilton, Rugby, Warwickshire CV22 7HB	CV22 7HB	CV22 7	22/12/2022	212,000	210,184	FALSE	Residential	House	Terraced	74	2,865	2,840	Freehold
57, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	10/10/2024	132,000	130,666	FALSE	Residential	House	Flat	46	2,870	2,841	Leasehold
3, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	20/12/2022	375,000	369,879	FALSE	Residential	House	Detached	130	2,885	2,845	Freehold
27, Cornwallis Road, Rugby, Warwickshire CV22 7HL	CV22 7HL	CV22 7	28/06/2024	235,000	236,440	FALSE	Residential	House	Semi_Detached	83	2,831	2,849	Freehold
49, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	05/12/2023	355,000	347,663	FALSE	Residential	House	Flat	122	2,910	2,850	Leasehold
7, Carew Walk, Rugby, Warwickshire CV22 7JH	CV22 7JH	CV22 7	26/01/2024	170,000	173,973	FALSE	Residential	House	Terraced	61	2,787	2,852	Freehold
70, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	03/10/2022	190,000	188,372	FALSE	Residential	House	Terraced	66	2,879	2,854	Freehold
39, Carew Walk, Rugby, Warwickshire CV22 7JH	CV22 7JH	CV22 7	06/03/2024	162,000	165,577	FALSE	Residential	House	Terraced	58	2,793	2,855	Freehold
41, Dalkeith Avenue, Rugby, Warwickshire CV22 7NN	CV22 7NN	CV22 7	01/08/2023	450,000	445,792	FALSE	Residential	House	Detached	156	2,885	2,858	Freehold
27, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	17/03/2023	220,000	225,775	FALSE	Residential	House	Semi_Detached	79	2,785	2,858	Freehold
44, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	16/12/2022	344,995	345,837	TRUE	Residential	House	Semi_Detached	121	2,851	2,858	Freehold
41, Creswell Place, Cawston, Rugby, Warwickshire CV22 7GZ	CV22 7GZ	CV22 7	15/02/2023	150,000	148,684	FALSE	Residential	House	Flat	52	2,885	2,859	Leasehold
24, Hoods Way, Rugby, Warwickshire CV22 7EU	CV22 7EU	CV22 7	16/12/2022	240,000	240,586	FALSE	Residential	House	Semi_Detached	84	2,857	2,864	Freehold
37, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	23/11/2022	290,000	286,813	FALSE	Residential	House	Terraced	100	2,900	2,868	Freehold
24, Dogson Close, Cawston, Rugby, Warwickshire CV22 7ZQ	CV22 7ZQ	CV22 7	28/02/2025	418,000	415,990	FALSE	Residential	House	Detached	145	2,883	2,869	Freehold
9, Sissinghurst Close, Rugby, Warwickshire CV22 7ED	CV22 7ED	CV22 7	20/06/2025	220,000	221,293	FALSE	Residential	House	Terraced	77	2,857	2,874	Freehold
24, Pope Street, Rugby, Warwickshire CV22 7BL	CV22 7BL	CV22 7	15/03/2024	225,000	230,187	FALSE	Residential	House	Semi_Detached	80	2,813	2,877	Freehold
31, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	24/05/2024	220,000	224,792	FALSE	Residential	Bungalow	Semi_Detached	78	2,821	2,882	Freehold
50, Johnson Avenue, Rugby, Warwickshire CV22 7BX	CV22 7BX	CV22 7	14/08/2025	215,000	213,338	FALSE	Residential	House	Terraced	74	2,905	2,883	Freehold
31, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	25/11/2022	425,000	418,158	FALSE	Residential	House	Detached	145	2,931	2,884	Freehold
69, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	21/07/2025	350,000	348,995	FALSE	Residential	House	Semi_Detached	121	2,893	2,884	Freehold
26, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	05/12/2023	158,000	158,774	FALSE	Residential	Bungalow	Semi_Detached	55	2,873	2,887	Freehold
16, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	03/07/2023	350,000	354,819	FALSE	Residential	House	Terraced	122	2,869	2,908	Leasehold
51, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	10/07/2023	243,000	242,086	FALSE	Residential	House	Detached	83	2,928	2,917	Freehold
5, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	28/04/2023	575,000	574,638	FALSE	Residential	House	Detached	197	2,919	2,917	Freehold
9, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	29/01/2025	243,000	247,998	FALSE	Residential	House	Semi_Detached	85	2,859	2,918	Freehold
24, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	27/06/2025	270,000	272,089	FALSE	Residential	House	Semi_Detached	93	2,903	2,926	Freehold
83, Lawford Lane, Rugby, Warwickshire CV22 7JS	CV22 7JS	CV22 7	25/02/2025	252,000	251,758	FALSE	Residential	House	Semi_Detached	86	2,930	2,927	Freehold
188, Frobisher Road, Rugby, Warwickshire CV22 7JE	CV22 7JE	CV22 7	30/10/2023	235,000	231,288	FALSE	Residential	House	Terraced	79	2,975	2,928	Freehold
117a, Lytham Road, Rugby, Warwickshire CV22 7PH	CV22 7PH	CV22 7	10/10/2023	295,000	287,227	FALSE	Residential	House	Detached	98	3,010	2,931	Freehold
60, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	27/06/2024	220,000	220,408	FALSE	Residential	House	Terraced	75	2,933	2,939	Freehold
18, Brudenell Close, Cawston, Rugby, Warwickshire CV22 7GN	CV22 7GN	CV22 7	27/03/2024	420,000	424,542	FALSE	Residential	House	Detached	144	2,917	2,948	Freehold
37, Freemantle Road, Rugby, Warwickshire CV22 7HZ	CV22 7HZ	CV22 7	08/03/2024	204,950	209,476	FALSE	Residential	House	Terraced	71	2,887	2,950	Freehold
3, Monks Close, Cawston, Rugby, Warwickshire CV22 7FP	CV22 7FP	CV22 7	10/01/2024	370,000	371,872	FALSE	Residential	House	Detached	126	2,937	2,951	Freehold
165, Lawford Lane, Rugby, Warwickshire CV22 7QS	CV22 7QS	CV22 7	15/03/2024	637,500	644,394	FALSE	Residential	House	Detached	218	2,924	2,956	Freehold
33, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	10/02/2025	225,000	224,784	FALSE	Residential	House	Semi_Detached	76	2,961	2,958	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
42, Lytham Road, Rugby, Warwickshire CV22 7PG	CV22 7PG	CV22 7	29/08/2025	250,000	248,569	FALSE	Residential	House	Semi_Detached	84	2,976	2,959	Freehold
57, Addison Road, Rugby, Warwickshire CV22 7BP	CV22 7BP	CV22 7	31/03/2025	225,000	222,227	FALSE	Residential	House	Semi_Detached	75	3,000	2,963	Freehold
9, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	27/01/2023	288,000	287,457	FALSE	Residential	Bungalow	Detached	97	2,969	2,963	Freehold
1, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	23/11/2022	640,000	629,697	FALSE	Residential	House	Detached	212	3,019	2,970	Freehold
47, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	04/07/2024	360,000	364,214	FALSE	Residential	House	Semi_Detached	122	2,951	2,985	Leasehold
65, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	11/08/2023	522,000	517,118	FALSE	Residential	Bungalow	Detached	173	3,017	2,989	Freehold
275, Bilton Road, Rugby, Warwickshire CV22 7EH	CV22 7EH	CV22 7	21/05/2024	475,000	481,362	FALSE	Residential	Bungalow	Detached	161	2,950	2,990	Freehold
137, Bilton Road, Rugby, Warwickshire CV22 7AS	CV22 7AS	CV22 7	15/12/2023	286,000	287,400	FALSE	Residential	House	Semi_Detached	96	2,979	2,994	Freehold
182, Addison Road, Bilton, Rugby, Warwickshire CV22 7EY	CV22 7EY	CV22 7	09/06/2023	585,000	578,088	FALSE	Residential	House	Detached	193	3,031	2,995	Freehold
63, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	22/01/2024	269,950	276,518	FALSE	Residential	House	Semi_Detached	92	2,934	3,006	Freehold
6, Lestock Close, Rugby, Warwickshire CV22 7HR	CV22 7HR	CV22 7	26/05/2023	212,000	210,674	FALSE	Residential	House	Detached	70	3,029	3,010	Freehold
6, Elder Close, Rugby, Warwickshire CV22 7TJ	CV22 7TJ	CV22 7	14/06/2024	355,000	355,224	FALSE	Residential	House	Detached	118	3,008	3,010	Freehold
19, Frewen Road, Cawston, Rugby, Warwickshire CV22 7UB	CV22 7UB	CV22 7	03/02/2025	290,000	286,100	FALSE	Residential	House	Terraced	95	3,053	3,012	Freehold
27, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	20/03/2025	210,500	205,108	FALSE	Residential	House	Terraced	68	3,096	3,016	Freehold
222, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	11/08/2023	415,000	411,119	FALSE	Residential	House	Detached	136	3,051	3,023	Freehold
12, Stonehall Road, Cawston, Rugby, Warwickshire CV22 7FR	CV22 7FR	CV22 7	02/11/2022	400,000	393,560	FALSE	Residential	House	Detached	130	3,077	3,027	Freehold
29, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	16/10/2023	257,000	254,981	FALSE	Residential	House	Semi_Detached	84	3,060	3,035	Freehold
10, Oldbury Close, Cawston, Rugby, Warwickshire CV22 7ZB	CV22 7ZB	CV22 7	26/05/2023	322,500	328,298	FALSE	Residential	House	Semi_Detached	108	2,986	3,040	Freehold
63, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	17/04/2025	348,000	346,660	FALSE	Residential	House	Detached	114	3,053	3,041	Freehold
4, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	06/11/2023	277,000	279,898	FALSE	Residential	House	Semi_Detached	92	3,011	3,042	Freehold
15, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	21/08/2024	192,500	191,717	FALSE	Residential	House	Flat	63	3,056	3,043	Leasehold
9, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	28/03/2025	317,525	313,612	FALSE	Residential	House	Semi_Detached	103	3,083	3,045	Freehold
1, Compton Court, Cawston, Rugby, Warwickshire CV22 7SH	CV22 7SH	CV22 7	09/05/2023	200,000	198,112	FALSE	Residential	House	Flat	65	3,077	3,048	Leasehold
19, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	25/11/2022	250,000	250,000	FALSE	Residential	House	Semi_Detached	82	3,049	3,049	Freehold
31, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	22/12/2023	430,000	424,128	FALSE	Residential	House	Detached	139	3,094	3,051	Freehold
65, Frobisher Road, Rugby, Warwickshire CV22 7HS	CV22 7HS	CV22 7	22/11/2023	185,000	186,265	FALSE	Residential	House	Terraced	61	3,033	3,054	Freehold
2, Cherry Grove, Rugby, Warwickshire CV22 7QD	CV22 7QD	CV22 7	24/11/2023	260,000	262,720	FALSE	Residential	House	Semi_Detached	86	3,023	3,055	Freehold
29, May Lane, Rugby, Warwickshire CV22 7HE	CV22 7HE	CV22 7	25/07/2023	280,000	284,505	FALSE	Residential	House	Semi_Detached	93	3,011	3,059	Freehold
28, Devonshire Close, Cawston, Rugby, Warwickshire CV22 7EE	CV22 7EE	CV22 7	07/11/2023	470,000	465,315	FALSE	Residential	House	Detached	152	3,092	3,061	Freehold
40, Farnborough Avenue, Rugby, Warwickshire CV22 7EL	CV22 7EL	CV22 7	09/02/2024	160,000	159,241	FALSE	Residential	House	Flat	52	3,077	3,062	Leasehold
17, Barrington Road, Rugby, Warwickshire CV22 7HP	CV22 7HP	CV22 7	28/06/2024	245,000	245,154	FALSE	Residential	House	Detached	80	3,063	3,064	Freehold
75, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	30/04/2024	435,000	435,274	FALSE	Residential	House	Detached	142	3,063	3,065	Freehold
26, Cave Close, Cawston, Rugby, Warwickshire CV22 7GL	CV22 7GL	CV22 7	05/09/2025	595,000	595,000	FALSE	Residential	House	Detached	194	3,067	3,067	Freehold
3, Cornwallis Road, Rugby, Warwickshire CV22 7HL	CV22 7HL	CV22 7	01/03/2024	255,000	260,879	FALSE	Residential	House	Semi_Detached	85	3,000	3,069	Freehold
22, Arundel Way, Cawston, Rugby, Warwickshire CV22 7TU	CV22 7TU	CV22 7	04/11/2022	270,000	267,033	FALSE	Residential	House	Terraced	87	3,103	3,069	Freehold
43, Lawford Lane, Rugby, Warwickshire CV22 7JS	CV22 7JS	CV22 7	28/10/2022	260,000	260,954	FALSE	Residential	House	Semi_Detached	85	3,059	3,070	Freehold
15, Sidney Wolfe Close, Cawston, Rugby, Warwickshire CV22 7ZE	CV22 7ZE	CV22 7	24/09/2024	571,000	563,552	FALSE	Residential	House	Detached	183	3,120	3,080	Freehold
1, Dorset Close, Cawston, Rugby, Warwickshire CV22 7RB	CV22 7RB	CV22 7	24/03/2023	419,000	419,000	FALSE	Residential	House	Detached	136	3,081	3,081	Freehold
58, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	04/08/2023	256,000	258,837	FALSE	Residential	House	Semi_Detached	84	3,048	3,081	Freehold
75, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	12/09/2023	190,000	191,164	FALSE	Residential	House	Semi_Detached	62	3,065	3,083	Freehold
29, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	09/05/2024	200,000	203,646	FALSE	Residential	House	Terraced	66	3,030	3,086	Freehold
51, Hardy Close, Rugby, Warwickshire CV22 7JA	CV22 7JA	CV22 7	28/05/2025	250,000	250,240	FALSE	Residential	House	Semi_Detached	81	3,086	3,089	Freehold
35, Cornwallis Road, Rugby, Warwickshire CV22 7HL	CV22 7HL	CV22 7	02/08/2023	220,000	222,438	FALSE	Residential	House	Semi_Detached	72	3,056	3,089	Freehold
18, Compton Court, Cawston, Rugby, Warwickshire CV22 7SH	CV22 7SH	CV22 7	31/01/2025	325,000	327,552	FALSE	Residential	House	Terraced	106	3,066	3,090	Leasehold
209, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RD	CV22 7RD	CV22 7	20/10/2023	575,000	559,850	FALSE	Residential	House	Detached	181	3,177	3,093	Freehold
18, Hillfield Road, Rugby, Warwickshire CV22 7EW	CV22 7EW	CV22 7	31/03/2025	295,000	291,365	FALSE	Residential	House	Semi_Detached	94	3,138	3,100	Freehold
92, Freemantle Road, Rugby, Warwickshire CV22 7HY	CV22 7HY	CV22 7	26/05/2023	265,000	269,764	FALSE	Residential	House	Semi_Detached	87	3,046	3,101	Freehold
3, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SB	CV22 7SB	CV22 7	07/09/2023	370,000	372,267	FALSE	Residential	House	Semi_Detached	120	3,083	3,102	Leasehold
56, Elborow Way, Cawston, Rugby, Warwickshire CV22 7XD	CV22 7XD	CV22 7	25/02/2025	323,000	322,690	FALSE	Residential	House	Semi_Detached	104	3,106	3,103	Freehold
32, Lytham Road, Rugby, Warwickshire CV22 7PA	CV22 7PA	CV22 7	16/11/2023	255,000	257,668	FALSE	Residential	House	Semi_Detached	83	3,072	3,104	Freehold
Graylings, 14, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	04/03/2024	513,500	519,053	FALSE	Residential	House	Detached	167	3,075	3,108	Freehold
11, Hardy Close, Rugby, Warwickshire CV22 7JA	CV22 7JA	CV22 7	28/03/2025	230,000	227,166	FALSE	Residential	House	Semi_Detached	73	3,151	3,112	Freehold
32, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	28/04/2023	300,000	308,260	FALSE	Residential	House	Semi_Detached	99	3,030	3,114	Freehold
Windmill House, Cawston Lane, Dunchurch, Rugby, Warwickshire CV22 7RX	CV22 7RX	CV22 7	04/03/2025	620,000	614,067	FALSE	Residential	House	Detached	197	3,147	3,117	Freehold
3, Park Farm Close, Bilton, Rugby, Warwickshire CV22 7BB	CV22 7BB	CV22 7	02/02/2024	340,000	340,000	FALSE	Residential	House	Detached	109	3,119	3,119	Freehold
4, Pear Tree Way, Rugby, Warwickshire CV22 7UD	CV22 7UD	CV22 7	21/08/2023	400,000	396,259	FALSE	Residential	House	Detached	127	3,150	3,120	Freehold
26, Arundel Way, Cawston, Rugby, Warwickshire CV22 7TU	CV22 7TU	CV22 7	10/05/2023	380,000	377,624	FALSE	Residential	House	Detached	121	3,141	3,121	Freehold
247, Bilton Road, Rugby, Warwickshire CV22 7EQ	CV22 7EQ	CV22 7	28/07/2023	405,000	403,476	FALSE	Residential	House	Detached	129	3,140	3,128	Freehold
5, Old Farm Close, Cawston, Rugby, Warwickshire CV22 7NY	CV22 7NY	CV22 7	31/07/2025	367,500	366,445	FALSE	Residential	House	Semi_Detached	117	3,141	3,132	Freehold
16, Monks Close, Cawston, Rugby, Warwickshire CV22 7FP	CV22 7FP	CV22 7	26/01/2024	265,000	266,341	FALSE	Residential	House	Detached	85	3,118	3,133	Freehold
87, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	01/03/2024	340,000	347,838	FALSE	Residential	House	Semi_Detached	111	3,063	3,134	Freehold
32, Oatland Drive, Cawston, Rugby, Warwickshire CV22 7UN	CV22 7UN	CV22 7	30/08/2023	225,000	226,117	FALSE	Residential	House	Terraced	72	3,125	3,141	Freehold
106, Carlton Road, Rugby, Warwickshire CV22 7PE	CV22 7PE	CV22 7	12/10/2023	371,000	361,225	FALSE	Residential	Bungalow	Detached	115	3,226	3,141	Freehold
41, Carew Walk, Rugby, Warwickshire CV22 7JH	CV22 7JH	CV22 7	13/08/2025	190,000	188,531	FALSE	Residential	House	Terraced	60	3,167	3,142	Freehold
86, Firs Drive, Rugby, Warwickshire CV22 7AQ	CV22 7AQ	CV22 7	07/01/2025	225,400	230,036	FALSE	Residential	House	Semi_Detached	73	3,088	3,151	Freehold
14, Old Farm Close, Cawston, Rugby, Warwickshire CV22 7NY	CV22 7NY	CV22 7	23/07/2024	380,000	384,449	FALSE	Residential	House	Semi_Detached	122	3,115	3,151	Freehold
103, Bilton Road, Rugby, Warwickshire CV22 7AS	CV22 7AS	CV22 7	19/02/2025	385,000	384,631	FALSE	Residential	House	Semi_Detached	122	3,156	3,153	Freehold
26, Polo Drive, Cawston, Rugby, Warwickshire CV22 7YW	CV22 7YW	CV22 7	28/02/2024	440,000	445,222	FALSE	Residential	House	Terraced	141	3,121	3,158	Leasehold
126, Carlton Road, Rugby, Warwickshire CV22 7PE	CV22 7PE	CV22 7	27/10/2022	355,000	351,024	FALSE	Residential	House	Detached	111	3,198	3,162	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
39, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	14/06/2023	260,000	262,720	FALSE	Residential	House	Semi_Detached	83	3,133	3,165	Freehold
117, Cornwallis Road, Rugby, Warwickshire CV22 7SJ	CV22 7SJ	CV22 7	24/04/2024	285,000	285,179	FALSE	Residential	House	Detached	90	3,167	3,169	Freehold
18, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	03/08/2023	467,000	462,633	FALSE	Residential	House	Detached	146	3,199	3,169	Freehold
22, Troubridge Walk, Rugby, Warwickshire CV22 7LP	CV22 7LP	CV22 7	28/06/2024	227,000	228,391	FALSE	Residential	House	Semi_Detached	72	3,153	3,172	Freehold
13, Dalkeith Avenue, Rugby, Warwickshire CV22 7NN	CV22 7NN	CV22 7	21/04/2023	380,000	390,463	FALSE	Residential	House	Semi_Detached	123	3,089	3,175	Freehold
9, Brudenell Close, Cawston, Rugby, Warwickshire CV22 7GN	CV22 7GN	CV22 7	03/03/2023	400,000	400,000	FALSE	Residential	House	Detached	126	3,175	3,175	Freehold
17, Arundel Way, Cawston, Rugby, Warwickshire CV22 7TU	CV22 7TU	CV22 7	28/06/2024	298,000	298,553	FALSE	Residential	House	Terraced	94	3,170	3,176	Freehold
237, Bilton Road, Rugby, Warwickshire CV22 7DY	CV22 7DY	CV22 7	15/01/2025	290,000	295,965	FALSE	Residential	House	Semi_Detached	93	3,118	3,182	Freehold
38, Frobisher Road, Rugby, Warwickshire CV22 7HU	CV22 7HU	CV22 7	26/04/2024	240,000	241,942	FALSE	Residential	House	Terraced	76	3,158	3,183	Freehold
Ardendale, Coventry Road, Cawston, Rugby, Warwickshire CV22 7RY	CV22 7RY	CV22 7	27/01/2023	270,000	274,174	FALSE	Residential	House	Semi_Detached	86	3,140	3,188	Freehold
36, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	21/12/2022	549,995	542,484	TRUE	Residential	House	Detached	170	3,235	3,191	Freehold
7, Salemorton Court, Cawston, Rugby, Warwickshire CV22 7SG	CV22 7SG	CV22 7	25/07/2024	212,500	214,397	FALSE	Residential	House	Flat	67	3,172	3,200	Leasehold
4, Somerseset Place, Cawston, Rugby, Warwickshire CV22 7RJ	CV22 7RJ	CV22 7	27/09/2023	245,000	246,501	FALSE	Residential	House	Semi_Detached	77	3,182	3,201	Freehold
24, Brudenell Close, Cawston, Rugby, Warwickshire CV22 7GN	CV22 7GN	CV22 7	06/12/2023	500,000	493,172	FALSE	Residential	House	Detached	154	3,247	3,202	Freehold
6, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	10/01/2025	243,000	240,305	FALSE	Residential	House	Flat	75	3,240	3,204	Leasehold
42, Wheatfield Road, Bilton, Rugby, Warwickshire CV22 7LN	CV22 7LN	CV22 7	30/05/2024	320,000	326,970	FALSE	Residential	House	Semi_Detached	102	3,137	3,206	Freehold
47, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	27/09/2023	290,000	291,777	FALSE	Residential	House	Semi_Detached	91	3,187	3,206	Freehold
10, Wilson Close, Rugby, Warwickshire CV22 7SU	CV22 7SU	CV22 7	16/11/2022	300,000	295,170	FALSE	Residential	House	Detached	92	3,261	3,208	Freehold
8, Firs Drive, Rugby, Warwickshire CV22 7AQ	CV22 7AQ	CV22 7	20/12/2022	250,000	250,611	FALSE	Residential	House	Semi_Detached	78	3,205	3,213	Freehold
2, Hardy Close, Rugby, Warwickshire CV22 7JA	CV22 7JA	CV22 7	28/07/2023	350,000	348,683	FALSE	Residential	House	Detached	108	3,241	3,229	Freehold
4, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	30/03/2023	420,000	420,000	FALSE	Residential	House	Detached	130	3,231	3,231	Freehold
67, Addison Road, Rugby, Warwickshire CV22 7DA	CV22 7DA	CV22 7	18/07/2025	295,000	294,153	FALSE	Residential	House	Semi_Detached	91	3,242	3,232	Freehold
42, Hillfield Road, Rugby, Warwickshire CV22 7EW	CV22 7EW	CV22 7	30/05/2024	300,000	304,018	FALSE	Residential	Bungalow	Detached	94	3,191	3,234	Freehold
5, Sigwels Road, Cawston, Rugby, Warwickshire CV22 7XF	CV22 7XF	CV22 7	04/10/2024	512,500	501,455	FALSE	Residential	House	Detached	155	3,306	3,235	Freehold
27, Stowe Drive, Rugby, Warwickshire CV22 7NU	CV22 7NU	CV22 7	27/03/2025	190,000	187,659	FALSE	Residential	House	Semi_Detached	58	3,276	3,236	Freehold
13, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	27/06/2024	283,000	284,734	FALSE	Residential	House	Semi_Detached	88	3,216	3,236	Freehold
2, Ferriby Road, Cawston, Rugby, Warwickshire CV22 7XH	CV22 7XH	CV22 7	14/04/2023	405,000	404,745	FALSE	Residential	House	Detached	125	3,240	3,238	Freehold
25, Blackwood Avenue, Rugby, Warwickshire CV22 7ES	CV22 7ES	CV22 7	28/07/2023	265,000	269,264	FALSE	Residential	House	Semi_Detached	83	3,193	3,244	Freehold
23, Frewen Road, Cawston, Rugby, Warwickshire CV22 7UB	CV22 7UB	CV22 7	29/03/2023	240,000	246,701	FALSE	Residential	House	Terraced	76	3,158	3,246	Freehold
34, Pendred Road, Rugby, Warwickshire CV22 7BS	CV22 7BS	CV22 7	01/03/2024	235,000	240,417	FALSE	Residential	House	Semi_Detached	74	3,176	3,249	Freehold
245, Bilton Road, Rugby, Warwickshire CV22 7EQ	CV22 7EQ	CV22 7	28/07/2023	574,000	571,841	FALSE	Residential	House	Detached	176	3,261	3,249	Freehold
89, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	14/07/2023	275,000	279,425	FALSE	Residential	House	Semi_Detached	86	3,198	3,249	Freehold
2, Brown Close, Cawston, Rugby, Warwickshire CV22 7YN	CV22 7YN	CV22 7	26/10/2022	469,995	464,731	TRUE	Residential	House	Detached	143	3,287	3,250	Freehold
77, Frobisher Road, Rugby, Warwickshire CV22 7HS	CV22 7HS	CV22 7	24/03/2023	190,000	195,305	FALSE	Residential	House	Terraced	60	3,167	3,255	Freehold
14, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	28/06/2024	312,500	312,697	FALSE	Residential	House	Detached	96	3,255	3,257	Freehold
46, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	25/11/2022	270,500	270,500	FALSE	Residential	House	Semi_Detached	83	3,259	3,259	Freehold
34, Cunningham Way, Rugby, Warwickshire CV22 7JB	CV22 7JB	CV22 7	08/09/2025	245,000	245,000	FALSE	Residential	House	Semi_Detached	75	3,267	3,267	Freehold
46, Creswell Place, Cawston, Rugby, Warwickshire CV22 7GZ	CV22 7GZ	CV22 7	23/11/2022	380,000	375,824	FALSE	Residential	House	Terraced	115	3,304	3,268	Freehold
26, Rodney Close, Rugby, Warwickshire CV22 7HJ	CV22 7HJ	CV22 7	12/05/2023	183,000	186,290	FALSE	Residential	House	Semi_Detached	57	3,211	3,268	Freehold
3, Calvestone Square, Cawston, Rugby, Warwickshire CV22 7FQ	CV22 7FQ	CV22 7	29/10/2024	401,219	392,572	FALSE	Residential	House	Detached	120	3,343	3,271	Freehold
2, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	06/03/2023	312,500	320,703	FALSE	Residential	House	Semi_Detached	98	3,189	3,272	Freehold
75, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	22/12/2022	326,550	327,347	FALSE	Residential	House	Semi_Detached	100	3,266	3,273	Freehold
9, Dalkeith Avenue, Rugby, Warwickshire CV22 7NN	CV22 7NN	CV22 7	14/03/2025	315,000	311,118	FALSE	Residential	House	Semi_Detached	95	3,316	3,275	Freehold
9, Madden Place, Rugby, Warwickshire CV22 7SS	CV22 7SS	CV22 7	07/11/2023	218,000	219,490	FALSE	Residential	House	Terraced	67	3,254	3,276	Freehold
45, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	15/12/2023	297,000	298,454	FALSE	Residential	House	Semi_Detached	91	3,264	3,280	Freehold
21, Bilton Road, Rugby, Warwickshire CV22 7AG	CV22 7AG	CV22 7	25/08/2023	640,000	634,015	FALSE	Residential	House	Detached	193	3,316	3,285	Freehold
102, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	23/02/2024	270,000	273,204	FALSE	Residential	House	Terraced	83	3,253	3,292	Freehold
35, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	20/06/2024	240,000	240,445	FALSE	Residential	House	Terraced	73	3,288	3,294	Freehold
15, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	20/07/2023	420,000	418,420	FALSE	Residential	House	Detached	127	3,307	3,295	Freehold
32, The Green, Bilton, Rugby, Warwickshire CV22 7LY	CV22 7LY	CV22 7	13/02/2023	267,500	273,496	FALSE	Residential	House	Semi_Detached	83	3,223	3,295	Freehold
1, Wilson Close, Rugby, Warwickshire CV22 7SU	CV22 7SU	CV22 7	30/08/2024	288,000	283,539	FALSE	Residential	House	Detached	86	3,349	3,297	Freehold
12, Judith Way, Cawston, Rugby, Warwickshire CV22 7FY	CV22 7FY	CV22 7	26/05/2023	405,000	402,467	FALSE	Residential	House	Detached	122	3,320	3,299	Freehold
13, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	10/05/2024	264,950	270,721	FALSE	Residential	House	Semi_Detached	82	3,231	3,301	Freehold
1, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	06/09/2024	620,000	611,913	FALSE	Residential	House	Detached	185	3,351	3,308	Freehold
23, Alicia Close, Cawston, Rugby, Warwickshire CV22 7GT	CV22 7GT	CV22 7	21/10/2022	445,000	440,016	FALSE	Residential	House	Detached	133	3,346	3,308	Freehold
54, Drummond Road, Cawston, Rugby, Warwickshire CV22 7TN	CV22 7TN	CV22 7	18/06/2024	251,000	251,466	FALSE	Residential	House	Terraced	76	3,303	3,309	Freehold
63, Cunningham Way, Rugby, Warwickshire CV22 7JD	CV22 7JD	CV22 7	16/11/2022	245,000	245,000	FALSE	Residential	House	Semi_Detached	74	3,311	3,311	Freehold
36, Blyth Close, Cawston, Rugby, Warwickshire CV22 7GY	CV22 7GY	CV22 7	07/04/2025	400,000	397,331	FALSE	Residential	House	Semi_Detached	120	3,333	3,311	Freehold
8, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	28/02/2025	450,000	447,837	FALSE	Residential	House	Detached	135	3,333	3,317	Freehold
142b, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	20/05/2024	470,000	476,295	FALSE	Residential	House	Detached	143	3,287	3,331	Freehold
37, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7UU	CV22 7UU	CV22 7	31/03/2025	589,000	583,364	FALSE	Residential	House	Detached	175	3,366	3,334	Freehold
26, Overbecks Close, Rugby, Warwickshire CV22 7DN	CV22 7DN	CV22 7	20/05/2025	250,000	250,240	FALSE	Residential	House	Semi_Detached	75	3,333	3,337	Freehold
63, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7UU	CV22 7UU	CV22 7	31/03/2025	590,000	584,354	FALSE	Residential	House	Detached	175	3,372	3,339	Freehold
174, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	21/05/2024	340,000	347,405	FALSE	Residential	House	Semi_Detached	104	3,269	3,340	Freehold
161, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RD	CV22 7RD	CV22 7	20/04/2023	495,000	494,689	FALSE	Residential	House	Detached	148	3,345	3,342	Freehold
34, Evans Road, Rugby, Warwickshire CV22 7HT	CV22 7HT	CV22 7	24/05/2024	180,000	183,920	FALSE	Residential	Bungalow	Semi_Detached	55	3,273	3,344	Freehold
24, Elborow Way, Cawston, Rugby, Warwickshire CV22 7XD	CV22 7XD	CV22 7	01/08/2023	520,000	515,137	FALSE	Residential	House	Detached	154	3,377	3,345	Freehold
7, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	03/05/2024	535,000	542,165	FALSE	Residential	House	Detached	162	3,302	3,347	Freehold
21, William Simmonds Close, Cawston, Rugby, Warwickshire CV22 7ZJ	CV22 7ZJ	CV22 7	04/06/2024	348,000	348,219	FALSE	Residential	House	Detached	104	3,346	3,348	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
3, Danebury Way, Cawston, Rugby, Warwickshire CV22 7YB	CV22 7YB	CV22 7	30/08/2023	409,000	405,175	FALSE	Residential	House	Detached	121	3,380	3,349	Freehold
32, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	17/06/2024	430,000	430,271	FALSE	Residential	House	Detached	128	3,359	3,361	Freehold
132, Addison Road, Bilton, Rugby, Warwickshire CV22 7EZ	CV22 7EZ	CV22 7	13/01/2025	280,000	285,759	FALSE	Residential	House	Semi_Detached	85	3,294	3,362	Freehold
25, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	18/10/2022	248,000	245,875	FALSE	Residential	House	Terraced	73	3,397	3,368	Freehold
2, Richard Walker Way, Cawston, Rugby, Warwickshire CV22 7YL	CV22 7YL	CV22 7	15/11/2022	472,500	464,893	FALSE	Residential	House	Detached	138	3,424	3,369	Freehold
14, East Close, Cawston, Rugby, Warwickshire CV22 7XY	CV22 7XY	CV22 7	29/08/2025	285,000	283,368	FALSE	Residential	House	Semi_Detached	84	3,393	3,373	Freehold
16, Sidney Wolfe Close, Cawston, Rugby, Warwickshire CV22 7ZE	CV22 7ZE	CV22 7	23/05/2025	350,000	351,017	FALSE	Residential	House	Detached	104	3,365	3,375	Freehold
199, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RD	CV22 7RD	CV22 7	08/12/2022	320,000	320,781	FALSE	Residential	House	Semi_Detached	95	3,368	3,377	Freehold
135, Bilton Road, Rugby, Warwickshire CV22 7AS	CV22 7AS	CV22 7	18/10/2022	340,000	341,247	FALSE	Residential	House	Semi_Detached	101	3,366	3,379	Freehold
31, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	20/06/2025	275,000	277,128	FALSE	Residential	House	Semi_Detached	82	3,354	3,380	Freehold
17, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	05/04/2024	374,950	375,186	FALSE	Residential	House	Detached	111	3,378	3,380	Freehold
29, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	19/04/2024	245,000	246,982	FALSE	Residential	House	Terraced	73	3,356	3,383	Freehold
1, Richard Hodgkinson Close, Cawston, Rugby, Warwickshire CV22 7YG	CV22 7YG	CV22 7	16/02/2024	430,000	430,000	FALSE	Residential	House	Detached	127	3,386	3,386	Freehold
263, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RP	CV22 7RP	CV22 7	25/10/2022	565,000	558,671	FALSE	Residential	House	Detached	165	3,424	3,386	Freehold
19, Bloxam Gardens, Rugby, Warwickshire CV22 7AP	CV22 7AP	CV22 7	07/11/2022	315,000	315,000	FALSE	Residential	House	Semi_Detached	93	3,387	3,387	Freehold
15, Kennedy Drive, Rugby, Warwickshire CV22 7SR	CV22 7SR	CV22 7	25/06/2025	330,000	332,247	FALSE	Residential	House	Detached	98	3,367	3,390	Freehold
2, Cawston House, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SE	CV22 7SE	CV22 7	15/02/2023	260,000	257,719	FALSE	Residential	House	Flat	76	3,421	3,391	Leasehold
18, Frewen Road, Cawston, Rugby, Warwickshire CV22 7UB	CV22 7UB	CV22 7	03/03/2025	275,000	267,955	FALSE	Residential	House	Terraced	79	3,481	3,392	Freehold
34, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	22/08/2025	205,000	203,826	FALSE	Residential	Bungalow	Semi_Detached	60	3,417	3,397	Freehold
8, Kennedy Drive, Rugby, Warwickshire CV22 7SP	CV22 7SP	CV22 7	19/01/2024	229,000	234,571	FALSE	Residential	House	Semi_Detached	69	3,319	3,400	Freehold
80, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	06/01/2023	347,500	346,845	FALSE	Residential	House	Detached	102	3,407	3,400	Freehold
79, Addison Road, Rugby, Warwickshire CV22 7DA	CV22 7DA	CV22 7	21/02/2024	275,500	279,241	FALSE	Residential	House	Semi_Detached	82	3,360	3,405	Freehold
3, Melton Court, Cawston, Rugby, Warwickshire CV22 7TE	CV22 7TE	CV22 7	28/03/2025	430,000	425,885	FALSE	Residential	House	Detached	125	3,440	3,407	Freehold
17, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	09/02/2024	365,000	365,000	FALSE	Residential	House	Detached	107	3,411	3,411	Freehold
26, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7DU	CV22 7DU	CV22 7	01/06/2023	605,000	597,851	FALSE	Residential	House	Detached	175	3,457	3,416	Freehold
57, Cunningham Way, Rugby, Warwickshire CV22 7JD	CV22 7JD	CV22 7	16/12/2022	248,950	249,558	FALSE	Residential	House	Semi_Detached	73	3,410	3,419	Freehold
4, Brown Close, Cawston, Rugby, Warwickshire CV22 7YN	CV22 7YN	CV22 7	27/10/2022	369,995	365,851	TRUE	Residential	House	Detached	107	3,458	3,419	Freehold
12, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	18/02/2025	260,000	256,503	FALSE	Residential	House	Terraced	75	3,467	3,420	Freehold
24, Stanford Way, Cawston, Rugby, Warwickshire CV22 7ZR	CV22 7ZR	CV22 7	28/07/2023	300,000	304,827	FALSE	Residential	House	Semi_Detached	89	3,371	3,425	Freehold
7, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	26/10/2022	461,000	455,836	FALSE	Residential	House	Detached	133	3,466	3,427	Freehold
50, Firs Drive, Rugby, Warwickshire CV22 7AQ	CV22 7AQ	CV22 7	22/08/2025	245,000	243,597	FALSE	Residential	Bungalow	Semi_Detached	71	3,451	3,431	Freehold
8, Stanford Way, Cawston, Rugby, Warwickshire CV22 7ZR	CV22 7ZR	CV22 7	07/03/2025	520,000	515,024	FALSE	Residential	House	Detached	150	3,467	3,434	Freehold
26, Dogson Close, Cawston, Rugby, Warwickshire CV22 7ZQ	CV22 7ZQ	CV22 7	21/07/2023	455,000	453,288	FALSE	Residential	House	Detached	132	3,447	3,434	Freehold
1, Plexfield Road, Rugby, Warwickshire CV22 7EN	CV22 7EN	CV22 7	16/10/2023	318,500	315,998	FALSE	Residential	House	Semi_Detached	92	3,462	3,435	Freehold
3, Birch Drive, Rugby, Warwickshire CV22 7TQ	CV22 7TQ	CV22 7	18/07/2025	400,000	398,844	FALSE	Residential	House	Detached	116	3,448	3,438	Freehold
43, Dreyer Close, Rugby, Warwickshire CV22 7SX	CV22 7SX	CV22 7	11/11/2022	240,000	237,363	FALSE	Residential	House	Terraced	69	3,478	3,440	Freehold
38, Berrybanks, Rugby, Warwickshire CV22 7JJ	CV22 7JJ	CV22 7	21/05/2025	587,000	588,706	FALSE	Residential	House	Detached	171	3,433	3,443	Freehold
30, Calvestone Road, Cawston, Rugby, Warwickshire CV22 7UQ	CV22 7UQ	CV22 7	21/05/2024	425,000	430,692	FALSE	Residential	House	Detached	125	3,400	3,446	Freehold
15, Anson Close, Rugby, Warwickshire CV22 7HX	CV22 7HX	CV22 7	05/06/2024	250,000	251,532	FALSE	Residential	Bungalow	Semi_Detached	73	3,425	3,446	Freehold
55, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XX	CV22 7XX	CV22 7	28/03/2025	314,000	310,131	FALSE	Residential	House	Semi_Detached	90	3,489	3,446	Freehold
8, Cowdray Close, Cawston, Rugby, Warwickshire CV22 7ZX	CV22 7ZX	CV22 7	20/01/2023	390,000	393,155	TRUE	Residential	House	Terraced	114	3,421	3,449	Leasehold
3, Hannah Twining Crescent, Cawston, Rugby, Warwickshire CV22 7YE	CV22 7YE	CV22 7	28/03/2025	477,500	472,931	FALSE	Residential	House	Detached	137	3,485	3,452	Freehold
16, Creswell Place, Cawston, Rugby, Warwickshire CV22 7GZ	CV22 7GZ	CV22 7	26/06/2024	285,000	286,746	FALSE	Residential	House	Semi_Detached	83	3,434	3,455	Freehold
10, Spottiswood Close, Cawston, Rugby, Warwickshire CV22 7GP	CV22 7GP	CV22 7	04/03/2025	450,000	445,694	FALSE	Residential	House	Detached	129	3,488	3,455	Freehold
69, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	05/04/2024	360,000	360,227	FALSE	Residential	House	Detached	104	3,462	3,464	Freehold
27, Alicia Close, Cawston, Rugby, Warwickshire CV22 7GT	CV22 7GT	CV22 7	09/11/2022	602,000	592,308	FALSE	Residential	House	Detached	171	3,520	3,464	Freehold
4, Rowan Drive, Rugby, Warwickshire CV22 7JN	CV22 7JN	CV22 7	24/07/2023	480,000	478,194	FALSE	Residential	House	Detached	138	3,478	3,465	Freehold
8, Pope Street, Rugby, Warwickshire CV22 7BL	CV22 7BL	CV22 7	05/07/2024	257,108	260,118	FALSE	Residential	House	Semi_Detached	75	3,428	3,468	Freehold
30, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	24/01/2023	205,000	208,169	FALSE	Residential	Bungalow	Semi_Detached	60	3,417	3,469	Freehold
8, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	02/10/2023	385,000	374,856	FALSE	Residential	House	Detached	108	3,565	3,471	Freehold
5, Compton Court, Cawston, Rugby, Warwickshire CV22 7SH	CV22 7SH	CV22 7	29/03/2023	205,000	204,861	FALSE	Residential	House	Flat	59	3,475	3,472	Leasehold
5, Viola Road, Cawston, Rugby, Warwickshire CV22 7WL	CV22 7WL	CV22 7	24/09/2024	630,000	621,783	FALSE	Residential	House	Detached	179	3,520	3,474	Freehold
40, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	30/08/2024	259,950	257,131	FALSE	Residential	Bungalow	Semi_Detached	74	3,513	3,475	Freehold
93, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	19/06/2024	280,000	281,716	FALSE	Residential	House	Semi_Detached	81	3,457	3,478	Freehold
2, Monks Close, Cawston, Rugby, Warwickshire CV22 7FP	CV22 7FP	CV22 7	29/07/2025	405,000	403,829	FALSE	Residential	House	Detached	116	3,491	3,481	Freehold
19, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	12/12/2022	285,000	285,696	FALSE	Residential	House	Semi_Detached	82	3,476	3,484	Freehold
6, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	26/05/2023	215,000	220,025	FALSE	Residential	House	Terraced	63	3,413	3,492	Freehold
41, Roundhouse Drive, Cawston, Rugby, Warwickshire CV22 7YX	CV22 7YX	CV22 7	27/09/2023	255,000	255,000	FALSE	Residential	House	Terraced	73	3,493	3,493	Freehold
22, Magee Close, Cawston, Rugby, Warwickshire CV22 7DQ	CV22 7DQ	CV22 7	01/03/2024	280,000	286,455	FALSE	Residential	House	Semi_Detached	82	3,415	3,493	Freehold
3, Stonehall Road, Cawston, Rugby, Warwickshire CV22 7FR	CV22 7FR	CV22 7	15/10/2024	465,000	454,978	FALSE	Residential	House	Detached	130	3,577	3,500	Freehold
10, Wolston Court, Cawston, Rugby, Warwickshire CV22 7SQ	CV22 7SQ	CV22 7	14/06/2024	275,000	273,141	FALSE	Residential	House	Flat	78	3,526	3,502	Leasehold
30, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	09/11/2022	260,000	255,814	FALSE	Residential	Bungalow	Detached	73	3,562	3,504	Leasehold
1, Noble Drive, Cawston, Rugby, Warwickshire CV22 7FL	CV22 7FL	CV22 7	12/08/2025	503,000	501,546	FALSE	Residential	House	Detached	143	3,518	3,507	Freehold
28, Lestock Close, Rugby, Warwickshire CV22 7HR	CV22 7HR	CV22 7	16/12/2022	305,000	305,745	FALSE	Residential	House	Semi_Detached	87	3,506	3,514	Freehold
1, Trustees Close, Cawston, Rugby, Warwickshire CV22 7ZG	CV22 7ZG	CV22 7	29/03/2023	450,000	450,000	FALSE	Residential	House	Detached	128	3,516	3,516	Freehold
19, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	13/08/2025	289,950	288,290	FALSE	Residential	House	Semi_Detached	82	3,536	3,516	Freehold
27, Brudenell Close, Cawston, Rugby, Warwickshire CV22 7GN	CV22 7GN	CV22 7	03/02/2025	541,000	538,399	FALSE	Residential	House	Detached	153	3,536	3,519	Freehold
58, Lytham Road, Rugby, Warwickshire CV22 7PG	CV22 7PG	CV22 7	06/06/2024	245,000	246,501	FALSE	Residential	House	Semi_Detached	70	3,500	3,521	Freehold
24, Noble Drive, Cawston, Rugby, Warwickshire CV22 7FL	CV22 7FL	CV22 7	16/08/2024	408,000	401,680	FALSE	Residential	House	Detached	114	3,579	3,524	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
17, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	06/06/2025	287,000	289,221	FALSE	Residential	House	Semi_Detached	82	3,500	3,527	Freehold
6, Walnut Way, Rugby, Warwickshire CV22 7TR	CV22 7TR	CV22 7	14/02/2025	241,000	239,841	FALSE	Residential	House	Detached	68	3,544	3,527	Freehold
33, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	25/07/2025	230,000	229,340	FALSE	Residential	House	Semi_Detached	65	3,538	3,528	Freehold
24, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	15/02/2023	420,000	420,264	FALSE	Residential	House	Detached	119	3,529	3,532	Freehold
21, Larch Close, Rugby, Warwickshire CV22 7PJ	CV22 7PJ	CV22 7	23/04/2025	200,000	198,665	FALSE	Residential	House	Semi_Detached	56	3,571	3,548	Freehold
50, David Road, Rugby, Warwickshire CV22 7PX	CV22 7PX	CV22 7	09/12/2022	273,000	273,667	FALSE	Residential	House	Semi_Detached	77	3,545	3,554	Freehold
57, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	22/02/2023	405,000	405,255	FALSE	Residential	House	Detached	114	3,553	3,555	Freehold
5, Frobisher Road, Rugby, Warwickshire CV22 7HU	CV22 7HU	CV22 7	09/12/2022	291,000	291,711	FALSE	Residential	Bungalow	Semi_Detached	82	3,549	3,557	Freehold
178, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	26/05/2023	287,000	292,160	FALSE	Residential	House	Semi_Detached	82	3,500	3,563	Freehold
73, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7UU	CV22 7UU	CV22 7	20/04/2023	585,000	584,632	FALSE	Residential	House	Detached	164	3,567	3,565	Freehold
11, Ferriby Road, Cawston, Rugby, Warwickshire CV22 7XH	CV22 7XH	CV22 7	14/04/2023	710,000	709,553	FALSE	Residential	House	Detached	199	3,568	3,566	Freehold
11, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	19/09/2024	215,000	213,943	FALSE	Residential	Bungalow	Terraced	60	3,583	3,566	Freehold
1, Hallaton Close, Cawston, Rugby, Warwickshire CV22 7YH	CV22 7YH	CV22 7	27/03/2025	400,000	396,172	FALSE	Residential	House	Detached	111	3,604	3,569	Freehold
94, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QX	CV22 7QX	CV22 7	14/02/2025	507,500	507,013	FALSE	Residential	House	Semi_Detached	142	3,574	3,571	Freehold
50, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7DU	CV22 7DU	CV22 7	01/09/2023	475,000	468,513	FALSE	Residential	House	Detached	131	3,626	3,576	Freehold
19, Judith Way, Cawston, Rugby, Warwickshire CV22 7FY	CV22 7FY	CV22 7	16/01/2023	430,000	429,190	FALSE	Residential	House	Detached	120	3,583	3,577	Freehold
8, Beatty Drive, Rugby, Warwickshire CV22 7ET	CV22 7ET	CV22 7	14/09/2023	252,500	254,047	FALSE	Residential	Bungalow	Semi_Detached	71	3,556	3,578	Freehold
91, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	26/05/2023	245,000	250,726	FALSE	Residential	House	Terraced	70	3,500	3,582	Freehold
32, Kennedy Drive, Rugby, Warwickshire CV22 7SP	CV22 7SP	CV22 7	04/07/2024	195,000	197,283	FALSE	Residential	House	Semi_Detached	55	3,545	3,587	Freehold
276, Bilton Road, Rugby, Warwickshire CV22 7EG	CV22 7EG	CV22 7	03/04/2024	355,000	358,714	FALSE	Residential	House	Semi_Detached	100	3,550	3,587	Freehold
83, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	04/12/2023	450,000	452,203	FALSE	Residential	House	Semi_Detached	126	3,571	3,589	Freehold
36, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	21/04/2023	320,000	319,799	FALSE	Residential	House	Detached	89	3,596	3,593	Freehold
27, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	26/07/2024	400,000	402,788	FALSE	Residential	House	Detached	112	3,571	3,596	Freehold
31, Arundel Way, Cawston, Rugby, Warwickshire CV22 7TU	CV22 7TU	CV22 7	28/03/2025	407,500	403,600	FALSE	Residential	House	Detached	112	3,638	3,604	Freehold
53, Plexfield Road, Rugby, Warwickshire CV22 7EN	CV22 7EN	CV22 7	05/04/2024	490,520	490,829	FALSE	Residential	House	Detached	136	3,607	3,609	Freehold
7, Richard Hodgkinson Close, Cawston, Rugby, Warwickshire CV22 7YG	CV22 7YG	CV22 7	27/01/2023	460,000	459,133	FALSE	Residential	House	Detached	127	3,622	3,615	Freehold
31, Spicer Place, Rugby, Warwickshire CV22 7EA	CV22 7EA	CV22 7	15/12/2023	330,000	325,493	FALSE	Residential	House	Detached	90	3,667	3,617	Freehold
8, Magnet Lane, Rugby, Warwickshire CV22 7NH	CV22 7NH	CV22 7	03/02/2025	290,000	289,722	FALSE	Residential	House	Semi_Detached	80	3,625	3,622	Freehold
5, Cowdray Close, Cawston, Rugby, Warwickshire CV22 7ZX	CV22 7ZX	CV22 7	23/02/2023	410,000	416,949	TRUE	Residential	House	Terraced	115	3,565	3,626	Leasehold
24, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	25/01/2023	225,000	228,479	FALSE	Residential	Bungalow	Semi_Detached	63	3,571	3,627	Freehold
39, Ophelia Crescent, Cawston, Rugby, Warwickshire CV22 7UU	CV22 7UU	CV22 7	31/01/2025	585,000	594,769	FALSE	Residential	House	Detached	164	3,567	3,627	Freehold
35, Dodgson Close, Cawston, Rugby, Warwickshire CV22 7ZQ	CV22 7ZQ	CV22 7	09/05/2025	542,500	544,077	FALSE	Residential	House	Detached	150	3,617	3,627	Freehold
3, Shustoke Lane, Cawston, Rugby, Warwickshire CV22 7ZD	CV22 7ZD	CV22 7	19/10/2022	326,500	322,843	FALSE	Residential	House	Detached	89	3,669	3,627	Freehold
18, Oldbury Close, Cawston, Rugby, Warwickshire CV22 7ZB	CV22 7ZB	CV22 7	14/06/2024	220,000	221,348	FALSE	Residential	House	Semi_Detached	61	3,607	3,629	Freehold
20, Gold Avenue, Cawston, Rugby, Warwickshire CV22 7FB	CV22 7FB	CV22 7	18/07/2025	557,000	555,390	FALSE	Residential	House	Detached	153	3,641	3,630	Freehold
10, Elder Close, Rugby, Warwickshire CV22 7TJ	CV22 7TJ	CV22 7	24/07/2023	321,000	319,792	FALSE	Residential	House	Detached	88	3,648	3,634	Freehold
15, Monks Close, Cawston, Rugby, Warwickshire CV22 7FP	CV22 7FP	CV22 7	20/10/2023	475,000	462,485	FALSE	Residential	House	Detached	127	3,740	3,642	Freehold
24, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	21/03/2025	335,000	331,794	FALSE	Residential	House	Detached	91	3,681	3,646	Freehold
23, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	16/05/2024	372,500	379,290	FALSE	Residential	Bungalow	Terraced	104	3,582	3,647	Leasehold
19, Beech Drive, Rugby, Warwickshire CV22 7LT	CV22 7LT	CV22 7	24/10/2023	420,000	408,934	FALSE	Residential	House	Detached	112	3,750	3,651	Freehold
16, Dodgson Close, Cawston, Rugby, Warwickshire CV22 7ZQ	CV22 7ZQ	CV22 7	11/07/2025	240,000	239,311	FALSE	Residential	House	Semi_Detached	65	3,692	3,682	Freehold
59, Wheatfield Road, Bilton, Rugby, Warwickshire CV22 7LL	CV22 7LL	CV22 7	28/03/2025	295,000	291,365	FALSE	Residential	House	Semi_Detached	79	3,734	3,688	Freehold
4, Beswick Gardens, Rugby, Warwickshire CV22 7PP	CV22 7PP	CV22 7	03/03/2025	422,000	416,800	FALSE	Residential	House	Semi_Detached	113	3,735	3,688	Freehold
31, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	23/06/2023	325,000	321,160	FALSE	Residential	House	Detached	87	3,736	3,691	Freehold
3, Richard Hodgkinson Close, Cawston, Rugby, Warwickshire CV22 7YG	CV22 7YG	CV22 7	01/06/2023	430,000	424,919	FALSE	Residential	House	Detached	115	3,739	3,695	Freehold
53, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	21/06/2024	382,500	384,844	FALSE	Residential	House	Semi_Detached	104	3,678	3,700	Freehold
31, Judith Way, Cawston, Rugby, Warwickshire CV22 7FY	CV22 7FY	CV22 7	15/07/2024	460,000	463,207	FALSE	Residential	House	Detached	125	3,680	3,706	Freehold
37, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	28/11/2023	435,000	430,664	FALSE	Residential	House	Detached	116	3,750	3,713	Freehold
59, Calvestone Road, Cawston, Rugby, Warwickshire CV22 7GH	CV22 7GH	CV22 7	28/02/2025	271,116	267,470	FALSE	Residential	House	Terraced	72	3,766	3,715	Freehold
17, Oldbury Close, Cawston, Rugby, Warwickshire CV22 7ZB	CV22 7ZB	CV22 7	07/11/2023	335,000	331,660	FALSE	Residential	House	Detached	89	3,764	3,727	Freehold
21, Beech Drive, Rugby, Warwickshire CV22 7LT	CV22 7LT	CV22 7	05/06/2025	382,000	384,601	FALSE	Residential	House	Detached	103	3,709	3,734	Freehold
40, David Road, Rugby, Warwickshire CV22 7PX	CV22 7PX	CV22 7	25/07/2025	285,250	284,431	FALSE	Residential	House	Semi_Detached	76	3,753	3,743	Freehold
7, Gold Avenue, Cawston, Rugby, Warwickshire CV22 7FB	CV22 7FB	CV22 7	30/08/2023	480,000	475,511	FALSE	Residential	House	Detached	127	3,780	3,744	Freehold
3, Napton Court, Cawston, Rugby, Warwickshire CV22 7SN	CV22 7SN	CV22 7	17/03/2023	240,000	239,837	FALSE	Residential	House	Flat	64	3,750	3,747	Leasehold
9, Anson Close, Rugby, Warwickshire CV22 7HX	CV22 7HX	CV22 7	27/04/2023	230,000	236,333	FALSE	Residential	Bungalow	Semi_Detached	63	3,651	3,751	Freehold
2, Tene Close, Cawston, Rugby, Warwickshire CV22 7ZA	CV22 7ZA	CV22 7	18/01/2023	362,500	361,817	FALSE	Residential	House	Detached	96	3,776	3,769	Freehold
4, Packington Close, Cawston, Rugby, Warwickshire CV22 7ZH	CV22 7ZH	CV22 7	18/07/2025	288,000	287,173	FALSE	Residential	House	Semi_Detached	76	3,789	3,779	Freehold
24, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	01/06/2023	292,000	295,055	FALSE	Residential	House	Semi_Detached	78	3,744	3,783	Freehold
16, Elder Close, Rugby, Warwickshire CV22 7TJ	CV22 7TJ	CV22 7	07/05/2024	280,000	283,750	FALSE	Residential	Bungalow	Detached	75	3,733	3,783	Freehold
43, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	27/10/2023	940,000	915,233	FALSE	Residential	House	Detached	241	3,900	3,798	Freehold
10, Acorn Drive, Rugby, Warwickshire CV22 7UG	CV22 7UG	CV22 7	07/11/2023	380,000	376,212	FALSE	Residential	House	Detached	99	3,838	3,800	Freehold
3, Lestock Close, Rugby, Warwickshire CV22 7HR	CV22 7HR	CV22 7	28/07/2023	270,000	273,717	FALSE	Residential	House	Terraced	72	3,750	3,802	Freehold
46, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	28/03/2025	266,000	262,722	FALSE	Residential	Bungalow	Semi_Detached	69	3,855	3,808	Freehold
28, Trussell Way, Cawston, Rugby, Warwickshire CV22 7XU	CV22 7XU	CV22 7	03/09/2025	435,000	435,000	FALSE	Residential	House	Detached	114	3,816	3,816	Freehold
4, Alicia Close, Cawston, Rugby, Warwickshire CV22 7GT	CV22 7GT	CV22 7	21/12/2022	565,000	557,284	FALSE	Residential	House	Detached	146	3,870	3,817	Freehold
100, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	12/03/2025	380,000	375,318	FALSE	Residential	House	Semi_Detached	98	3,878	3,830	Freehold
30, Freemantle Road, Rugby, Warwickshire CV22 7HZ	CV22 7HZ	CV22 7	16/12/2022	260,000	260,635	FALSE	Residential	Bungalow	Semi_Detached	68	3,824	3,833	Freehold
5, Elder Close, Rugby, Warwickshire CV22 7TJ	CV22 7TJ	CV22 7	02/07/2025	200,000	199,422	FALSE	Residential	Bungalow	Detached	52	3,846	3,835	Freehold
3, Anson Close, Rugby, Warwickshire CV22 7HX	CV22 7HX	CV22 7	22/03/2024	225,000	230,187	FALSE	Residential	Bungalow	Semi_Detached	60	3,750	3,836	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
38, Noble Drive, Cawston, Rugby, Warwickshire CV22 7FL	CV22 7FL	CV22 7	20/01/2023	435,000	434,180	FALSE	Residential	House	Detached	113	3,850	3,842	Freehold
10, Cavendish Close, Cawston, Rugby, Warwickshire CV22 7GB	CV22 7GB	CV22 7	11/06/2024	350,000	350,220	FALSE	Residential	House	Detached	91	3,846	3,849	Freehold
27, Potsford Road, Cawston, Rugby, Warwickshire CV22 7YY	CV22 7YY	CV22 7	23/06/2025	361,000	363,458	FALSE	Residential	House	Detached	94	3,840	3,867	Freehold
37, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	23/09/2024	230,000	228,193	FALSE	Residential	Bungalow	Semi_Detached	59	3,898	3,868	Freehold
32, Collingwood Avenue, Bilton, Rugby, Warwickshire CV22 7EX	CV22 7EX	CV22 7	26/08/2025	235,000	233,655	FALSE	Residential	Bungalow	Semi_Detached	60	3,917	3,894	Freehold
49, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	05/08/2024	245,000	242,343	FALSE	Residential	Bungalow	Semi_Detached	62	3,952	3,909	Freehold
67, Firs Drive, Rugby, Warwickshire CV22 7AD	CV22 7AD	CV22 7	03/04/2023	255,000	262,021	FALSE	Residential	Bungalow	Semi_Detached	67	3,806	3,911	Freehold
7, Wheatfield Road, Bilton, Rugby, Warwickshire CV22 7LN	CV22 7LN	CV22 7	05/05/2023	340,000	346,113	FALSE	Residential	House	Semi_Detached	88	3,864	3,933	Freehold
249, Bilton Road, Rugby, Warwickshire CV22 7EQ	CV22 7EQ	CV22 7	14/08/2023	425,000	421,026	FALSE	Residential	House	Detached	107	3,972	3,935	Freehold
29, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	18/10/2024	360,000	352,241	FALSE	Residential	House	Detached	89	4,045	3,958	Freehold
46, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QX	CV22 7QX	CV22 7	19/04/2024	350,000	353,662	FALSE	Residential	House	Semi_Detached	89	3,933	3,974	Freehold
6, Hannah Twining Crescent, Cawston, Rugby, Warwickshire CV22 7YE	CV22 7YE	CV22 7	02/02/2024	228,000	231,096	FALSE	Residential	House	Semi_Detached	58	3,931	3,984	Freehold
11, Longrood Road, Rugby, Warwickshire CV22 7RG	CV22 7RG	CV22 7	20/04/2023	620,000	619,610	FALSE	Residential	House	Detached	155	4,000	3,997	Freehold
22, Bronze Road, Cawston, Rugby, Warwickshire CV22 7XN	CV22 7XN	CV22 7	24/02/2023	412,000	412,259	FALSE	Residential	House	Detached	102	4,039	4,042	Freehold
1, Armour Court, Cawston, Rugby, Warwickshire CV22 7UE	CV22 7UE	CV22 7	31/07/2024	370,000	372,579	FALSE	Residential	House	Detached	92	4,022	4,050	Freehold
267, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RP	CV22 7RP	CV22 7	26/10/2022	332,000	328,281	FALSE	Residential	House	Detached	81	4,099	4,053	Freehold
53, New Street, Rugby, Warwickshire CV22 7BD	CV22 7BD	CV22 7	14/02/2023	127,000	129,847	FALSE	Residential	Bungalow	Semi_Detached	32	3,969	4,058	Freehold
28, Gardeners End, Rugby, Warwickshire CV22 7RQ	CV22 7RQ	CV22 7	24/04/2025	306,667	305,486	FALSE	Residential	House	Detached	75	4,089	4,073	Freehold
10, Kalfs Drive, Cawston, Rugby, Warwickshire CV22 7FD	CV22 7FD	CV22 7	29/05/2025	545,000	546,584	FALSE	Residential	House	Detached	134	4,067	4,079	Freehold
100, Beswick Gardens, Rugby, Warwickshire CV22 7PR	CV22 7PR	CV22 7	15/11/2022	400,000	400,000	FALSE	Residential	House	Semi_Detached	98	4,082	4,082	Freehold
14, Clement Way, Cawston, Rugby, Warwickshire CV22 7FH	CV22 7FH	CV22 7	24/10/2022	487,500	482,040	FALSE	Residential	House	Detached	118	4,131	4,085	Freehold
3, Longrood Road, Rugby, Warwickshire CV22 7RG	CV22 7RG	CV22 7	08/09/2023	540,000	532,626	FALSE	Residential	House	Detached	130	4,154	4,097	Freehold
4, Oswald Way, Rugby, Warwickshire CV22 7PL	CV22 7PL	CV22 7	18/08/2023	240,000	237,756	FALSE	Residential	Bungalow	Detached	58	4,138	4,099	Freehold
140, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7RA	CV22 7RA	CV22 7	10/03/2023	410,000	410,000	FALSE	Residential	House	Detached	100	4,100	4,100	Freehold
52, Bawnmore Road, Rugby, Warwickshire CV22 7QW	CV22 7QW	CV22 7	06/10/2022	892,000	882,009	FALSE	Residential	House	Detached	215	4,149	4,102	Freehold
44, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	07/10/2022	450,000	444,960	FALSE	Residential	Bungalow	Detached	108	4,167	4,120	Freehold
31, Dreyer Close, Rugby, Warwickshire CV22 7SX	CV22 7SX	CV22 7	28/03/2025	310,000	307,033	FALSE	Residential	House	Detached	74	4,189	4,149	Freehold
28, Gold Avenue, Cawston, Rugby, Warwickshire CV22 7FB	CV22 7FB	CV22 7	18/07/2024	495,000	498,451	FALSE	Residential	House	Detached	120	4,125	4,154	Freehold
5, Oswald Way, Rugby, Warwickshire CV22 7PL	CV22 7PL	CV22 7	16/10/2024	239,000	233,849	FALSE	Residential	Bungalow	Detached	56	4,268	4,176	Freehold
125, Elborow Way, Cawston, Rugby, Warwickshire CV22 7YQ	CV22 7YQ	CV22 7	18/04/2024	290,000	292,346	FALSE	Residential	House	Terraced	70	4,143	4,176	Freehold
Little Thatch, Church Walk, Bilton, Rugby, Warwickshire CV22 7NA	CV22 7NA	CV22 7	13/09/2023	956,000	942,945	FALSE	Residential	House	Detached	225	4,249	4,191	Freehold
3, Tene Close, Cawston, Rugby, Warwickshire CV22 7ZA	CV22 7ZA	CV22 7	30/09/2024	485,000	478,674	FALSE	Residential	House	Detached	114	4,254	4,199	Freehold
14, Longrood Road, Rugby, Warwickshire CV22 7RG	CV22 7RG	CV22 7	17/07/2025	712,000	709,942	FALSE	Residential	House	Detached	169	4,213	4,201	Freehold
7, Hambledon Close, Cawston, Rugby, Warwickshire CV22 7YR	CV22 7YR	CV22 7	18/07/2025	510,000	508,526	FALSE	Residential	House	Detached	121	4,215	4,203	Freehold
93, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	29/06/2023	350,000	353,662	FALSE	Residential	House	Semi_Detached	84	4,167	4,210	Freehold
8, Scots Close, Rugby, Warwickshire CV22 7QY	CV22 7QY	CV22 7	11/11/2022	485,000	477,192	FALSE	Residential	House	Detached	113	4,292	4,223	Freehold
138, Lawford Lane, Rugby, Warwickshire CV22 7JT	CV22 7JT	CV22 7	13/10/2022	325,000	321,360	FALSE	Residential	House	Detached	76	4,276	4,228	Freehold
77, Gilbert Avenue, Rugby, Warwickshire CV22 7BZ	CV22 7BZ	CV22 7	08/08/2025	230,000	228,683	FALSE	Residential	Bungalow	Semi_Detached	54	4,259	4,235	Freehold
Carillon, Church Walk, Bilton, Rugby, Warwickshire CV22 7NA	CV22 7NA	CV22 7	24/08/2023	625,000	619,155	FALSE	Residential	House	Detached	146	4,281	4,241	Freehold
39, Carlton Road, Rugby, Warwickshire CV22 7PD	CV22 7PD	CV22 7	22/01/2024	338,000	339,710	FALSE	Residential	Bungalow	Detached	80	4,225	4,246	Freehold
59, Magnet Lane, Rugby, Warwickshire CV22 7NH	CV22 7NH	CV22 7	31/01/2025	340,000	345,678	FALSE	Residential	House	Detached	81	4,198	4,268	Freehold
17, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	30/05/2025	440,000	440,423	FALSE	Residential	House	Semi_Detached	103	4,272	4,276	Freehold
52, Longrood Road, Rugby, Warwickshire CV22 7RE	CV22 7RE	CV22 7	27/01/2025	400,000	406,680	FALSE	Residential	Bungalow	Detached	95	4,211	4,281	Freehold
31, Marton Court, Cawston, Rugby, Warwickshire CV22 7SW	CV22 7SW	CV22 7	01/07/2025	285,000	282,695	FALSE	Residential	Bungalow	Flat	66	4,318	4,283	Leasehold
51, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	18/12/2023	1,075,000	1,060,320	FALSE	Residential	House	Detached	247	4,352	4,293	Freehold
4, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	01/03/2024	253,000	258,832	FALSE	Residential	Bungalow	Semi_Detached	60	4,217	4,314	Freehold
34, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	04/04/2025	360,000	358,614	FALSE	Residential	House	Detached	83	4,337	4,321	Freehold
1, Mews Cottages, Magnet Lane, Rugby, Warwickshire CV22 7NH	CV22 7NH	CV22 7	14/02/2025	252,000	251,758	FALSE	Residential	House	Semi_Detached	58	4,345	4,341	Freehold
9, Park Farm Close, Bilton, Rugby, Warwickshire CV22 7BB	CV22 7BB	CV22 7	28/10/2022	435,000	430,128	FALSE	Residential	House	Detached	99	4,394	4,345	Freehold
17, Barton Road, Rugby, Warwickshire CV22 7PT	CV22 7PT	CV22 7	27/11/2023	370,000	373,871	FALSE	Residential	House	Semi_Detached	86	4,302	4,347	Freehold
38, Epsom Road, Rugby, Warwickshire CV22 7PF	CV22 7PF	CV22 7	16/05/2023	235,000	239,225	FALSE	Residential	Bungalow	Semi_Detached	55	4,273	4,350	Freehold
30, Oswald Way, Rugby, Warwickshire CV22 7PL	CV22 7PL	CV22 7	27/03/2025	220,000	217,895	FALSE	Residential	Bungalow	Detached	50	4,400	4,358	Freehold
239, Bilton Road, Rugby, Warwickshire CV22 7DY	CV22 7DY	CV22 7	11/04/2023	233,700	240,135	FALSE	Residential	Bungalow	Semi_Detached	55	4,249	4,366	Freehold
73, Magnet Lane, Rugby, Warwickshire CV22 7NJ	CV22 7NJ	CV22 7	28/06/2024	310,000	310,195	FALSE	Residential	Bungalow	Detached	71	4,366	4,369	Freehold
46, Durrell Drive, Cawston, Rugby, Warwickshire CV22 7GW	CV22 7GW	CV22 7	21/03/2025	340,000	336,746	FALSE	Residential	House	Detached	77	4,416	4,373	Freehold
Farthings, Church Walk, Bilton, Rugby, Warwickshire CV22 7LX	CV22 7LX	CV22 7	15/02/2024	645,000	645,000	FALSE	Residential	House	Detached	146	4,418	4,418	Freehold
4, Cavendish Close, Cawston, Rugby, Warwickshire CV22 7GB	CV22 7GB	CV22 7	16/03/2023	241,500	247,839	FALSE	Residential	House	Semi_Detached	56	4,313	4,426	Freehold
23, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	06/06/2024	295,000	296,808	FALSE	Residential	Bungalow	Semi_Detached	67	4,403	4,430	Freehold
272, Bilton Road, Rugby, Warwickshire CV22 7EG	CV22 7EG	CV22 7	21/10/2022	390,000	391,430	FALSE	Residential	House	Semi_Detached	88	4,432	4,448	Freehold
4, Acorn Drive, Rugby, Warwickshire CV22 7UG	CV22 7UG	CV22 7	07/02/2025	340,000	338,365	FALSE	Residential	House	Detached	76	4,474	4,452	Freehold
29, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	28/07/2023	355,000	353,665	FALSE	Residential	Bungalow	Detached	79	4,494	4,477	Freehold
31, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	05/06/2025	355,000	357,417	FALSE	Residential	Bungalow	Detached	79	4,494	4,524	Freehold
12, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	17/04/2024	180,000	181,883	FALSE	Residential	Bungalow	Semi_Detached	40	4,500	4,547	Freehold
48, Spicer Place, Rugby, Warwickshire CV22 7EA	CV22 7EA	CV22 7	20/04/2023	312,000	320,591	FALSE	Residential	House	Semi_Detached	70	4,457	4,580	Freehold
29, Jasmine Way, Bilton, Rugby, Warwickshire CV22 7UR	CV22 7UR	CV22 7	22/04/2025	365,000	363,595	FALSE	Residential	Bungalow	Detached	79	4,620	4,602	Freehold
34, Orchard Way, Rugby, Warwickshire CV22 7PS	CV22 7PS	CV22 7	22/08/2025	319,000	318,078	FALSE	Residential	Bungalow	Detached	69	4,623	4,610	Freehold
2, Mews Cottages, Magnet Lane, Rugby, Warwickshire CV22 7NH	CV22 7NH	CV22 7	15/03/2024	217,000	222,002	FALSE	Residential	House	Semi_Detached	48	4,521	4,625	Freehold
63, Cornwallis Road, Rugby, Warwickshire CV22 7HL	CV22 7HL	CV22 7	10/01/2025	265,000	270,451	FALSE	Residential	Bungalow	Semi_Detached	56	4,732	4,829	Freehold
5, Joyce Way, Cawston, Rugby, Warwickshire CV22 7FT	CV22 7FT	CV22 7	16/10/2023	410,000	399,197	FALSE	Residential	House	Detached	81	5,062	4,928	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
39, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	01/07/2025	360,000	358,967	FALSE	Residential	Bungalow	Semi_Detached	72	5,000	4,986	Freehold
8, Park Farm Close, Bilton, Rugby, Warwickshire CV22 7BB	CV22 7BB	CV22 7	17/11/2023	340,100	336,710	FALSE	Residential	House	Detached	67	5,076	5,026	Freehold
6, Wych Elm Close, Rugby, Warwickshire CV22 7TH	CV22 7TH	CV22 7	11/10/2022	382,000	377,721	FALSE	Residential	House	Detached	73	5,233	5,174	Freehold
1, Cawston Way, Rugby, Warwickshire CV22 7NR	CV22 7NR	CV22 7	21/08/2023	325,000	321,961	FALSE	Residential	Bungalow	Detached	61	5,328	5,278	Freehold
4, Thurlaston Drive, Cawston, Rugby, Warwickshire CV22 7SB	CV22 7SB	CV22 7	15/12/2023	350,000	351,084	FALSE	Residential	Bungalow	Terraced	65	5,385	5,401	Leasehold
8, Oswald Way, Rugby, Warwickshire CV22 7PL	CV22 7PL	CV22 7	02/02/2024	265,000	265,000	FALSE	Residential	Bungalow	Detached	49	5,408	5,408	Freehold
1, Hampden Way, Rugby, Warwickshire CV22 7NW	CV22 7NW	CV22 7	09/12/2022	550,000	542,489	FALSE	Residential	House	Detached	99	5,556	5,480	Freehold
19, Alwyn Road, Bilton, Rugby, Warwickshire CV22 7QU	CV22 7QU	CV22 7	12/12/2022	433,115	434,173	FALSE	Residential	House	Semi_Detached	79	5,482	5,496	Freehold
55, Dreyer Close, Rugby, Warwickshire CV22 7SX	CV22 7SX	CV22 7	11/04/2023	211,000	216,810	FALSE	Residential	House	Semi_Detached	33	6,394	6,570	Freehold
72, Lime Tree Avenue, Bilton, Rugby, Warwickshire CV22 7QT	CV22 7QT	CV22 7	15/02/2024	595,000	599,122	FALSE	Residential	Bungalow	Other	87	6,839	6,886	Freehold
	CV22 7 Average										3,362	3,360	
11, Robertson Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DJ	CV23 0DJ	CV23 0	13/08/2025	205,000	203,415	FALSE	Residential	House	Terraced	88	2,330	2,312	Freehold
16, Langlands Place, Rugby, Warwickshire CV23 0JG	CV23 0JG	CV23 0	12/09/2025	607,500	607,500	FALSE	Residential	House	Detached	258	2,355	2,355	Freehold
27, Stonechat Road, Rugby, Warwickshire CV23 0WX	CV23 0WX	CV23 0	17/07/2025	260,000	259,254	FALSE	Residential	House	Semi_Detached	110	2,364	2,357	Freehold
21, Lilbourne Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BD	CV23 0BD	CV23 0	30/05/2025	310,000	310,298	FALSE	Residential	House	Semi_Detached	131	2,366	2,369	Freehold
2, Two Pike Leys, Rugby, Warwickshire CV23 0GS	CV23 0GS	CV23 0	10/02/2025	547,500	544,868	FALSE	Residential	House	Detached	216	2,535	2,523	Freehold
6, Coton Park Drive, Rugby, Warwickshire CV23 0WN	CV23 0WN	CV23 0	29/07/2025	530,000	528,468	FALSE	Residential	House	Detached	207	2,560	2,553	Freehold
43, Longstork Road, Rugby, Warwickshire CV23 0GB	CV23 0GB	CV23 0	30/05/2025	330,000	330,317	FALSE	Residential	House	Semi_Detached	129	2,558	2,561	Freehold
19, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	04/10/2024	295,750	290,725	FALSE	Residential	House	Terraced	113	2,617	2,573	Freehold
7, Rugby Road, Pailton, Rugby, Warwickshire CV23 0QH	CV23 0QH	CV23 0	18/06/2025	370,000	372,863	FALSE	Residential	House	Semi_Detached	144	2,569	2,589	Freehold
81, Avocet Close, Rugby, Warwickshire CV23 0WU	CV23 0WU	CV23 0	17/04/2025	145,000	140,837	FALSE	Residential	House	Flat	54	2,685	2,608	Leasehold
35, Longstork Road, Rugby, Warwickshire CV23 0GB	CV23 0GB	CV23 0	31/03/2025	325,000	316,675	FALSE	Residential	House	Terraced	121	2,686	2,617	Freehold
5, Avocet Close, Rugby, Warwickshire CV23 0WU	CV23 0WU	CV23 0	27/09/2024	301,500	299,132	FALSE	Residential	House	Semi_Detached	114	2,645	2,624	Freehold
5, Shearwater Drive, Rugby, Warwickshire CV23 0WY	CV23 0WY	CV23 0	19/07/2024	487,500	490,898	FALSE	Residential	House	Detached	187	2,607	2,625	Freehold
35, Avocet Close, Rugby, Warwickshire CV23 0WU	CV23 0WU	CV23 0	09/06/2023	166,000	163,004	FALSE	Residential	House	Flat	62	2,677	2,629	Leasehold
33, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	210,000	210,513	TRUE	Residential	House	Semi_Detached	80	2,625	2,631	Freehold
31, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	210,000	210,513	TRUE	Residential	House	Semi_Detached	80	2,625	2,631	Freehold
3, Short Fishers Walk, Rugby, Warwickshire CV23 0GR	CV23 0GR	CV23 0	20/09/2024	575,000	567,500	FALSE	Residential	House	Detached	215	2,674	2,640	Freehold
Hunters Gate, Buckwell Lane, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BJ	CV23 0BJ	CV23 0	22/03/2024	780,000	788,435	FALSE	Residential	House	Detached	298	2,617	2,646	Freehold
10, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	25/10/2022	590,000	583,391	FALSE	Residential	House	Detached	220	2,682	2,652	Freehold
8, Two Pike Leys, Rugby, Warwickshire CV23 0GS	CV23 0GS	CV23 0	02/02/2024	550,000	550,000	FALSE	Residential	House	Detached	207.4	2,652	2,652	Freehold
16, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	29/06/2023	162,750	164,476	TRUE	Residential	House	Terraced	62	2,625	2,653	Freehold
12, Lancut Hill, Rugby, Warwickshire CV23 0JR	CV23 0JR	CV23 0	06/04/2023	545,000	544,657	FALSE	Residential	House	Detached	205	2,659	2,657	Freehold
5, Woodruff Close, Rugby, Warwickshire CV23 0FN	CV23 0FN	CV23 0	19/05/2023	280,000	285,034	FALSE	Residential	House	Semi_Detached	107	2,617	2,664	Freehold
49, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	14/08/2025	321,000	320,072	FALSE	Residential	House	Detached	120	2,675	2,667	Freehold
6, Lancut Hill, Rugby, Warwickshire CV23 0JR	CV23 0JR	CV23 0	09/11/2022	504,000	495,886	FALSE	Residential	House	Detached	185	2,724	2,680	Freehold
15, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	29/06/2023	164,500	166,245	TRUE	Residential	House	Terraced	62	2,653	2,681	Freehold
56, Longstork Road, Rugby, Warwickshire CV23 0GD	CV23 0GD	CV23 0	07/08/2023	271,000	274,004	FALSE	Residential	House	Semi_Detached	102	2,657	2,686	Freehold
52, Longstork Road, Rugby, Warwickshire CV23 0GD	CV23 0GD	CV23 0	28/03/2024	444,000	448,802	FALSE	Residential	House	Detached	167	2,659	2,687	Freehold
21, Robertson Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DJ	CV23 0DJ	CV23 0	19/01/2023	295,000	299,561	FALSE	Residential	House	Semi_Detached	111	2,658	2,699	Freehold
7, Flaxdown Gardens, Rugby, Warwickshire CV23 0GX	CV23 0GX	CV23 0	28/04/2025	145,000	140,837	FALSE	Residential	House	Flat	52	2,789	2,708	Leasehold
6, Crackthorne Drive, Rugby, Warwickshire CV23 0GL	CV23 0GL	CV23 0	28/03/2025	227,000	221,185	FALSE	Residential	House	Terraced	81	2,803	2,731	Freehold
9, Betony Road, Rugby, Warwickshire CV23 0FB	CV23 0FB	CV23 0	26/01/2024	279,950	286,761	FALSE	Residential	House	Semi_Detached	105	2,666	2,731	Freehold
15, Sedge Road, Rugby, Warwickshire CV23 0FJ	CV23 0FJ	CV23 0	19/04/2024	285,000	287,982	FALSE	Residential	House	Semi_Detached	105	2,714	2,743	Freehold
11, Sedge Road, Rugby, Warwickshire CV23 0FJ	CV23 0FJ	CV23 0	04/07/2025	290,000	289,167	FALSE	Residential	House	Semi_Detached	105	2,762	2,754	Freehold
8, Lancut Hill, Rugby, Warwickshire CV23 0JR	CV23 0JR	CV23 0	21/06/2024	575,000	575,362	FALSE	Residential	House	Detached	208	2,764	2,766	Freehold
11, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	21/03/2023	310,000	318,138	FALSE	Residential	House	Semi_Detached	115	2,696	2,766	Freehold
2, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	27/06/2025	525,000	528,575	FALSE	Residential	House	Detached	191	2,749	2,767	Freehold
16, Meadow Furlong, Rugby, Warwickshire CV23 0GG	CV23 0GG	CV23 0	03/10/2022	114,750	113,767	FALSE	Residential	House	Terraced	41	2,799	2,775	Freehold
103, Crackthorne Drive, Rugby, Warwickshire CV23 0GJ	CV23 0GJ	CV23 0	12/06/2024	280,000	281,716	FALSE	Residential	House	Semi_Detached	101	2,772	2,789	Freehold
25, Betony Road, Rugby, Warwickshire CV23 0FB	CV23 0FB	CV23 0	21/02/2024	295,000	298,501	FALSE	Residential	House	Terraced	107	2,757	2,790	Freehold
17, Betony Road, Rugby, Warwickshire CV23 0FB	CV23 0FB	CV23 0	25/07/2025	300,000	299,139	FALSE	Residential	House	Semi_Detached	107	2,804	2,796	Freehold
6, Great Balance, Brinklow, Rugby, Warwickshire CV23 0NL	CV23 0NL	CV23 0	19/02/2025	240,000	236,772	FALSE	Residential	House	Terraced	84	2,857	2,819	Freehold
15, Shearwater Drive, Rugby, Warwickshire CV23 0WY	CV23 0WY	CV23 0	28/04/2023	525,000	524,670	FALSE	Residential	House	Detached	186	2,823	2,821	Freehold
Cedar Vale, Rugby Road, Harborough Magna, Rugby, Warwickshire CV23 0HL	CV23 0HL	CV23 0	27/10/2022	399,950	401,417	FALSE	Residential	House	Semi_Detached	142	2,817	2,827	Freehold
14, Flaxdown Gardens, Rugby, Warwickshire CV23 0GX	CV23 0GX	CV23 0	06/11/2023	132,200	130,424	FALSE	Residential	House	Flat	46	2,874	2,835	Leasehold
21, Webb Drive, Rugby, Warwickshire CV23 0UP	CV23 0UP	CV23 0	30/08/2024	335,000	329,811	FALSE	Residential	House	Detached	116	2,888	2,843	Freehold
24, Whimbrel Close, Rugby, Warwickshire CV23 0WG	CV23 0WG	CV23 0	14/08/2024	520,000	511,945	FALSE	Residential	House	Detached	180	2,889	2,844	Freehold
10, The Hollies, Newton, Rugby, Warwickshire CV23 0DD	CV23 0DD	CV23 0	11/01/2024	499,500	502,028	FALSE	Residential	House	Detached	176	2,838	2,852	Freehold
34, Shuttleworth Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DB	CV23 0DB	CV23 0	21/03/2025	245,000	242,656	FALSE	Residential	Bungalow	Detached	85	2,882	2,855	Freehold
30, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	24/01/2025	308,000	314,335	FALSE	Residential	House	Semi_Detached	110	2,800	2,858	Freehold
12, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	12/09/2024	320,000	317,486	FALSE	Residential	House	Semi_Detached	111	2,883	2,860	Freehold
4, Fynes Way, Rugby, Warwickshire CV23 0FT	CV23 0FT	CV23 0	24/06/2024	290,000	291,777	FALSE	Residential	House	Semi_Detached	102	2,843	2,861	Freehold
5, Betony Road, Rugby, Warwickshire CV23 0FB	CV23 0FB	CV23 0	24/10/2022	306,000	307,122	FALSE	Residential	House	Semi_Detached	107	2,860	2,870	Freehold
44, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	25/04/2025	320,000	318,768	FALSE	Residential	House	Detached	111	2,883	2,872	Freehold
10, The Hollies, Newton, Rugby, Warwickshire CV23 0DD	CV23 0DD	CV23 0	18/03/2025	511,500	506,605	FALSE	Residential	House	Detached	176	2,906	2,879	Freehold
24, Hadfield Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DL	CV23 0DL	CV23 0	28/04/2023	232,000	239,389	FALSE	Residential	House	Terraced	83	2,795	2,884	Freehold
3, Coton Park Drive, Rugby, Warwickshire CV23 0WL	CV23 0WL	CV23 0	05/04/2024	481,833	482,136	FALSE	Residential	House	Detached	167	2,885	2,887	Freehold
Oak Vale, Rugby Road, Harborough Magna, Rugby, Warwickshire CV23 0HL	CV23 0HL	CV23 0	28/11/2022	410,000	410,000	FALSE	Residential	House	Semi_Detached	142	2,887	2,887	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
2, Speedwell Close, Rugby, Warwickshire CV23 0SG	CV23 0SG	CV23 0	23/02/2024	350,000	350,000	FALSE	Residential	House	Detached	121	2,893	2,893	Freehold
3, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	16/02/2024	475,000	475,000	FALSE	Residential	House	Detached	164	2,896	2,896	Freehold
24, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	15/08/2024	432,500	425,801	FALSE	Residential	House	Detached	147	2,942	2,897	Freehold
29, Crackthorne Drive, Rugby, Warwickshire CV23 0GJ	CV23 0GJ	CV23 0	23/06/2023	215,000	217,280	FALSE	Residential	House	Terraced	75	2,867	2,897	Freehold
17, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LS	CV23 0LS	CV23 0	17/02/2023	280,000	284,746	FALSE	Residential	House	Terraced	98	2,857	2,906	Freehold
13, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	13/06/2025	355,000	357,417	FALSE	Residential	House	Detached	123	2,886	2,906	Freehold
21, Bugle Close, Rugby, Warwickshire CV23 0FD	CV23 0FD	CV23 0	15/08/2025	307,000	305,242	FALSE	Residential	House	Semi_Detached	105	2,924	2,907	Freehold
83, Avocet Close, Rugby, Warwickshire CV23 0WU	CV23 0WU	CV23 0	16/08/2023	150,000	148,384	FALSE	Residential	House	Flat	51	2,941	2,909	Leasehold
12, The Leys, Newton, Rugby, Warwickshire CV23 0EA	CV23 0EA	CV23 0	22/09/2023	175,000	175,000	FALSE	Residential	House	Terraced	60	2,917	2,917	Freehold
22, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	09/02/2024	280,000	283,323	FALSE	Residential	House	Terraced	97	2,887	2,921	Freehold
36, Crackthorne Drive, Rugby, Warwickshire CV23 0GL	CV23 0GL	CV23 0	09/12/2022	430,000	424,128	FALSE	Residential	House	Detached	145	2,966	2,925	Freehold
12, Vicarage Hill, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DG	CV23 0DG	CV23 0	08/08/2024	225,000	222,392	FALSE	Residential	House	Terraced	76	2,961	2,926	Freehold
Gable Cottage, Main Street, Easenhall, Rugby, Warwickshire CV23 0JA	CV23 0JA	CV23 0	20/11/2023	495,000	498,384	FALSE	Residential	House	Terraced	170	2,912	2,932	Freehold
97, Crackthorne Drive, Rugby, Warwickshire CV23 0GJ	CV23 0GJ	CV23 0	17/08/2023	370,000	366,540	FALSE	Residential	House	Detached	125	2,960	2,932	Freehold
32, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	322,000	322,786	TRUE	Residential	House	Semi_Detached	110	2,927	2,934	Freehold
30, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	09/12/2022	322,000	322,786	TRUE	Residential	House	Semi_Detached	110	2,927	2,934	Freehold
38, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LN	CV23 0LN	CV23 0	19/04/2024	260,000	262,103	FALSE	Residential	House	Terraced	89	2,921	2,945	Freehold
11, Avon Street, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DQ	CV23 0DQ	CV23 0	20/04/2023	215,000	221,847	FALSE	Residential	House	Terraced	75	2,867	2,958	Freehold
11, Coventry Road, Brinklow, Rugby, Warwickshire CV23 0NE	CV23 0NE	CV23 0	12/02/2025	270,000	269,741	FALSE	Residential	House	Semi_Detached	91	2,967	2,964	Freehold
3, Clinton Crescent, Rugby, Warwickshire CV23 0FS	CV23 0FS	CV23 0	18/11/2022	455,000	447,675	FALSE	Residential	House	Detached	151	3,013	2,965	Freehold
16, Vicarage Hill, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DG	CV23 0DG	CV23 0	28/02/2025	235,000	231,840	FALSE	Residential	House	Terraced	78	3,013	2,972	Freehold
36, Long Hassocks, Rugby, Warwickshire CV23 0JS	CV23 0JS	CV23 0	29/09/2023	465,000	458,650	FALSE	Residential	House	Detached	154	3,019	2,978	Freehold
2, Dixwell Way, Rugby, Warwickshire CV23 0FZ	CV23 0FZ	CV23 0	18/07/2025	259,875	259,129	FALSE	Residential	House	Semi_Detached	87	2,987	2,979	Freehold
10, Coton Park Drive, Rugby, Warwickshire CV23 0WN	CV23 0WN	CV23 0	15/07/2025	520,000	518,497	FALSE	Residential	House	Detached	174	2,989	2,980	Freehold
7, Cornflower Drive, Rugby, Warwickshire CV23 0UG	CV23 0UG	CV23 0	25/10/2023	435,000	423,539	FALSE	Residential	House	Detached	142	3,063	2,983	Freehold
20, Crowsfurlong, Rugby, Warwickshire CV23 0WD	CV23 0WD	CV23 0	28/03/2025	275,000	271,611	FALSE	Residential	House	Semi_Detached	91	3,022	2,985	Freehold
66, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	11/11/2022	145,000	140,597	FALSE	Residential	Maisonette	Flat	47	3,085	2,991	Freehold
9, Tythbarn Leys, Rugby, Warwickshire CV23 0GY	CV23 0GY	CV23 0	07/07/2023	482,000	480,187	FALSE	Residential	House	Detached	160	3,013	3,001	Freehold
11, Maidenhair Drive, Rugby, Warwickshire CV23 0SE	CV23 0SE	CV23 0	25/08/2023	395,000	391,306	FALSE	Residential	House	Detached	130	3,038	3,010	Freehold
12, Station Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BT	CV23 0BT	CV23 0	30/05/2025	260,000	258,991	FALSE	Residential	House	Terraced	86	3,023	3,012	Freehold
17, Orchid Way, Rugby, Warwickshire CV23 0SD	CV23 0SD	CV23 0	10/02/2023	382,000	382,241	FALSE	Residential	House	Detached	126	3,032	3,034	Freehold
7, Vetch Walk, Rugby, Warwickshire CV23 0FL	CV23 0FL	CV23 0	24/02/2023	450,000	450,283	FALSE	Residential	House	Detached	148	3,041	3,042	Freehold
3, Maidenhair Drive, Rugby, Warwickshire CV23 0SE	CV23 0SE	CV23 0	11/08/2025	348,750	347,742	FALSE	Residential	House	Detached	114	3,059	3,050	Freehold
Watling End, Church Street, Churchover, Rugby, Warwickshire CV23 0EW	CV23 0EW	CV23 0	05/03/2025	260,000	256,796	FALSE	Residential	Bungalow	Semi_Detached	84	3,095	3,057	Freehold
Ivy House, Church Street, Churchover, Rugby, Warwickshire CV23 0EW	CV23 0EW	CV23 0	03/02/2025	548,500	547,974	FALSE	Residential	House	Semi_Detached	179	3,064	3,061	Freehold
4, Two Pike Leys, Rugby, Warwickshire CV23 0GS	CV23 0GS	CV23 0	08/05/2025	445,000	446,294	FALSE	Residential	House	Detached	145	3,069	3,078	Freehold
19, Orchid Way, Rugby, Warwickshire CV23 0SD	CV23 0SD	CV23 0	21/10/2022	380,000	375,744	FALSE	Residential	House	Detached	122	3,115	3,080	Freehold
2, Main Street, Stretton Under Fosse, Rugby, Warwickshire CV23 0PF	CV23 0PF	CV23 0	06/12/2022	775,000	764,417	FALSE	Residential	House	Detached	248	3,125	3,082	Freehold
19, Speedwell Close, Rugby, Warwickshire CV23 0SG	CV23 0SG	CV23 0	21/03/2025	330,000	326,842	FALSE	Residential	House	Detached	106	3,113	3,083	Freehold
2, Skelhorn Avenue, Rugby, Warwickshire CV23 0XP	CV23 0XP	CV23 0	02/10/2023	387,000	376,803	FALSE	Residential	House	Detached	122	3,172	3,089	Freehold
8, Orchid Way, Rugby, Warwickshire CV23 0SD	CV23 0SD	CV23 0	01/07/2024	382,000	384,663	FALSE	Residential	House	Detached	124	3,081	3,102	Freehold
16, South Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BY	CV23 0BY	CV23 0	14/02/2025	295,000	294,717	FALSE	Residential	House	Semi_Detached	95	3,105	3,102	Freehold
10, Tythbarn Leys, Rugby, Warwickshire CV23 0GY	CV23 0GY	CV23 0	07/10/2022	300,000	301,100	FALSE	Residential	House	Semi_Detached	97	3,093	3,104	Freehold
1, Denyer Court, Broad Street, Brinklow, Rugby, Warwickshire CV23 0JL	CV23 0JL	CV23 0	24/11/2022	125,000	121,205	FALSE	Residential	House	Flat	39	3,205	3,108	Leasehold
12, Harebell Way, Rugby, Warwickshire CV23 0TT	CV23 0TT	CV23 0	29/04/2025	322,000	320,760	FALSE	Residential	House	Detached	103	3,126	3,114	Freehold
1, Great Balance, Brinklow, Rugby, Warwickshire CV23 0NL	CV23 0NL	CV23 0	17/11/2022	265,000	262,088	FALSE	Residential	House	Terraced	84	3,155	3,120	Freehold
7, Woodruff Close, Rugby, Warwickshire CV23 0FN	CV23 0FN	CV23 0	02/11/2022	401,000	394,544	FALSE	Residential	House	Detached	126	3,183	3,131	Freehold
1, Bugle Close, Rugby, Warwickshire CV23 0FD	CV23 0FD	CV23 0	27/03/2024	285,000	291,570	FALSE	Residential	House	Semi_Detached	93	3,065	3,135	Leasehold
8, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	29/09/2023	318,000	313,657	FALSE	Residential	House	Detached	100	3,180	3,137	Freehold
Church Farm, Main Street, Harborough Magna, Rugby, Warwickshire CV23 0HS	CV23 0HS	CV23 0	22/03/2024	1,291,500	1,314,518	FALSE	Residential	House	Other	418	3,090	3,145	Freehold
The Almshouses, Brockhurst Lane, Monks Kirby, Rugby, Warwickshire CV23 0RA	CV23 0RA	CV23 0	25/04/2024	925,000	925,582	FALSE	Residential	House	Detached	294	3,146	3,148	Freehold
6, Batt Close, Rugby, Warwickshire CV23 0YA	CV23 0YA	CV23 0	06/12/2022	342,000	337,330	FALSE	Residential	House	Detached	107	3,196	3,153	Freehold
4, Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BP	CV23 0BP	CV23 0	24/03/2023	312,500	312,500	FALSE	Residential	Bungalow	Detached	99	3,157	3,157	Freehold
4, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	06/05/2025	225,000	224,127	FALSE	Residential	House	Terraced	71	3,169	3,157	Freehold
Newton Manor Cottage, Newton Manor Lane, Newton, Rugby, Warwickshire CV23 0DV	CV23 0DV	CV23 0	12/01/2023	675,000	673,728	FALSE	Residential	House	Detached	213	3,169	3,163	Freehold
11, Gentian Way, Rugby, Warwickshire CV23 0XH	CV23 0XH	CV23 0	21/11/2023	319,950	316,760	FALSE	Residential	House	Detached	100	3,200	3,168	Freehold
21, Coton Park Drive, Rugby, Warwickshire CV23 0WL	CV23 0WL	CV23 0	12/09/2024	355,000	352,211	FALSE	Residential	House	Semi_Detached	111	3,198	3,173	Freehold
9, Poppy Drive, Rugby, Warwickshire CV23 0TR	CV23 0TR	CV23 0	16/12/2022	275,000	271,245	FALSE	Residential	House	Detached	85	3,235	3,191	Freehold
2, Coombe Road, Rugby, Warwickshire CV23 0FW	CV23 0FW	CV23 0	25/10/2023	810,000	788,658	FALSE	Residential	House	Detached	247	3,279	3,193	Freehold
30, Main Street, Stretton Under Fosse, Rugby, Warwickshire CV23 0PF	CV23 0PF	CV23 0	10/05/2024	362,500	370,395	FALSE	Residential	House	Semi_Detached	116	3,125	3,193	Freehold
13, Woodruff Close, Rugby, Warwickshire CV23 0FN	CV23 0FN	CV23 0	08/07/2025	302,000	301,133	FALSE	Residential	House	Semi_Detached	94	3,213	3,204	Freehold
12, Saffron Close, Rugby, Warwickshire CV23 0XA	CV23 0XA	CV23 0	28/10/2022	455,000	449,904	FALSE	Residential	House	Detached	140	3,250	3,214	Freehold
8, Meadow Furlong, Rugby, Warwickshire CV23 0GG	CV23 0GG	CV23 0	30/09/2024	110,000	109,459	FALSE	Residential	Maisonette	Terraced	34	3,235	3,219	Freehold
25a, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	13/06/2025	420,000	422,860	FALSE	Residential	House	Detached	131	3,206	3,228	Freehold
25, Poppy Drive, Rugby, Warwickshire CV23 0TR	CV23 0TR	CV23 0	30/05/2023	400,000	397,498	FALSE	Residential	House	Detached	123	3,252	3,232	Freehold
3, Harebell Way, Rugby, Warwickshire CV23 0TT	CV23 0TT	CV23 0	30/01/2025	385,000	388,023	FALSE	Residential	House	Terraced	120	3,208	3,234	Freehold
4, Teasel Close, Rugby, Warwickshire CV23 0TJ	CV23 0TJ	CV23 0	05/07/2023	325,000	323,777	FALSE	Residential	Bungalow	Detached	100	3,250	3,238	Freehold
1, Sedge Road, Rugby, Warwickshire CV23 0FJ	CV23 0FJ	CV23 0	17/02/2023	301,750	301,940	FALSE	Residential	House	Detached	93	3,245	3,247	Freehold
66, Snellsdale Road, Rugby, Warwickshire CV23 0GN	CV23 0GN	CV23 0	27/10/2022	368,000	363,878	FALSE	Residential	House	Detached	112	3,286	3,249	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
16, Longstork Road, Rugby, Warwickshire CV23 0GD	CV23 0GD	CV23 0	25/04/2025	372,000	370,568	FALSE	Residential	House	Detached	114	3,263	3,251	Freehold
2, Elstop Avenue, Rugby, Warwickshire CV23 0GQ	CV23 0GQ	CV23 0	31/07/2025	590,000	588,295	FALSE	Residential	House	Detached	180	3,278	3,268	Freehold
Honeywood, Green Lane, Brinklow, Rugby, Warwickshire CV23 0NU	CV23 0NU	CV23 0	12/06/2025	685,000	689,664	FALSE	Residential	House	Detached	211	3,246	3,269	Freehold
7, Newall Close, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DF	CV23 0DF	CV23 0	07/09/2023	335,000	337,053	FALSE	Residential	House	Semi_Detached	103	3,252	3,272	Freehold
44, Brockhurst Lane, Monks Kirby, Rugby, Warwickshire CV23 0RA	CV23 0RA	CV23 0	28/02/2025	430,000	429,588	FALSE	Residential	House	Semi_Detached	131	3,282	3,279	Freehold
34, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	15/03/2024	660,000	667,137	FALSE	Residential	House	Detached	203	3,251	3,286	Freehold
4, Sandpiper Close, Rugby, Warwickshire CV23 0WP	CV23 0WP	CV23 0	16/12/2022	290,000	286,040	FALSE	Residential	House	Detached	87	3,333	3,288	Freehold
6, Farriers Court, Stretton Under Fosse, Rugby, Warwickshire CV23 0PN	CV23 0PN	CV23 0	01/06/2023	675,000	682,062	FALSE	Residential	House	Semi_Detached	207	3,261	3,295	Freehold
13, Mallow Way, Rugby, Warwickshire CV23 0UE	CV23 0UE	CV23 0	26/10/2022	370,000	365,856	FALSE	Residential	House	Detached	111	3,333	3,296	Freehold
25, Skelhorn Avenue, Rugby, Warwickshire CV23 0XL	CV23 0XL	CV23 0	20/06/2025	412,500	415,309	FALSE	Residential	House	Detached	126	3,274	3,296	Freehold
5, Church Street, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BP	CV23 0BP	CV23 0	28/03/2025	247,000	240,673	FALSE	Residential	House	Terraced	73	3,384	3,297	Freehold
The Oat House 5, Home Farm Barns, Main Street, Stretton Under Fosse, Rugby, Warwickshire CV23 0PE	CV23 0PE	CV23 0	31/03/2025	740,000	732,919	FALSE	Residential	Bungalow	Detached	222	3,333	3,301	Freehold
2, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	26/09/2024	325,000	320,761	FALSE	Residential	House	Detached	97	3,351	3,307	Freehold
15, Crackthorne Drive, Rugby, Warwickshire CV23 0GJ	CV23 0GJ	CV23 0	27/03/2025	268,000	264,698	FALSE	Residential	House	Semi_Detached	80	3,350	3,309	Freehold
6, The Orchards, Newton, Rugby, Warwickshire CV23 0DS	CV23 0DS	CV23 0	16/01/2023	322,500	325,109	FALSE	Residential	House	Terraced	98	3,291	3,317	Freehold
41, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	23/12/2022	288,000	288,703	TRUE	Residential	House	Semi_Detached	87	3,310	3,318	Freehold
58, Snellsdale Road, Rugby, Warwickshire CV23 0GN	CV23 0GN	CV23 0	10/01/2025	345,000	352,096	FALSE	Residential	House	Semi_Detached	106	3,255	3,322	Freehold
14, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	16/06/2023	390,000	385,392	TRUE	Residential	House	Detached	116	3,362	3,322	Freehold
58, Coton Park Drive, Rugby, Warwickshire CV23 0WN	CV23 0WN	CV23 0	26/04/2023	294,000	299,050	FALSE	Residential	House	Other	90	3,267	3,323	Freehold
9, Thistle Way, Rugby, Warwickshire CV23 0TP	CV23 0TP	CV23 0	28/02/2025	310,000	307,613	FALSE	Residential	House	Other	92	3,370	3,344	Freehold
2, Oxlip Close, Rugby, Warwickshire CV23 0JQ	CV23 0JQ	CV23 0	19/09/2025	375,000	375,000	FALSE	Residential	House	Detached	112	3,348	3,348	Freehold
17, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	04/10/2024	315,000	308,211	FALSE	Residential	House	Detached	92	3,424	3,350	Freehold
1, Brome Close, Rugby, Warwickshire CV23 0LD	CV23 0LD	CV23 0	05/06/2023	380,000	375,510	FALSE	Residential	House	Detached	112	3,393	3,353	Freehold
93, Longstork Road, Rugby, Warwickshire CV23 0GB	CV23 0GB	CV23 0	18/04/2023	110,500	114,019	FALSE	Residential	House	Terraced	34	3,250	3,354	Freehold
5, The Hollies, Newton, Rugby, Warwickshire CV23 0DD	CV23 0DD	CV23 0	25/05/2023	530,000	526,685	FALSE	Residential	House	Detached	157	3,376	3,355	Freehold
2, Plantain Way, Rugby, Warwickshire CV23 0FG	CV23 0FG	CV23 0	08/08/2025	293,000	292,153	FALSE	Residential	House	Detached	87	3,368	3,358	Freehold
10, Bond End, Monks Kirby, Rugby, Warwickshire CV23 0RD	CV23 0RD	CV23 0	21/02/2025	275,750	272,042	FALSE	Residential	House	Terraced	81	3,404	3,359	Freehold
13, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	27/04/2023	390,000	389,755	TRUE	Residential	House	Detached	116	3,362	3,360	Freehold
12, Avon Street, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0DQ	CV23 0DQ	CV23 0	04/10/2022	227,500	225,551	FALSE	Residential	House	Terraced	67	3,396	3,366	Freehold
5, Skelhorn Avenue, Rugby, Warwickshire CV23 0XL	CV23 0XL	CV23 0	20/10/2022	365,000	360,912	FALSE	Residential	House	Detached	107	3,411	3,373	Freehold
14, Sorrel Drive, Rugby, Warwickshire CV23 0TL	CV23 0TL	CV23 0	12/04/2024	267,000	267,168	FALSE	Residential	House	Detached	79	3,380	3,382	Freehold
11, Warre Close, Rugby, Warwickshire CV23 0FU	CV23 0FU	CV23 0	25/10/2022	845,000	835,535	FALSE	Residential	House	Detached	247	3,421	3,383	Freehold
17, Chicory Drive, Rugby, Warwickshire CV23 0UB	CV23 0UB	CV23 0	15/07/2025	198,000	196,280	FALSE	Residential	House	Terraced	58	3,414	3,384	Freehold
11, Station Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BT	CV23 0BT	CV23 0	20/12/2023	223,000	223,690	FALSE	Residential	House	Terraced	66	3,379	3,389	Freehold
6, Woodsia Close, Rugby, Warwickshire CV23 0UF	CV23 0UF	CV23 0	21/03/2025	322,000	318,919	FALSE	Residential	House	Detached	94	3,426	3,393	Freehold
2, Barr Lane, Brinklow, Rugby, Warwickshire CV23 0LU	CV23 0LU	CV23 0	03/11/2022	630,000	619,858	FALSE	Residential	Bungalow	Detached	182	3,462	3,406	Freehold
1, Denyer Court, Broad Street, Brinklow, Rugby, Warwickshire CV23 0JL	CV23 0JL	CV23 0	02/07/2025	134,000	132,916	FALSE	Residential	House	Flat	39	3,436	3,408	Leasehold
1, Clover Close, Rugby, Warwickshire CV23 0UA	CV23 0UA	CV23 0	06/04/2023	182,500	187,525	FALSE	Residential	House	Semi_Detached	55	3,318	3,410	Freehold
4, Foxglove Close, Rugby, Warwickshire CV23 0TS	CV23 0TS	CV23 0	08/08/2025	260,000	259,249	FALSE	Residential	House	Detached	76	3,421	3,411	Freehold
20, Page Close, Rugby, Warwickshire CV23 0XW	CV23 0XW	CV23 0	04/01/2023	390,000	389,265	FALSE	Residential	House	Detached	114	3,421	3,415	Freehold
25, The Crescent, Brinklow, Rugby, Warwickshire CV23 0LG	CV23 0LG	CV23 0	17/03/2023	216,000	222,030	FALSE	Residential	House	Terraced	65	3,323	3,416	Freehold
3, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LS	CV23 0LS	CV23 0	27/11/2023	251,250	252,968	FALSE	Residential	House	Terraced	74	3,395	3,418	Freehold
7, Oxlip Close, Rugby, Warwickshire CV23 0JQ	CV23 0JQ	CV23 0	06/12/2023	235,000	236,151	FALSE	Residential	House	Semi_Detached	69	3,406	3,422	Freehold
7, Cornflower Drive, Rugby, Warwickshire CV23 0UG	CV23 0UG	CV23 0	28/08/2025	487,500	486,091	FALSE	Residential	House	Detached	142	3,433	3,423	Freehold
9, Lilbourne Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BD	CV23 0BD	CV23 0	12/04/2024	248,000	250,006	FALSE	Residential	House	Terraced	73	3,397	3,425	Freehold
50, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	07/03/2025	275,000	271,611	FALSE	Residential	House	Semi_Detached	79	3,481	3,438	Freehold
East Pendle, Main Street, Easenhall, Rugby, Warwickshire CV23 0JA	CV23 0JA	CV23 0	14/03/2025	425,000	419,763	FALSE	Residential	House	Semi_Detached	122	3,484	3,441	Freehold
2, Arthur James Drive, Rugby, Warwickshire CV23 0FQ	CV23 0FQ	CV23 0	23/06/2023	815,000	805,370	FALSE	Residential	House	Detached	234	3,483	3,442	Freehold
4, Brays Close, Brinklow, Rugby, Warwickshire CV23 0NH	CV23 0NH	CV23 0	10/05/2024	243,000	248,292	FALSE	Residential	Bungalow	Semi_Detached	72	3,375	3,449	Freehold
7, Monck Lane, Rugby, Warwickshire CV23 0XS	CV23 0XS	CV23 0	17/11/2023	270,000	272,825	FALSE	Residential	House	Semi_Detached	79	3,418	3,453	Freehold
8, Coton Road, Churchover, Rugby, Warwickshire CV23 0EL	CV23 0EL	CV23 0	10/07/2025	230,000	228,002	FALSE	Residential	House	Terraced	66	3,485	3,455	Freehold
8, Tythbarn Leys, Rugby, Warwickshire CV23 0GY	CV23 0GY	CV23 0	23/05/2023	320,000	317,999	FALSE	Residential	House	Detached	91	3,516	3,494	Freehold
4, Gentian Way, Rugby, Warwickshire CV23 0XJ	CV23 0XJ	CV23 0	09/08/2024	355,000	349,501	FALSE	Residential	House	Detached	100	3,550	3,495	Freehold
13, Skelhorn Avenue, Rugby, Warwickshire CV23 0XL	CV23 0XL	CV23 0	21/12/2022	355,000	350,152	FALSE	Residential	House	Detached	100	3,550	3,502	Freehold
43, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	06/01/2023	300,000	304,638	TRUE	Residential	House	Semi_Detached	87	3,448	3,502	Freehold
2, Watling Crescent, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0AH	CV23 0AH	CV23 0	12/10/2023	657,077	651,916	FALSE	Residential	House	Semi_Detached	185	3,552	3,524	Freehold
4, Vervain Drive, Rugby, Warwickshire CV23 0YH	CV23 0YH	CV23 0	28/03/2024	300,000	306,916	TRUE	Residential	House	Semi_Detached	87	3,448	3,528	Freehold
12, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	17/07/2025	225,000	223,045	FALSE	Residential	House	Terraced	63	3,571	3,540	Freehold
8, Arkwright Avenue, Rugby, Warwickshire CV23 0FR	CV23 0FR	CV23 0	18/07/2024	531,000	534,702	FALSE	Residential	House	Detached	151	3,517	3,541	Freehold
1, Edward Cave Walk, Newton, Rugby, Warwickshire CV23 0SN	CV23 0SN	CV23 0	08/09/2023	335,000	330,425	FALSE	Residential	House	Detached	93	3,602	3,553	Freehold
4, Lobelia Close, Rugby, Warwickshire CV23 0AT	CV23 0AT	CV23 0	15/03/2024	240,000	245,533	FALSE	Residential	House	Semi_Detached	69	3,478	3,558	Freehold
1, Butchers Close, Brinklow, Rugby, Warwickshire CV23 0LW	CV23 0LW	CV23 0	24/03/2025	256,000	249,442	FALSE	Residential	House	Terraced	70	3,657	3,564	Freehold
8, Lobelia Close, Rugby, Warwickshire CV23 0AT	CV23 0AT	CV23 0	28/07/2023	315,000	313,815	FALSE	Residential	House	Detached	88	3,580	3,566	Freehold
10, Page Close, Rugby, Warwickshire CV23 0XW	CV23 0XW	CV23 0	04/10/2023	315,000	306,700	FALSE	Residential	House	Detached	86	3,663	3,566	Freehold
16, Aster Drive, Rugby, Warwickshire CV23 0HR	CV23 0HR	CV23 0	17/07/2025	415,000	413,801	FALSE	Residential	House	Detached	116	3,578	3,567	Freehold
65, Lutterworth Road, Brinklow, Rugby, Warwickshire CV23 0LL	CV23 0LL	CV23 0	17/02/2025	415,000	414,602	FALSE	Residential	House	Semi_Detached	116	3,578	3,574	Freehold
9, Coton Road, Churchover, Rugby, Warwickshire CV23 0EL	CV23 0EL	CV23 0	17/01/2025	248,600	250,552	FALSE	Residential	House	Terraced	70	3,551	3,579	Freehold
16, Main Street, Newton, Rugby, Warwickshire CV23 0DY	CV23 0DY	CV23 0	11/11/2022	430,000	423,077	FALSE	Residential	House	Detached	118	3,644	3,585	Freehold
15, Begonia Way, Rugby, Warwickshire CV23 0YB	CV23 0YB	CV23 0	20/09/2023	320,000	315,630	TRUE	Residential	House	Detached	88	3,636	3,587	Freehold

Address	Postcode	Postcode sector	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
28, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	360,000	355,084	TRUE	Residential	House	Detached	99	3,636	3,587	Freehold
29, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	16/12/2022	360,000	355,084	TRUE	Residential	House	Detached	99	3,636	3,587	Freehold
4, Benches Furlong, Rugby, Warwickshire CV23 0GE	CV23 0GE	CV23 0	12/02/2025	310,000	308,510	FALSE	Residential	House	Detached	86	3,605	3,587	Freehold
2, Campion Way, Rugby, Warwickshire CV23 0UR	CV23 0UR	CV23 0	14/11/2023	395,000	391,062	FALSE	Residential	House	Detached	109	3,624	3,588	Freehold
7a, Broad Street, Brinklow, Rugby, Warwickshire CV23 0LS	CV23 0LS	CV23 0	04/04/2023	275,000	283,758	FALSE	Residential	House	Terraced	79	3,481	3,592	Freehold
18, Nightingale Gardens, Rugby, Warwickshire CV23 0WT	CV23 0WT	CV23 0	24/06/2024	163,000	161,898	FALSE	Residential	Maisonette	Flat	45	3,622	3,598	Freehold
22, Snellsdale Road, Rugby, Warwickshire CV23 0GN	CV23 0GN	CV23 0	01/09/2023	322,000	317,603	FALSE	Residential	House	Detached	88	3,659	3,609	Freehold
26, Clover Close, Rugby, Warwickshire CV23 0UA	CV23 0UA	CV23 0	26/05/2023	200,000	198,749	FALSE	Residential	House	Detached	55	3,636	3,614	Freehold
22, Station Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BT	CV23 0BT	CV23 0	25/03/2025	410,000	406,077	FALSE	Residential	House	Detached	112	3,661	3,626	Freehold
14, Begonia Way, Rugby, Warwickshire CV23 0YB	CV23 0YB	CV23 0	29/11/2023	322,500	319,285	TRUE	Residential	House	Detached	88	3,665	3,628	Freehold
86, Coventry Road, Brinklow, Rugby, Warwickshire CV23 0NF	CV23 0NF	CV23 0	20/06/2025	302,500	304,840	FALSE	Residential	House	Semi_Detached	84	3,601	3,629	Freehold
18, Mill Furlong, Rugby, Warwickshire CV23 0GF	CV23 0GF	CV23 0	28/06/2024	414,000	414,261	FALSE	Residential	House	Detached	114	3,632	3,634	Freehold
7, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	06/04/2023	320,000	319,799	TRUE	Residential	House	Detached	88	3,636	3,634	Freehold
56, South Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BZ	CV23 0BZ	CV23 0	20/10/2023	370,000	367,094	FALSE	Residential	Bungalow	Semi_Detached	101	3,663	3,635	Freehold
43, South Road, Clifton Upon Dunsmore, Rugby, Warwickshire CV23 0BZ	CV23 0BZ	CV23 0	07/02/2024	287,500	291,404	FALSE	Residential	Bungalow	Semi_Detached	80	3,594	3,643	Freehold
48, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	22/05/2025	287,500	287,776	FALSE	Residential	House	Semi_Detached	79	3,639	3,643	Freehold
Fosse Cottage, Fosse Way, Monks Kirby, Rugby, Warwickshire CV23 0RL	CV23 0RL	CV23 0	22/12/2022	495,000	488,240	FALSE	Residential	House	Detached	134	3,694	3,644	Freehold
16, Main Street, Stretton Under Fosse, Rugby, Warwickshire CV23 0PF	CV23 0PF	CV23 0	20/08/2025	250,000	248,068	FALSE	Residential	House	Terraced	68	3,677	3,648	Freehold
95, Chervil Way, Rugby, Warwickshire CV23 0AX	CV23 0AX	CV23 0	28/02/2025	255,550	252,113	TRUE	Residential	House	Terraced	69	3,704	3,654	Freehold
14, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	26/05/2023	225,000	230,259	FALSE	Residential	House	Terraced	63	3,571	3,655	Freehold
The Manor House, Millers Lane, Monks Kirby, Rugby, Warwickshire CV23 0RJ	CV23 0RJ	CV23 0	16/01/2023	1,670,625	1,667,477	FALSE	Residential	House	Detached	456	3,664	3,657	Freehold
14, Vervain Drive, Rugby, Warwickshire CV23 0YH	CV23 0YH	CV23 0	21/07/2023	365,000	363,627	TRUE	Residential	House	Detached	99	3,687	3,673	Freehold
16, Stretton Close, Rugby, Warwickshire CV23 0YD	CV23 0YD	CV23 0	06/05/2025	315,000	315,916	FALSE	Residential	House	Detached	86	3,663	3,673	Freehold
27, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	21/12/2022	370,000	364,947	TRUE	Residential	House	Detached	99	3,737	3,686	Freehold
42, Coventry Road, Brinklow, Rugby, Warwickshire CV23 0NF	CV23 0NF	CV23 0	31/03/2025	280,000	276,550	FALSE	Residential	House	Semi_Detached	75	3,733	3,687	Freehold
18, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	28/04/2023	325,000	324,796	TRUE	Residential	House	Detached	88	3,693	3,691	Freehold
8, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	16/06/2023	340,000	335,983	TRUE	Residential	House	Detached	91	3,736	3,692	Freehold
57, Coventry Road, Pailton, Rugby, Warwickshire CV23 0QB	CV23 0QB	CV23 0	27/03/2025	500,000	495,215	FALSE	Residential	House	Detached	134	3,731	3,696	Freehold
17, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	20/12/2022	330,000	325,493	TRUE	Residential	House	Detached	88	3,750	3,699	Freehold
11, Mallow Way, Rugby, Warwickshire CV23 0UE	CV23 0UE	CV23 0	19/01/2024	281,000	282,422	FALSE	Residential	House	Detached	76	3,697	3,716	Freehold
6, Poppy Drive, Rugby, Warwickshire CV23 0TR	CV23 0TR	CV23 0	21/11/2023	320,000	320,200	FALSE	Residential	House	Other	86	3,721	3,723	Freehold
2, Mill Furlong, Rugby, Warwickshire CV23 0GF	CV23 0GF	CV23 0	05/10/2022	290,000	291,064	FALSE	Residential	House	Semi_Detached	78	3,718	3,732	Freehold
97, Chervil Way, Rugby, Warwickshire CV23 0AX	CV23 0AX	CV23 0	24/01/2025	255,550	257,556	TRUE	Residential	House	Terraced	69	3,704	3,733	Freehold
44, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	19/12/2022	345,000	340,289	TRUE	Residential	House	Detached	91	3,791	3,739	Freehold
2, Page Close, Rugby, Warwickshire CV23 0XW	CV23 0XW	CV23 0	18/03/2025	325,000	321,890	FALSE	Residential	House	Detached	86	3,779	3,743	Freehold
17, Zinnia Close, Rugby, Warwickshire CV23 0YJ	CV23 0YJ	CV23 0	14/07/2023	233,000	232,124	TRUE	Residential	House	Detached	62	3,758	3,744	Freehold
9, Edward Cave Walk, Newton, Rugby, Warwickshire CV23 0SN	CV23 0SN	CV23 0	14/10/2022	650,000	642,719	FALSE	Residential	House	Detached	171	3,801	3,759	Freehold
8, Foxglove Close, Rugby, Warwickshire CV23 0TS	CV23 0TS	CV23 0	10/01/2025	281,000	285,693	FALSE	Residential	House	Detached	76	3,697	3,759	Freehold
22, Chervil Way, Rugby, Warwickshire CV23 0AD	CV23 0AD	CV23 0	28/10/2022	300,000	301,100	TRUE	Residential	House	Semi_Detached	80	3,750	3,764	Freehold
Anvil House, 23, Lutterworth Road, Pailton, Rugby, Warwickshire CV23 0QE	CV23 0QE	CV23 0	26/10/2022	500,000	494,400	FALSE	Residential	House	Detached	131	3,817	3,774	Freehold
4, Church Close, Harborough Magna, Rugby, Warwickshire CV23 0GA	CV23 0GA	CV23 0	03/06/2025	446,500	449,540	FALSE	Residential	Bungalow	Detached	119	3,752	3,778	Freehold
6, Aster Drive, Rugby, Warwickshire CV23 0HR	CV23 0HR	CV23 0	12/04/2024	258,000	260,699	FALSE	Residential	House	Semi_Detached	69	3,739	3,778	Freehold
The Moorings, Main Street, Easenhall, Rugby, Warwickshire CV23 0JA	CV23 0JA	CV23 0	21/08/2024	359,200	355,305	FALSE	Residential	House	Semi_Detached	94	3,821	3,780	Freehold
87, Heath Lane, Brinklow, Rugby, Warwickshire CV23 0NX	CV23 0NX	CV23 0	29/11/2023	350,000	353,662	FALSE	Residential	House	Semi_Detached	93	3,763	3,803	Freehold

Appendix 4 - Commercial lettings data

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term
01/02/2023	01/03/2023	Regent PI	Rugby	GRND	170	23.52	Achieved		3,998.40	Office	1 yr
13/03/2023	13/04/2023	Regent PI	Rugby	1st	170	23.00	Asking		3,910.00	Office	
06/03/2023	06/03/2023	Regent PI	Rugby	1st	250	23.00	Asking		5,750.00	Office	
17/07/2024	17/07/2024	Regent PI	Rugby	2nd	210	21.42	Asking		4,498.20	Office	
20/02/2023	22/03/2023	iQuarter	Rugby	GRND	1,800	19.42	Asking		34,956.00	Office	5 yrs
10/07/2023	09/08/2023	Regent PI	Rugby	2nd	225	19.00	Asking		4,275.00	Office	
28/11/2025	28/12/2025	iQuarter	Rugby	GRND	2,000	18.50	Asking		37,000.00	Office	
08/08/2025	08/08/2025	iQuarter	Rugby	GRND	1,800	18.50	Asking		33,300.00	Office	
25/10/2024	24/11/2024	4 Allerton Rd	Rugby	GRND	1,800	17.39	Achieved		31,302.00	Office	6 yrs
11/08/2025	12/08/2025	Castle Mound Way	Rugby	GRND	988	16.65	Achieved		16,450.20	Office	5 yrs
16/06/2025	16/06/2025	Castle Mound Way	Rugby	GRND	740	15.50	Achieved	FRI	11,470.00	Office	
16/06/2025	16/06/2025	Castle Mound Way	Rugby	GRND	740	15.50	Achieved	FRI	11,470.00	Office	
16/06/2025	16/06/2025	Castle Mound Way	Rugby	1st	330	15.50	Achieved	FRI	5,115.00	Office	
10/04/2025	10/05/2025	Castle Mound Way	Rugby	1st	330	15.50	Achieved		5,115.00	Office	2 yrs
10/03/2025	10/03/2025	Castle Mound Way	Rugby	1st	330	15.50	Achieved	FRI	5,115.00	Office	2 yrs
03/03/2025	03/03/2025	Castle Mound Way	Rugby	1st	570	15.50	Asking		8,835.00	Office	
03/03/2025	03/03/2025	Castle Mound Way	Rugby	GRND	1,000	15.50	Asking	FRI	15,500.00	Office	
19/06/2023	19/07/2023	55B High St	Rugby	1st	393	15.27	Asking		6,001.11	Office	
31/10/2023	31/10/2023	Hillmorton	Rugby	GRND	265	15.05	Achieved	FRI	3,988.25	Office	5 yrs
16/01/2024	16/01/2024	Leicester Rd	Rugby	GRND	3,929	14.50	Achieved	IRI	56,970.50	Office	6 yrs
01/04/2024	31/07/2024	Castle	Rugby	1-2	306	13.97	Asking		3,979.53	Office	
01/06/2023	01/06/2023	Castle Mound Way	Rugby	GRND	920	13.59	Achieved	FRI	12,502.80	Office	6 yrs
28/02/2024	29/03/2024	Somers Rd	Rugby	GRND	2,535	11.69	Achieved	FRI	29,634.15	Office	3 yrs
12/12/2023	12/12/2023	Broadwell	Rugby	GRND,1	493	11.66	Achieved	IRI	5,748.38	Office	3 yrs
12/11/2024	19/12/2024	Broadwell	Rugby	GRND,1	1,526	11.63	Achieved	FRI	17,747.38	Office	3 yrs
01/01/2025	01/01/2025	1A Charlotte St	Rugby	GRND,1	568	11.03	Achieved		6,265.04	Office	1 yr
30/04/2025	03/05/2025	Brownsover Rd	Rugby	GRND	5,505	10.63	Achieved		58,518.15	Office	5 yrs
30/12/2024	29/01/2025	Kings Newnham Ln	Bretford	GRND	733	10.23	Asking		7,498.59	Office	
05/07/2023	05/07/2023	32 Bilton Rd	Rugby	1st	2,753	10.12	Effective	FRI	27,866.30	Office	10 yrs
31/08/2024	16/10/2024	47-48 Chapel St	Rugby	1st	903	9.97	Asking		9,002.91	Office	
17/10/2023	16/11/2023	3a Earl St	Rugby	GRND,1	1,058	9.45	Achieved	FRI	9,998.10	Office	2 yrs
20/02/2024	21/03/2024	15-17 Bank St	Rugby	2nd	707	7.99	Achieved	FRI	5,648.93	Office	1 yr
31/07/2023	31/07/2023	Rugby Western Relief Rd	Rugby	GRND,1-2	39,024	7.20	Effective	FRI	280,973.59	Office	10 yrs
25/03/2024	24/04/2024	15-17 Bank St	Rugby	2nd	248	7.06	Achieved	FRI	1,750.88	Office	1 yr
30/01/2024	30/01/2024	Castle Mound Way	Rugby	GRND,Unk	5,124	7.02	Achieved	FRI	35,970.48	Office	5 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term
01/11/2023	01/12/2023	Pilot Way	Ansty	GRND,1	70,389	12.00	Achieved		844,668.00	Industrial	10 yrs
19/03/2025	18/04/2025	Parkfield Rd	Rugby	GRND	6,500	12.00	Asking		78,000.00	Industrial	
15/05/2025	14/06/2025	Somers Rd	Rugby	GRND	1,825	11.92	Asking		21,754.00	Industrial	
14/04/2023	14/05/2023	Coventry Rd	Rugby	GRND	1,853	11.60	Asking		21,494.80	Industrial	1 yr
22/12/2023	22/12/2023	Woodside Park	Rugby	GRND	1,876	11.00	Achieved	FRI	20,636.00	Industrial	5 yrs
19/05/2025	19/05/2025	Brownsover Rd	Rugby	GRND	9,754	11.00	Asking		107,294.00	Industrial	10 yrs
07/09/2025	08/09/2025	Brownsover Rd	Rugby	GRND	5,505	10.90	Achieved		60,004.50	Industrial	5 yrs
07/04/2025	14/05/2025	7 Pilot	Ansty	GRND,1-2	117,076	10.75	Achieved	FRI	1,258,567.00	Industrial	5 yrs
07/07/2025	07/09/2025	5 Pilot Way	Ansty	GRND,1-2	301,591	10.50	Achieved		3,166,705.50	Industrial	
18/08/2025	01/09/2025	Coventry Rd	Rugby	GRND	391,077	9.95	Asking	FRI	3,891,216.15	Industrial	15 yrs
03/04/2024	02/07/2024	London Rd	Ryton On Dunsmore	GRND,1	166,748	9.60	Achieved		1,600,780.80	Industrial	10 yrs
16/02/2024	17/03/2024	London Rd	Dunchurch	GRND	11,550	9.52	Achieved		109,956.00	Light industrial	10 yrs
07/07/2023	07/07/2023	Castle Mound Way	Rugby	GRND,1	661,348	8.94	Effective	FRI	5,909,663.35	Industrial	10 yrs
10/09/2025	10/09/2025	Watling St	Clifton Upon Dunsmore	GRND,1	11,310	8.73	Achieved		98,736.30	Industrial	5 yrs
28/03/2024	28/04/2024	5 Castle Mound	Rugby	GRND	376,563	8.55	Achieved	FRI	3,219,613.65	Industrial	11 yrs
01/10/2023	10/10/2023	1-3 Pelham Rd	Rugby	GRND	12,295	8.53	Achieved	FRI	104,876.35	Industrial	10 yrs
31/12/2024	31/12/2024	Old Leicester Rd	Rugby	GRND,1	41,056	8.52	Achieved		349,797.12	Industrial	15 yrs
26/06/2025	26/07/2025	Swift Park	Rugby	GRND,1,MEZZ	24,050	8.50	Asking	FRI	204,425.00	Industrial	10 yrs
31/05/2023	01/06/2023	Newton Ln	Newton	GRND	10,664	8.45	Achieved	FRI	90,110.80	Industrial	8 yrs
20/08/2024	19/09/2024	Swift Point	Rugby	GRND	50,371	8.25	Asking		415,560.75	Industrial	
05/08/2024	05/08/2024	Swift Point	Rugby	GRND,1	33,041	8.25	Asking		272,588.25	Industrial	
06/06/2024	06/07/2024	24 Butlers Leap	Rugby	GRND,MEZZ	3,270	8.10	Asking		26,487.00	Industrial	
11/12/2023	11/12/2023	62-66 Somers Rd	Rugby	GRND	3,114	8.03	Achieved	FRI	25,005.42	Industrial	2 yrs
05/12/2023	05/12/2023	62-66 Somers Rd	Rugby	GRND	3,114	8.03	Achieved	FRI	25,005.42	Industrial	2 yrs
22/04/2025	21/07/2025	13 Consul Rd	Rugby	GRND	14,680	7.95	Asking		116,706.00	Industrial	
30/04/2024	30/05/2024	Hadrians Way	Rugby	GRND,MEZZ	4,034	7.94	Asking		32,029.96	Industrial	
06/03/2023	07/03/2023	Unit 4-6 Shilton Industrial Est	Coventry	GRND	1,200	7.50	Achieved	FRI	9,000.00	Industrial	3 yrs
29/11/2024	29/11/2024	Unit 4-6 Shilton Industrial Est	Coventry	GRND	1,339	7.47	Achieved		10,002.33	Industrial	3 yrs
14/04/2023	14/05/2023	Coventry Rd	Rugby	GRND,MEZZ	3,244	7.35	Asking		23,843.40	Industrial	1 yr
03/04/2023	03/04/2023	Hadrians Way	Rugby	GRND,MEZZ	11,819	7.32	Asking		86,515.08	Industrial	
12/06/2023	17/07/2023	Cosford Ln	Rugby	GRND	81,752	7.21	Asking	FRI	589,431.92	Industrial	
28/04/2025	28/05/2025	Chariot Way	Rugby	GRND	30,004	7.17	Asking		215,128.68	Industrial	
13/06/2023	13/06/2023	Brownsover Rd	Rugby	GRND,MEZZ,1	9,498	6.91	Effective	FRI	65,625.91	Industrial	7 yrs 8 mos
13/10/2023	03/11/2023	Chariot Way	Rugby	GRND,1	25,595	6.90	Achieved	FRI	176,605.50	Industrial	10 yrs
07/03/2025	07/03/2025	60-66 Somers Rd	Rugby	GRND,MEZZ	3,700	6.48	Achieved	FRI	23,976.00	Industrial	5 yrs
06/03/2023	06/03/2023	3 Sparta Close	Rugby	GRND	4,291	6.46	Asking		27,719.86	Industrial	
01/08/2025	02/08/2025	Coombe Fields Rd	Ansty	GRND	2,963	5.50	Achieved		16,296.50	Industrial	
01/08/2025	02/08/2025	Combe Fields	Coventry	GRND	8,449	4.00	Achieved		33,796.00	Industrial	6 yrs
01/04/2025	01/04/2025	Combe Fields	Coventry	GRND	3,263	4.00	Asking		13,052.00	Industrial	
01/07/2024	31/08/2024	25 Regent St	Rugby	BSMT	1,232	3.25	Asking		4,004.00	Light industrial	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term
04/04/2023	04/05/2023	40 Church St	Rugby	GRND	137	62.04	Achieved	FRI	8,500.00	Retail	1 yr
09/10/2023	09/10/2023	104 Newbold Rd	Rugby	GRND	1,800	52.78	Achieved	FRI	95,000.00	Retail	15 yrs
01/04/2024	30/04/2024	13 & 15 Regent St	Rugby	GRND	430	41.86	Asking		17,999.80	Retail	
03/04/2023	03/04/2023	66 Church St	Rugby	GRND	336	41.67	Asking		14,001.12	Retail	
05/10/2025	05/10/2025	Leicester	Rugby	GRND	3,005	39.93	Achieved		120,000.00	Retail	20 yrs
27/03/2025	28/06/2026	Leicester	Rugby	GRND	2,540	39.74	Achieved		100,940.00	Retail	20 yrs
03/02/2023	03/02/2023	69 Church St	Rugby	GRND	781	39.69	Achieved	FRI	31,000.00	Retail	10 yrs
07/11/2023	23/02/2024	Chapel St	Rugby	GRND	501	38.92	Asking		19,498.92	Retail	1 yr
01/08/2024	31/08/2024	116 Hillmorton Rd	Rugby	GRND	465	38.71	Asking		18,000.15	Retail	
25/09/2025	25/09/2025	5 Albert St	Rugby	GRND	421	33.02	Asking		13,900.00	Retail	
15/05/2024	14/06/2024	Chapel St	Rugby	GRND	982	30.55	Achieved		30,000.00	Retail	10 yrs
04/09/2025	04/10/2025	34-37 Church St	Rugby	GRND	172	25.87	Asking		4,449.64	Retail	
20/11/2023	20/11/2023	13 & 15 Regent St	Rugby	GRND	670	23.88	Achieved	FRI	16,000.00	Retail	2 yrs
04/06/2025	04/07/2025	18-19 Market Pl	Rugby	GRND	1,608	21.77	Asking	FRI	35,006.16	Retail	
25/12/2023	25/12/2023	Market Pl	Rugby	GRND	689	21.55	Achieved	FRI	14,850.00	Retail	10 yrs
02/06/2023	02/06/2023	222 Frobisher Rd	Rugby	GRND	452	21.02	Achieved	FRI	9,500.00	Retail	10 yrs
24/09/2024	14/10/2024	Chapel St	Rugby	GRND,1	3,383	20.69	Achieved		70,000.00	Retail	10 yrs
22/07/2025	21/08/2025	13 Albert St	Rugby	GRND	700	19.57	Achieved	FRI	13,700.00	Retail	7 yrs
06/01/2025	12/02/2025	155D Bilton Rd	Rugby	GRND	521	19.19	Achieved	FRI	10,000.00	Retail	
13/03/2023	12/04/2023	9 Church St	Rugby	GRND	1,046	19.12	Asking		19,999.52	Retail	
24/02/2025	26/03/2025	28-30 Lawford	Rugby	GRND	850	18.82	Achieved	IRI	16,000.00	Retail	10 yrs
01/03/2024	01/04/2024	31-33 Regent St	Rugby	GRND	977	18.42	Asking		17,996.34	Retail	
09/02/2023	09/02/2023	1 Chapel St	Rugby	GRND	546	18.32	Achieved	FRI	10,000.00	Retail	5 yrs
01/04/2024	31/07/2024	45-46 Church St	Rugby	GRND	839	17.88	Asking		15,000.00	Retail	
01/02/2024	01/03/2024	28 Regent St	Rugby	GRND	901	17.76	Asking		16,001.76	Retail	
14/01/2025	13/02/2025	3 St Matthews St	Rugby	GRND	617	17.50	Asking		10,797.50	Retail	
02/04/2023	10/06/2023	155D Bilton Rd	Rugby	GRND	521	17.27	Asking		8,997.67	Retail	1 yr
01/01/2024	08/02/2024	Chapel St	Rugby	GRND	2,532	16.79	Achieved	FRI	42,500.00	Retail	10 yrs
15/08/2023	15/08/2023	5 Market Pl	Rugby	GRND	2,003	16.48	Achieved	FRI	33,000.00	Retail	15 yrs
01/04/2023	01/05/2023	14 High St	Rugby	GRND	792	16.41	Achieved	FRI	13,000.00	Retail	
06/11/2023	06/11/2023	28 The Green	Rugby	Unkwn	436	16.06	Achieved	FRI	7,000.00	Retail	6 yrs
22/12/2023	22/12/2023	210-216 Frobisher Rd	Rugby	GRND	1,001	15.98	Achieved	FRI	16,000.00	Retail	20 yrs
30/10/2024	30/10/2024	67 High St	Rugby	GRND	1,927	15.57	Achieved	FRI	30,000.00	Retail	
06/06/2024	06/07/2024	33-34 High St	Rugby	GRND	1,609	15.54	Asking		25,003.86	Retail	1 yr
13/03/2023	12/04/2023	10 Church St	Rugby	GRND	1,311	15.26	Asking		20,005.86	Retail	
11/07/2024	31/08/2024	7-8 St. Matthews St	Rugby	GRND	627	15.15	Asking		9,499.05	Retail	
02/11/2023	02/11/2023	191-193 Railway Ter	Rugby	GRND	1,672	14.95	Achieved		25,000.00	Retail	3 yrs
22/07/2025	21/08/2025	14-22 Henry St	Rugby	GRND	884	13.57	Asking		12,000.00	Retail	
17/02/2023	17/02/2023	26-27 High St	Rugby	GRND	1,500	13.33	Achieved	FRI	20,000.00	Retail	5 yrs
12/08/2025	13/08/2025	Chapel St	Rugby	1st	3,500	12.86	Achieved		45,000.00	Retail	10 yrs
03/04/2025	03/04/2025	11 Chapel St	Long Lawford	1st	1,341	12.68	Achieved	FRI	17,000.00	Retail	5 yrs
08/03/2024	07/04/2024	15 Albert St	Rugby	GRND	1,000	12.50	Asking		12,500.00	Retail	
27/07/2023	27/07/2023	32 Sheep St	Rugby	GRND	977	12.15	Asking	FRI	11,870.00	Retail	10 yrs
13/03/2023	12/04/2023	7 Church St	Rugby	GRND	5,403	11.57	Asking		62,512.71	Retail	
01/08/2023	01/08/2023	3-5 Castle St	Rugby	GRND	1,765	10.20	Achieved	FRI	18,000.00	Retail	
31/03/2025	31/03/2025	Chapel St	Rugby	GRND	7,439	7.39	Achieved		55,000.00	Retail	10 yrs
11/03/2025	11/03/2025	26-27 High St	Rugby	GRND	3,566	5.61	Achieved	FRI	20,000.00	Retail	5 yrs

Appendix 5 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Nov-2025 07:39

Rebased to Rugby (100; sample 19)

MAXIMUM AGE OF RESULTS: 5 YEARS

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (5)	2,113	442	937	1,166	3,754	4,613	8	
500 to 2000m2 GFA (5)	1,318	-	-	-	-	-	1	
Over 2000m2 GFA (5)	1,578	442	862	961	1,013	4,613	5	
282.1 Advance factories								
Generally (5)	652	442	-	-	-	862	2	
Over 2000m2 GFA (5)	652	442	-	-	-	862	2	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (5)	1,318	-	-	-	-	-	1	
500 to 2000m2 GFA (5)	1,318	-	-	-	-	-	1	
282.2 Purpose built factories								
Generally (5)	2,856	961	1,013	3,661	4,033	4,613	5	
Over 2000m2 GFA (5)	4,613	-	-	-	-	-	1	
282.22 Purpose built factories/Offices - mixed facilities (5)	1,697	-	-	-	-	-	1	
284. Warehouses/stores								

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (5)	1,040	468	696	869	1,062	2,549	16	
Up to 500m2 GFA (5)	1,399	-	-	-	-	-	1	
500 to 2000m2 GFA (5)	895	-	-	-	-	-	1	
Over 2000m2 GFA (5)	1,025	468	641	770	1,048	2,549	13	
284.1 Advance warehouses/stores (5)	723	468	641	770	847	891	5	
284.2 Purpose built warehouses/stores								
Generally (5)	1,184	573	735	1,016	1,252	2,549	11	
Up to 500m2 GFA (5)	1,399	-	-	-	-	-	1	
500 to 2000m2 GFA (5)	895	-	-	-	-	-	1	
Over 2000m2 GFA (5)	1,214	573	695	902	1,411	2,549	8	
320. Offices								
Generally (5)	2,656	2,089	-	-	-	3,224	2	
Air-conditioned								
Generally (5)	2,089	-	-	-	-	-	1	
1-2 storey (5)	2,089	-	-	-	-	-	1	
Not air-conditioned								
Generally (5)	3,224	-	-	-	-	-	1	
1-2 storey (5)	3,224	-	-	-	-	-	1	
447. Care homes for the elderly								
Generally (5)	2,320	1,676	1,937	2,150	2,227	4,305	13	
Over 2000m2 GFA (5)	2,320	1,676	1,937	2,150	2,227	4,305	13	
532. Community Centres								
Generally (5)	2,887	2,698	-	2,745	-	3,361	4	
Up to 500m2 GFA								

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (5)	2,792	-	-	-	-	-	1	
Timber framed (5)	2,792	-	-	-	-	-	1	
500 to 2000m2 GFA								
Generally (5)	2,698	2,698	-	-	-	2,698	2	
Steel framed (5)	2,698	2,698	-	-	-	2,698	2	
810. Housing, mixed developments (5)	1,798	1,044	1,542	1,748	1,971	4,010	297	
810.1 Estate housing								
Generally (5)	1,759	938	1,467	1,728	1,937	3,520	191	
Single storey (5)	2,050	1,355	1,727	1,909	2,217	3,520	30	
2-storey (5)	1,710	938	1,445	1,714	1,899	2,702	157	
3-storey (5)	1,518	1,163	-	1,518	-	1,874	4	
810.12 Estate housing semi detached								
Generally (5)	1,878	1,129	1,694	1,806	1,994	3,520	52	
Single storey (5)	2,006	1,355	1,731	1,912	1,984	3,520	16	
2-storey (5)	1,819	1,129	1,495	1,747	2,042	2,702	35	
3-storey (5)	1,874	-	-	-	-	-	1	
810.13 Estate housing terraced								
Generally (5)	1,570	938	1,383	1,467	1,803	2,184	11	
2-storey (5)	1,611	938	1,416	1,538	1,847	2,184	10	
3-storey (5)	1,163	-	-	-	-	-	1	
816. Flats (apartments)								
Generally (5)	2,083	1,076	1,649	1,997	2,433	3,865	150	
1-2 storey (5)	2,024	1,076	1,619	1,988	2,408	3,546	29	
3-5 storey (5)	2,040	1,085	1,645	1,912	2,280	3,865	105	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
6 storey or above (5)	2,479	1,524	2,333	2,548	2,737	3,070	16	
843. Supported housing								
Generally (5)	2,571	1,535	1,744	2,282	2,978	4,963	14	
2-storey (5)	2,315	1,555	1,655	2,179	2,964	3,272	6	
3-storey (5)	2,746	-	-	-	-	-	1	
4-storey or above (5)	2,013	1,535	-	2,000	-	2,515	4	
843.1 Supported housing with shops, restaurants or the like (5)	2,641	1,702	2,592	2,826	2,919	3,279	10	
852. Hotels (5)	3,503	3,222	-	-	-	3,785	2	
856.2 Students' residences, halls of residence, etc (5)	2,865	1,945	2,422	3,199	3,236	3,523	5	

Appendix 6 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 7 - BLV assumptions

EUV - notional hectare

20%																		
No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	Premium	Benchmark Land Value
1	Secondary offices	30%	2.0	6,000	£95.00	£570,000	8.0%	12.50	2.5	0.82	£5,877,944	-£399,700	15%	-£85,500	-£3,600,000	£1,792,744	£358,549	£2,151,293
2	Secondary industrial	20%	1.0	2,000	£62.00	£124,000	6.5%	15.38	2.5	0.85	£1,629,800	-£110,826	15%	-£18,600	-£950,000	£550,374	£110,075	£660,448
3	Greenfield land	100%	1.0	10,000	£2.32	£23,222	6.0%	16.67	2.5	0.86	£334,567	-£22,751	15%	-£3,483	£0	£308,333	£61,667	£370,000
4	Greenfield land	100%	1.0	10,000	£1.55	£15,502	6.0%	16.67	2.5	0.86	£223,346	-£15,188	15%	-£2,325	£0	£205,833	£41,167	£247,000

Appendix 8 - Appraisal outputs – £10,000 per unit S106

RUGBY LOCAL PLAN VIABILITY

Sales value £3,054 psm

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£10,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
1 Residential Small site - low density	5	£341,475	87,854	81,690	75,568	69,490	63,454	57,462	51,512	45,604	39,740	33,917	28,138
2 Residential Small site - medium density	5	£341,475	95,299	89,108	82,958	76,852	70,787	64,767	58,789	52,853	46,960	41,110	35,302
3 Residential Small site - higher density (flats)	5	£341,475	169,943	173,921	177,866	181,776	185,654	189,498	193,309	197,085	200,828	204,539	208,214
4 Residential Small site - low density	10	£682,950	175,708	163,380	151,138	138,981	126,910	114,923	103,023	91,208	79,479	67,835	56,276
5 Residential Small site - medium density	10	£682,950	190,599	178,214	165,916	153,703	141,575	129,533	117,576	105,706	93,919	82,220	70,606
6 Residential Small site - higher density (flats)	10	£682,950	339,886	347,842	355,731	363,554	371,308	378,996	386,617	394,171	401,658	409,077	416,430
7 Residential Medium site - low density	25	£1,707,375	439,270	408,450	377,844	347,451	317,273	287,309	257,567	228,020	198,697	169,587	140,691
8 Residential Medium site - medium density	25	£1,707,375	210,176	181,509	153,045	124,786	96,729	68,878	41,230	13,786	13,674	41,152	68,423
9 Residential Medium site - higher density (flats and houses)	25	£602,362	145,960	171,907	197,662	223,223	248,590	273,765	298,746	323,533	348,127	372,627	396,734
10 Residential Medium site - low density	50	£3,415,619	883,731	822,113	760,922	700,158	639,622	579,913	520,431	461,376	402,749	344,548	286,775
11 Residential Medium site - medium density	50	£3,415,619	956,837	894,943	833,476	772,437	711,825	651,639	591,895	532,552	473,649	415,172	357,124
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,933,140	1,957,048	1,980,731	2,004,194	2,027,435	2,050,454	2,073,251	2,095,827	2,118,180	2,140,311	2,162,220
13 Residential Large site - low density	100	£7,683,190	1,636,254	1,520,928	1,406,400	1,292,379	1,179,015	1,066,454	954,694	843,737	733,582	624,228	515,677
14 Residential Large site - medium density	100	£7,683,190	1,780,979	1,664,668	1,549,157	1,434,450	1,320,544	1,207,440	1,095,139	983,640	872,943	763,048	653,955
15 Residential Large site - high density (flats and houses)	100	£2,993,807	292,482	189,594	87,848	14,183	116,491	218,043	318,841	418,885	518,172	616,706	714,486
16 Residential Large site - low density	200	£17,561,576	3,481,757	3,248,555	3,007,039	2,767,211	2,529,068	2,292,612	2,057,843	1,824,530	1,592,458	1,362,079	1,133,393
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	1,758,949	1,532,377	1,307,415	1,084,063	862,321	642,190	423,668	206,757	8,695	225,871	441,421
18 Strategic scale site - low density	500	£51,631,035	5,788,912	6,404,403	7,024,303	7,639,879	8,251,129	8,858,055	9,460,656	10,058,931	10,652,890	11,242,505	11,827,805
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	7,627,915	8,232,227	8,832,312	9,428,170	10,019,800	10,607,204	11,190,380	11,769,329	12,344,051	12,914,546	13,480,813
20 Strategic scale site - low density	600	£84,538,793	6,161,141	6,886,774	7,588,183	8,256,375	8,949,662	9,648,762	10,347,520	11,052,359	11,759,490	12,461,478	13,158,319
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	8,193,631	8,879,212	9,559,997	10,248,852	10,935,130	11,625,345	12,320,017	13,009,659	13,694,272	14,373,857	15,048,411
22 Strategic scale site - low density	600	£53,782,328	5,235,116	5,853,623	6,472,505	7,092,938	7,718,215	8,347,855	8,986,067	9,637,093	10,307,624	10,994,703	11,676,753
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	6,742,095	7,456,049	8,174,820	8,895,031	9,618,918	10,351,948	11,097,595	11,862,266	12,650,471	13,441,174	14,226,074
24 Housing for Elderly (C3) - high density	40	£688,414	1,814,066	1,824,781	1,835,494	1,846,208	1,856,921	1,867,636	1,878,350	1,889,063	1,899,778	1,910,491	1,921,205
25 Housing for Elderly (C3) - high density	60	£1,032,617	2,757,384	2,771,209	2,785,033	2,798,858	2,812,682	2,826,506	2,840,330	2,854,154	2,867,978	2,881,803	2,895,627
26 Housing for Elderly (C2) extra care	70	£1,003,937	3,258,829	3,272,305	3,285,800	3,299,436	3,312,971	3,326,506	3,340,043	3,353,578	3,367,114	3,380,649	3,394,185
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,449	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£84,538,793	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
36 Warehouse/logistics (25% plot ratio)	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
37 Student housing development (high density) 200 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
38 Student housing development (high density) 250 beds	-	£404,259	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
39 Student housing development (high density) 300 beds	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
40 Hotel (100 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
41 Hotel (125 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
42 Hotel (150 rooms)	-	£322,694	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
43 Leisure use	-	£348,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
44 Leisure use	-	£348,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
45 Leisure use	-	£348,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£348,386	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441
47 Community use	-	£348,386	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441	3,600,441
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 PER HA

Description	No of units	BLV	Residential 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 Residential Small site - low density	5	£104,833	87,854	81,690	75,568	69,490	63,454	57,462	51,512	45,604	39,740	33,917	28,138
2 Residential Small site - medium density	5	£104,833	95,299	89,108	82,958	76,852	70,787	64,767	58,789	52,853	46,960	41,110	35,302
3 Residential Small site - higher density (flats)	5	£230,333	169,943	173,921	177,866	181,776	185,654	189,498	193,309	197,085	200,828	204,539	208,214
4 Residential Small site - low density	10	£209,666	175,708	163,380	151,138	138,981	126,910	114,923	103,023	91,208	79,479	67,835	56,276
5 Residential Small site - medium density	10	£209,666	190,599	178,214	165,916	153,703	141,575	129,533	117,576	105,706	93,919	82,220	70,606
6 Residential Small site - higher density (flats)	10	£58,770	339,886	347,842	355,731	363,554	371,308	378,996	386,617	394,171	401,658	409,077	416,430
7 Residential Medium site - low density	25	£524,165	439,270	408,450	377,844	347,451	317,273	287,309	257,567	228,020	198,697	169,587	140,691
8 Residential Medium site - medium density	25	£524,165	210,176	181,509	153,045	124,786	96,729	68,878	41,230	13,786	13,674	41,152	68,423
9 Residential Medium site - higher density (flats and houses)	25	£184,620	145,960	171,907	197,662	223,223	248,590	273,765	298,746	323,533	348,127	372,627	396,734
10 Residential Medium site - low density	50	£1,039,960	883,731	822,113	760,922	700,158	639,622	579,913	520,431	461,376	402,749	344,548	286,775
11 Residential Medium site - medium density	50	£1,109,997	956,837	894,943	833,476	772,437	711,825	651,639	591,895	532,552	473,649	415,172	357,124
12 Residential Medium site - higher density (flats)	50	£310,790	1,933,140	1,957,048	1,980,731	2,004,194	2,027,435	2,050,454	2,073,251	2,095,827	2,118,180	2,140,311	2,162,220
13 Residential Large site - low density	100	£2,358,744	1,636,254	1,520,928	1,406,400	1,292,379	1,179,015	1,066,454	954,694	843,737	733,582	624,228	515,677
14 Residential Large site - medium density	100	£2,358,744	1,780,979	1,664,668	1,549,157	1,434,450	1,320,544	1,207,440	1,095,139	983,640	872,943	763,048	653,955
15 Residential Large site - high density (flats and houses)	100	£917,289	292,482	189,594	87,848	14,183	116,491	218,043	318,841	418,885	518,172	616,706	714,486
16 Residential Large site - low density	200	£5,391,415	3,481,757	3,248,555	3,007,039	2,767,211	2,529,068	2,292,612	2,057,843	1,824,530	1,592,458	1,362,079	1,133,393
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	1,758,949	1,532,377	1,307,415	1,084,063	862,321	642,190	423,600	206,757	7,865	225,941	441,421
18 Strategic scale site - low density	500	£19,813,449	12,538,742	11,644,403	10,824,303	10,082,318	9,420,323	8,820,323	8,279,323	7,754,323	7,254,323	6,774,323	6,324,323
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	7,627,915	8,232,227	8,832,312	9,428,170	10,019,800	10,607,200	11,200,380	11,799,320	12,354,050	12,914,546	13,480,813
20 Strategic scale site - low density	600	£19,813,449	6,011,141	6,856,774	7,558,183	8,256,375	8,949,662	9,644,762	10,340,520	11,032,359	11,729,490	12,426,678	13,138,319
21 Strategic scale site - medium density (houses and flats)	600	£15,190,311	8,193,631	8,797,212	9,559,997	10,395,852	10,935,130	11,625,345	12,327,507	13,039,659	13,769,492	14,514,857	15,280,411
22 Strategic scale site - low density	700	£15,190,311	6,235,622	6,472,525	6,827,255	7,204,555	7,608,455	8,034,555	8,484,555	8,954,555	9,444,555	9,954,555	10,484,555
23 Strategic scale site - medium density (houses and flats)	700	£15,116,208	6,742,095	7,456,049	8,175,924	8,895,031	9,619,916	10,351,548	11,097,595	11,862,266	12,650,471	13,441,744	14,226,074
24 Housing for Elderly (C3) - high density	400	£21,343,148	1,814,066	1,824,781	1,835,494	1,846,208	1,856,919	1,867,636	1,878,350	1,889,063	1,899,778	1,910,491	1,921,205
25 Housing for Elderly (C3) - high density	60	£273,289	2,757,384	2,771,290	2,785,033	2,798,658	2,812,862	2,826,506	2,840,330	2,854,154	2,867,978	2,881,803	2,895,627
26 Retail (comparisons) C2a extra care	30	£398,200	2,968,693	3,272,865	3,576,937	3,881,009	4,185,081	4,489,153	4,793,225	5,097,297	5,401,369	5,705,441	6,009,513
27 Retail (comparisons)	60	£165,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738
29 Office	-	£332,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Leisure use	-	£495,334	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098
31 Industrial (40% plot ratio)	-	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Residential HC office (30% plot ratio)	-	£660,448	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232
35 Warehouse/logistics (30% plot ratio)	-	£1,813,449	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275
36 Warehouse/logistics (25% plot ratio)	-	£2,647,192	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432
37 Student housing development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£152,307	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	54,488	54,488	54,488	54,488	54,488	54,488	54,488	54,488	54,488	54,488	54,488
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441
47 Community use	-	£120,954	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841
48 Community use	-	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £3,213 pcm

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£10,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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 Residential Small site - low density	5	£341,475	142,391	134,057	125,781	117,562	109,401	101,297	93,262	85,264	77,333	69,460	61,645
2 Residential Small site - medium density	5	£341,475	149,836	141,474	133,170	124,923	116,734	108,602	100,528	92,512	84,554	76,652	68,810
3 Residential Small site - higher density (flats)	5	£95,613	122,828	128,681	134,488	140,247	145,961	151,628	157,249	162,823	168,352	173,833	179,268
4 Residential Small site - low density	10	£682,950	284,782	268,114	251,561	235,124	218,802	202,595	186,503	170,527	154,666	138,920	123,290
5 Residential Small site - medium density	10	£682,950	299,672	282,948	266,340	249,846	233,468	217,204	201,057	185,024	169,108	153,306	137,618
6 Residential Small site - higher density (flats)	10	£191,226	245,658	257,362	268,975	280,495	291,922	303,256	314,498	325,646	336,703	347,666	358,537
7 Residential Medium site - low density	25	£1,707,375	711,954	670,294	628,903	587,810	547,005	506,488	466,259	426,318	386,665	347,300	308,225
8 Residential Medium site - medium density	25	£1,707,375	474,680	435,488	396,573	357,933	319,569	281,481	243,670	206,134	168,876	131,892	95,185
9 Residential Medium site - higher density (flats and houses)	25	£602,362	109,440	73,840	38,501	3,421	31,914	87,041	161,903	236,503	309,419	378,221	445,128
10 Residential Medium site - low density	50	£3,615,619	1,421,064	1,338,448	1,255,608	1,173,738	1,092,445	1,011,724	931,579	852,006	773,007	694,583	616,732
11 Residential Medium site - medium density	50	£3,615,619	1,494,169	1,410,878	1,328,951	1,246,017	1,164,447	1,083,452	1,003,030	923,181	843,907	765,207	687,081
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,484,766	1,526,313	1,567,516	1,608,377	1,648,895	1,689,070	1,728,903	1,768,394	1,807,540	1,846,345	1,884,807
13 Residential Large site - low density	100	£7,683,190	2,688,275	2,530,724	2,374,262	2,218,887	2,064,602	1,911,404	1,759,295	1,608,275	1,458,343	1,309,499	1,161,745
14 Residential Large site - medium density	100	£7,683,190	2,831,971	2,673,878	2,516,873	2,360,957	2,206,130	2,052,391	1,899,740	1,748,178	1,597,704	1,448,319	1,300,022
15 Residential Large site - high density (flats and houses)	100	£2,987,907	1,311,213	1,167,859	1,025,525	884,211	743,916	604,641	466,386	329,151	192,935	57,739	77,687
16 Residential Large site - low density	200	£17,561,576	5,536,976	5,211,618	4,888,511	4,567,657	4,249,051	3,932,698	3,618,595	3,306,743	2,997,143	2,689,794	2,384,695
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	3,764,717	3,458,154	3,153,750	2,851,504	2,551,417	2,253,488	1,957,718	1,664,107	1,372,653	1,083,358	796,222
18 Strategic scale site - low density	500	£51,631,035	615,776	1,434,873	2,248,306	3,056,079	3,858,188	4,654,636	5,445,422	6,235,648	7,029,532	7,817,650	8,600,002
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	2,509,852	3,306,281	4,097,165	4,882,505	5,662,300	6,443,150	7,226,095	8,003,397	8,775,052	9,541,063	10,301,428
20 Strategic scale site - low density	600	£54,538,793	458,770	1,371,821	2,278,560	3,178,985	4,076,364	4,978,051	5,871,341	6,763,560	7,659,297	8,555,571	9,457,129
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	2,530,656	3,418,553	4,310,369	5,197,607	6,078,584	6,958,402	7,841,304	8,720,873	9,601,066	10,504,790	11,402,739
22 Strategic scale site - low density	600	£53,782,328	328,753	1,117,777	1,909,443	2,695,774	3,481,603	4,268,679	5,054,250	5,843,866	6,640,120	7,447,639	8,272,390
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	1,035,999	1,952,870	2,865,364	3,774,027	4,685,127	5,594,394	6,505,730	7,424,383	8,351,064	9,294,271	10,261,887
24 Housing for Elderly (C3) - high density	40	£688,414	1,596,226	1,614,685	1,633,145	1,651,605	1,670,065	1,688,524	1,706,983	1,725,443	1,743,902	1,762,363	1,780,822
25 Housing for Elderly (C3) - high density	60	£890,190	2,433,039	2,458,363	2,483,686	2,509,008	2,534,331	2,559,654	2,584,977	2,610,299	2,635,622	2,660,945	2,686,268
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,883,218	2,910,031	2,936,843	2,963,656	2,990,467	3,017,280	3,044,092	3,070,905	3,097,716	3,124,529	3,151,341
27 Retail (convenience)	-	£57,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Office	-	£1,615,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
29 Office	-	£1,615,647	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
30 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
31 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£686,517,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
36 Warehouse/logistics (25% plot ratio)	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
37 Student housing development (high density) 200 beds	-	£403,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
38 Student housing development (high density) 250 beds	-	£403,259	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
39 Student housing development (high density) 300 beds	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
40 Hotel (100 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
41 Hotel (125 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
44 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
45 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48 Community use	-	£358,157	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	142,391	134,057	125,781	117,562	109,401	101,297	93,262	85,264	77,333	69,460	61,645
2 Residential Small site - medium density	5	£104,833	149,836	141,474	133,170	124,923	116,734	108,602	100,528	92,512	84,554	76,652	68,810
3 Residential Small site - higher density (flats)	5	£29,353	122,828	128,681	134,488	140,247	145,961	151,628	157,249	162,823	168,352	173,833	179,268
4 Residential Small site - low density	10	£209,666	284,782	268,114	251,561	235,124	218,802	202,595	186,503	170,527	154,666	138,920	123,290
5 Residential Small site - medium density	10	£209,666	299,672	282,948	266,340	249,846	233,468	217,204	201,057	185,024	169,108	153,306	137,618
6 Residential Small site - higher density (flats)	10	£58,707	245,658	257,362	269,875	280,495	291,922	303,256	314,498	325,646	336,703	347,666	358,537
7 Residential Medium site - low density	25	£524,165	711,954	670,294	628,903	587,810	547,005	506,488	466,259	426,318	386,665	347,300	308,225
8 Residential Medium site - medium density	25	£524,165	474,680	435,488	396,573	357,933	319,569	281,481	243,670	206,134	168,876	131,892	95,185
9 Residential Medium site - higher density (flats and houses)	25	£164,926	109,440	73,840	38,501	3,421	31,914	87,041	161,903	236,503	309,419	378,221	445,128
10 Residential Medium site - low density	50	£1,109,997	1,421,064	1,338,448	1,255,608	1,173,738	1,092,445	1,011,724	931,579	852,006	773,007	694,583	616,732
11 Residential Medium site - medium density	50	£1,109,997	1,494,169	1,410,878	1,328,951	1,246,017	1,164,447	1,083,452	1,003,030	923,181	843,907	765,207	687,081
12 Residential Medium site - higher density (flats)	50	£310,799	1,484,766	1,526,313	1,567,516	1,608,377	1,648,895	1,689,070	1,728,903	1,768,394	1,807,540	1,846,345	1,884,807
13 Residential Large site - low density	100	£2,358,744	2,688,275	2,530,724	2,374,262	2,218,887	2,064,602	1,911,404	1,759,295	1,608,275	1,458,343	1,309,499	1,161,745
14 Residential Large site - medium density	100	£2,358,744	2,831,971	2,673,878	2,516,873	2,360,957	2,206,130	2,052,391	1,899,740	1,748,178	1,597,704	1,448,319	1,300,022
15 Residential Large site - high density (flats and houses)	100	£917,289	1,311,213	1,167,859	1,025,525	884,211	743,916	604,641	466,386	329,151	192,935	57,739	77,687
16 Residential Large site - low density	200	£5,391,415	5,536,976	5,211,618	4,888,511	4,567,427	4,249,051	3,932,698	3,618,595	3,306,743	2,997,143	2,689,794	2,384,095
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	3,764,717	3,458,194	3,153,790	2,851,594	2,551,417	2,253,488	1,957,718	1,664,037	1,372,653	1,083,538	796,222
18 Residential Large site - low density	500	£15,860,778	15,860,778	15,860,778	15,860,778	15,860,778	15,860,778	15,860,778	15,860,778	15,860,778	15,860,778	15,860,778	15,860,778
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	2,500,852	3,306,281	4,097,165	4,882,505	5,662,300	6,443,150	7,226,098	8,004,307	8,775,052	9,547,103	10,318,428
20 Strategic scale site - low density	500	£19,813,449	450,760	1,371,821	2,278,560	3,178,985	4,078,394	4,978,051	5,871,341	6,763,560	7,659,297	8,555,791	9,457,129
21 Strategic scale site - medium density (houses and flats)	500	£15,930,311	2,539,695	3,419,553	4,310,369	5,197,697	6,078,594	6,958,402	7,841,904	8,720,873	9,601,098	10,480,794	11,402,739
22 Strategic scale site - low density	700	£15,930,311	329,253	1,117,172	1,959,443	2,791,661	3,623,879	4,456,097	5,288,315	6,120,533	6,952,751	7,784,969	8,617,187
23 Strategic scale site - medium density (houses and flats)	700	£15,930,311	1,035,999	1,952,570	2,865,364	3,774,027	4,685,127	5,594,394	6,505,730	7,424,383	8,343,064	9,254,271	10,161,887
24 Housing for Elderly (C3) - high density	40	£21,343	1,596,226	1,614,685	1,633,145	1,651,607	1,670,065	1,688,524	1,706,983	1,725,443	1,743,903	1,762,363	1,780,822
25 Housing for Elderly (C3) - high density	60	£273,328	2,433,039	2,458,363	2,483,685	2,509,008	2,534,331	2,559,654	2,584,977	2,610,299	2,635,622	2,660,945	2,686,268
26 Retail (comparison)	70	£336,202	2,883,218	2,901,813	2,920,408	2,939,003	2,957,598	2,976,193	2,994,788	3,013,383	3,031,978	3,050,573	3,069,168
27 Retail (comparison)	-	£165,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738
29 Office	-	£332,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£495,335	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068
31 Industrial (40% plot ratio)	-	£660,448	3,311,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial HQ office (30% plot ratio)	-	£660,448	1,717,232	1,717,232	1,717,232	1,717,232	1,717,232	1,717,232	1,717,232	1,717,232	1,717,232	1,717,232	1,717,232
35 Warehouse/logistics (50% plot ratio)	-	£1,813,449	3,915,279	3,915,279	3,915,279	3,915,279	3,915,279	3,915,279	3,915,279	3,915,279	3,915,279	3,915,279	3,915,279
36 Warehouse/logistics (25% plot ratio)	-	£26,417,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£158,307	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	548	548	548	548	548	548	548	548	548	548	548
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
47 Community use	-	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
48 Community use	-	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £3,372 psfm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£10,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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	Residential Small site - low density	5	£341,475	196,928	196,423	175,992	165,633	155,348	145,133	134,992	124,923	114,927	105,003	95,152	
2	Residential Small site - medium density	5	£341,475	204,373	193,841	183,381	172,994	162,680	152,438	142,269	132,172	122,147	112,195	102,316	
3	Residential Small site - higher density (flats)	5	£95,615	75,714	83,441	91,110	98,718	106,268	113,758	121,190	128,561	135,874	143,127	150,321	
4	Residential Small site - low density	10	£682,950	393,855	372,848	351,985	331,267	310,694	290,267	269,984	249,846	229,854	210,006	190,303	
5	Residential Small site - medium density	10	£682,950	408,745	387,682	366,762	345,989	325,360	304,877	284,538	264,344	244,295	224,391	204,632	
6	Residential Small site - higher density (flats)	10	£191,626	151,429	166,883	182,219	197,437	212,536	227,517	242,379	257,123	271,748	286,255	300,644	
7	Residential Medium site - low density	25	£1,707,375	984,637	932,118	879,962	828,168	776,736	725,666	674,980	624,616	574,634	525,014	475,757	
8	Residential Medium site - medium density	25	£1,707,375	739,183	699,468	640,099	591,079	542,408	494,085	446,110	398,483	351,205	304,275	257,692	
9	Residential Medium site - higher density (flats and houses)	25	£602,362	362,490	316,823	271,484	228,473	181,791	137,436	93,412	49,714	6,345	37,296	80,707	
10	Residential Medium site - low density	50	£3,615,619	1,958,387	1,853,984	1,750,290	1,647,318	1,544,983	1,442,908	1,341,559	1,240,934	1,141,035	1,041,859	943,410	
11	Residential Medium site - medium density	50	£3,615,619	2,031,502	1,926,813	1,822,094	1,718,898	1,615,827	1,513,481	1,411,861	1,310,954	1,210,794	1,111,348	1,012,626	
12	Residential Medium site - higher density (flats)	100	£1,012,373	1,036,394	1,095,580	1,154,302	1,212,560	1,270,355	1,328,150	1,385,945	1,443,740	1,501,535	1,559,330	1,617,125	
13	Residential Large site - low density	100	£7,683,190	3,739,267	3,539,935	3,341,978	3,145,395	2,950,187	2,756,355	2,563,997	2,372,813	2,183,105	1,994,771	1,807,812	
14	Residential Large site - medium density	100	£7,683,190	3,882,963	3,683,089	3,484,590	3,287,466	3,091,716	2,897,341	2,704,341	2,512,716	2,322,465	2,133,589	1,946,089	
15	Residential Large site - higher density (flats and houses)	100	£2,997,907	2,321,299	2,138,068	1,956,130	1,775,486	1,596,136	1,418,078	1,241,315	1,065,844	891,667	718,783	547,192	
16	Residential Large site - low density	200	£17,561,576	7,577,523	7,170,729	6,766,744	6,365,568	5,967,202	5,571,644	5,178,897	4,788,958	4,401,829	4,017,509	3,635,999	
17	Residential Large site - medium density (houses and flats)	200	£12,293,103	5,745,790	5,360,394	4,977,688	4,597,702	4,220,405	3,845,808	3,473,910	3,104,712	2,738,214	2,374,414	2,013,316	
18	Strategic scale site - low density	500	£51,631,035	4,424,999	3,427,137	2,436,164	1,452,080	474,896	503,523	1,489,546	2,472,593	3,448,563	4,417,455	5,379,270	
19	Strategic scale site - medium density (houses and flats)	500	£32,269,397	2,513,727	1,540,892	574,812	392,740	1,371,671	2,343,664	3,308,719	4,266,835	5,218,013	6,167,580	7,122,042	
20	Strategic scale site - low density	600	£84,538,793	5,096,902	3,956,973	2,854,709	1,760,108	673,172	413,284	1,513,399	2,605,647	3,690,031	4,777,395	5,860,567	
21	Strategic scale site - medium density (houses and flats)	600	£49,479,742	2,971,925	1,889,785	815,118	261,117	1,348,877	2,428,925	3,501,262	4,575,408	5,646,668	6,717,111	7,790,724	
22	Strategic scale site - low density	600	£53,782,328	4,381,253	3,429,402	2,478,265	1,533,742	595,834	348,241	1,296,510	2,244,650	3,190,303	4,140,165	5,094,970	
23	Strategic scale site - medium density (houses and flats)	700	£53,782,328	4,442,480	3,337,710	2,240,581	1,151,093	63,565	1,036,986	2,134,136	3,231,824	4,330,355	5,432,094	6,542,837	
24	Housing for Elderly (C3) - high density	40	£688,414	1,378,386	1,404,591	1,430,796	1,457,002	1,483,207	1,509,412	1,535,617	1,561,822	1,588,028	1,614,233	1,640,438	
25	Housing for Elderly (C3) - high density	60	£1,081,432	2,108,684	2,145,515	2,182,337	2,219,158	2,255,980	2,292,802	2,329,623	2,366,445	2,403,266	2,440,088	2,476,909	
26	Housing for Elderly (C2) extra care	70	£1,003,937	2,507,608	2,547,697	2,587,787	2,627,875	2,667,964	2,708,053	2,748,142	2,788,230	2,828,319	2,868,408	2,908,497	
27	Retail (convenience)	-	£757,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	
28	Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29	Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30	Office	-	£1,613,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31	Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32	Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33	Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34	Industrial with H2 office (30% plot ratio)	-	£84,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
35	Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	
36	Warehouse/logistics (25% plot ratio)	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
37	Student housing development (high density) 200 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
38	Student housing development (high density) 250 beds	-	£404,259	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
39	Student housing development (high density) 300 beds	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
40	Hotel (120 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
41	Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348	
42	Leisure use	-	£645,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
43	Leisure use	-	£645,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44	Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
45	Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
46	Community use	-	£336,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
47	Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	196,928	196,423	175,992	165,633	155,348	145,133	134,992	124,923	114,927	105,003	95,152	
2 Residential Small site - medium density	5	£104,833	204,373	193,841	183,381	172,994	162,680	152,438	142,269	132,172	122,147	112,195	102,316	
3 Residential Small site - higher density (flats)	5	£29,353	75,714	83,441	91,110	98,718	106,268	113,758	121,190	128,561	135,874	143,127	150,321	
4 Residential Small site - low density	10	£209,666	393,855	372,848	351,985	331,267	310,694	290,267	269,984	249,846	229,854	210,006	190,303	
5 Residential Small site - medium density	10	£209,666	408,745	387,682	366,762	345,989	325,360	304,877	284,538	264,344	244,295	224,391	204,632	
6 Residential Small site - higher density (flats)	10	£58,707	151,429	166,883	182,219	197,437	212,536	227,517	242,379	257,123	271,748	286,255	300,644	
7 Residential Medium site - low density	25	£524,165	984,637	932,118	879,962	828,168	776,736	725,666	674,980	624,616	574,634	525,014	475,757	
8 Residential Medium site - medium density	25	£524,165	739,183	699,468	640,099	591,079	542,408	494,085	446,110	398,483	351,205	304,275	257,692	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	362,490	316,823	271,484	228,473	181,791	137,436	93,412	49,714	6,345	37,296	80,707	
10 Residential Medium site - low density	50	£1,109,989	1,958,387	1,853,984	1,750,290	1,647,318	1,544,983	1,442,908	1,341,559	1,240,934	1,141,035	1,041,859	943,410	
11 Residential Medium site - medium density	50	£1,109,989	2,031,502	1,926,813	1,822,094	1,718,898	1,615,827	1,513,481	1,411,861	1,310,954	1,210,794	1,111,348	1,012,626	
12 Residential Medium site - higher density (flats)	100	£310,799	1,036,394	1,095,580	1,154,302	1,212,560	1,270,355	1,327,687	1,384,555	1,440,960	1,496,901	1,552,379	1,607,394	
13 Residential Large site - low density	50	£2,358,744	3,739,267	3,539,935	3,341,978	3,145,395	2,950,187	2,756,355	2,563,997	2,372,813	2,183,105	1,994,771	1,807,812	
14 Residential Large site - medium density	100	£2,358,744	3,882,963	3,683,089	3,484,590	3,287,466	3,091,716	2,897,341	2,704,341	2,512,716	2,322,465	2,133,589	1,946,089	
15 Residential Large site - high density (flats and houses)	100	£917,289	2,321,299	2,138,068	1,956,130	1,775,486	1,596,136	1,418,078	1,241,315	1,065,844	891,667	718,793	547,192	
16 Residential Large site - low density	200	£5,859,415	7,577,523	7,170,729	6,766,744	6,365,568	5,967,202	5,571,644	5,178,889	4,787,958	4,401,829	4,017,599	3,635,969	
17 Residential Large site - medium density (houses and flats)	200	£5,859,415	7,745,767	7,329,402	6,915,237	6,507,072	6,102,907	5,702,742	5,302,577	4,902,412	4,502,247	4,102,082	3,701,917	
18 Strategic scale site - low density	500	£19,371,070	4,424,959	3,427,137	2,458,194	1,484,050	474,896	50,523	1,489,846	2,472,955	3,449,585	4,417,455	5,379,270	
19 Strategic scale site - medium density (houses and flats)	500	£9,806,725	2,513,727	1,540,892	574,812	302,740	137,671	2,543,664	3,308,719	4,266,835	5,289,013	6,167,590	7,122,642	
20 Strategic scale site - low density	600	£19,813,449	5,006,902	3,956,073	2,854,790	1,760,108	673,172	413,294	1,513,399	2,605,647	3,698,031	4,777,395	5,860,567	
21 Strategic scale site - medium density (houses and flats)	600	£15,190,311	2,971,925	1,889,765	815,118	261,117	1,348,977	2,426,925	3,501,262	4,575,408	5,648,668	6,717,111	7,790,724	
22 Strategic scale site - low density	600	£18,415,263	3,429,402	2,478,255	1,533,742	866,813	418,510	2,244,190	3,190,200	4,140,210	5,090,220	6,040,230	7,090,240	
23 Strategic scale site - medium density (houses and flats)	700	£15,191,208	4,442,450	3,337,710	2,240,581	1,151,093	63,565	1,036,986	1,234,138	3,321,824	4,300,355	5,342,004	6,342,013	
24 Housing for Elderly (C3) - high density	40	£211,343	1,378,396	1,404,591	1,430,796	1,457,002	1,483,207	1,509,412	1,535,617	1,561,822	1,588,028	1,614,233	1,640,438	
25 Housing for Elderly (C3) - high density	60	£273,289	2,108,694	2,145,515	2,182,337	2,219,158	2,256,980	2,292,802	2,329,623	2,366,445	2,403,266	2,440,088	2,476,909	
26 Housing for Elderly (C2) extra care	70	£308,208	2,807,668	2,947,769	2,957,787	2,967,875	2,976,964	2,986,953	2,996,942	2,999,930	2,999,919	2,999,908	2,999,897	
27 Retail (convenience)	1	£16,112	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	
28 Retail (convenience)	1	£660,448	2,857,396	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29 Office	1	£330,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30 Office	1	£456,336	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31 Industrial (40% plot ratio)	1	£660,448	3,911,168	3,911,168	3,911,168	3,911,168	3,911,168	3,911,168	3,911,168	3,911,168	3,911,168	3,911,168	3,911,168	
32 Warehouse/logistics (50% plot ratio)	1	£660,448	7,801,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33 Warehouse/logistics (50% plot ratio)	1	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Warehouse with HO office (30% plot ratio)	1	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35 Warehouse/logistics (30% plot ratio)	1	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36 Warehouse/logistics (25% plot ratio)	1	£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	
37 Student housing development (high density) 200 beds	1	£120,688	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	
38 Student housing development (high density) 250 beds	1	£132,990	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 beds	1	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	1	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)	1	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	1	£99,067	348	348	348	348	348	348	348	348	348	348	348	
43 Leisure use	1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44 Leisure use	1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45 Leisure use	1	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use	1	£198,134	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	
47 Community use	1	£123,819	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48 Community use	1	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

RUGBY LOCAL PLAN VIABILITY

Sales value £3,531 ps/m

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£10,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£2,151,293 PER HA		Residual land values											
AGBLY LOCAL PLAN VIABILITY		Sales value £3,331 psfm		AH tenure		Rented 70%		SO 30%		First Hms 0%		S106:		£1,000 per unit	
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 Residential Small site - low density	5	£341,475	203,753	193,635	183,567	173,609	163,700	153,860	144,090	134,389	124,758	115,195	105,702		
2 Residential Small site - medium density	5	£341,475	211,198	201,053	190,976	180,970	171,033	161,165	151,366	141,637	131,978	122,387	112,866		
3 Residential Small site - higher density (flats)	5	£95,613	77,092	84,095	91,045	97,941	104,784	111,572	118,306	124,988	131,614	138,188	144,707		
4 Residential Small site - low density	10	£682,950	407,505	387,270	367,175	347,217	327,399	307,720	288,179	268,778	249,514	230,389	211,404		
5 Residential Small site - medium density	10	£682,950	422,395	402,105	381,953	361,940	342,065	322,330	302,733	283,275	263,955	244,775	225,733		
6 Residential Small site - higher density (flats)	10	£191,226	154,184	168,191	182,090	195,882	209,567	223,143	236,612	249,975	263,228	276,375	289,414		
7 Residential Medium site - low density	25	£1,707,375	1,018,763	968,176	917,937	868,045	818,499	769,301	720,449	671,944	623,786	575,974	528,510		
8 Residential Medium site - medium density	25	£1,707,375	765,128	717,670	670,543	623,746	577,280	531,143	485,338	439,862	394,718	349,904	305,419		
9 Residential Medium site - higher density (flats and houses)	25	£602,362	376,983	334,029	291,383	249,044	207,014	165,290	123,873	82,764	41,963	1,469	39,351		
10 Residential Medium site - low density	50	£3,615,619	2,019,685	1,919,382	1,819,767	1,720,839	1,622,489	1,524,239	1,426,683	1,329,820	1,233,651	1,138,174	1,043,392		
11 Residential Medium site - medium density	50	£3,615,619	2,092,790	1,992,211	1,892,321	1,792,546	1,693,332	1,594,812	1,496,985	1,399,850	1,303,409	1,207,662	1,112,608		
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,070,764	1,121,722	1,172,278	1,222,432	1,272,183	1,321,533	1,370,480	1,419,026	1,467,168	1,514,910	1,562,249		
13 Residential Large site - low density	100	£7,683,190	3,854,544	3,663,570	3,473,903	3,285,545	3,098,495	2,912,753	2,728,319	2,545,193	2,363,376	2,182,867	2,003,666		
14 Residential Large site - medium density	100	£7,683,190	3,998,241	3,806,724	3,616,516	3,427,615	3,240,023	3,053,739	2,868,763	2,685,096	2,502,737	2,321,686	2,141,943		
15 Residential Large site - high density (flats and houses)	100	£2,961,907	2,389,282	2,216,289	2,044,509	1,873,944	1,704,592	1,536,454	1,369,530	1,203,820	1,039,323	876,042	713,974		
16 Residential Large site - low density	200	£17,561,576	7,760,900	7,381,110	7,003,993	6,619,552	6,237,786	5,858,695	5,482,278	5,108,535	4,737,468	4,369,076	4,003,358		
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	5,887,950	5,522,001	5,158,600	4,797,749	4,439,445	4,083,689	3,730,482	3,379,823	3,031,713	2,686,151	2,343,137		
18 Strategic scale site - low density	500	£51,631,035	4,857,023	3,904,583	2,958,636	2,019,241	1,086,380	160,051	772,296	1,710,332	2,641,661	3,566,283	4,484,198		
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	2,870,532	1,946,101	1,028,047	116,371	810,892	1,734,123	2,650,808	3,580,943	4,484,533	5,361,574	6,257,508		
20 Strategic scale site - low density	600	£54,538,793	5,365,650	4,314,564	3,270,685	2,234,020	1,204,563	176,788	861,233	1,894,755	2,920,886	3,944,137	4,968,639		
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	3,188,153	2,168,133	1,149,867	134,969	887,106	1,914,031	2,914,031	3,923,513	4,931,853	5,932,889	6,940,264		
22 Strategic scale site - low density	600	£53,782,328	4,413,480	3,517,851	2,626,577	1,736,711	853,031	24,862	916,614	1,804,261	2,690,120	3,575,266	4,464,130		
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	4,432,124	3,399,130	2,368,047	1,344,095	327,272	699,063	1,727,700	2,750,743	3,776,542	4,801,288	5,829,489		
24 Housing for Elderly (C3) - high density	40	£688,414	1,453,408	1,453,708	1,474,017	1,494,325	1,514,633	1,534,941	1,555,249	1,575,557	1,595,865	1,616,174	1,636,482		
25 Housing for Elderly (C3) - high density	60	£280,198	2,193,189	2,221,048	2,248,927	2,276,806	2,304,686	2,332,565	2,360,444	2,388,324	2,416,203	2,444,081	2,471,960		
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,608,419	2,637,964	2,667,508	2,697,052	2,726,597	2,756,141	2,785,686	2,815,230	2,844,774	2,874,319	2,903,863		
27 Retail (convenience)	-	£757,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433		
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738		
29 Office	-	£1,613,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712		
30 Office	-	£1,613,647	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068		
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168		
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984		
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800		
34 Industrial with H2 office (30% plot ratio)	-	£94,538,793	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232		
35 Warehouse/logistics (30% plot ratio)	-	£68,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432		
36 Warehouse/logistics (25% plot ratio)	-	£36,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432		
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426		
38 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305		
39 Student housing development (high density) 300 beds	-	£515,851	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185		
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733		
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068		
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348		
43 Leisure use	-	£645,368	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
44 Leisure use	-	£645,368	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
45 Leisure use	-	£645,368	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030		
46 Community use	-	£398,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441		
47 Community use	-	£398,157	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841		
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	203,753	193,635	183,587	173,609	163,700	153,860	144,090	134,389	124,758	115,195	105,702
2 Residential Small site - medium density	5	£104,833	211,198	201,053	190,976	180,970	171,033	161,165	151,366	141,637	131,978	122,387	112,866
3 Residential Small site - higher density (flats)	5	£29,353	77,092	84,095	91,045	97,941	104,784	111,572	118,306	124,988	131,614	138,188	144,707
4 Residential Small site - low density	10	£209,666	407,505	387,270	367,175	347,217	327,399	307,720	288,179	268,778	249,514	230,389	211,404
5 Residential Small site - medium density	10	£209,666	422,395	402,105	381,953	361,940	342,065	322,330	302,733	283,275	263,955	244,775	225,733
6 Residential Small site - higher density (flats)	10	£58,707	154,184	168,191	182,090	195,882	209,567	223,143	236,612	249,975	263,228	276,375	289,414
7 Residential Medium site - low density	25	£524,165	1,018,763	968,176	917,937	868,045	818,499	769,301	720,449	671,944	623,786	575,974	528,510
8 Residential Medium site - medium density	25	£524,165	765,128	717,670	670,543	623,746	577,280	531,143	485,338	439,862	394,718	349,904	305,419
9 Residential Medium site - higher density (flats and houses)	25	£184,926	376,983	334,029	291,383	249,044	207,014	165,290	123,873	82,764	41,963	1,469	39,351
10 Residential Medium site - low density	50	£1,039,899	2,019,685	1,919,382	1,819,767	1,720,839	1,622,489	1,524,239	1,426,683	1,329,650	1,233,651	1,138,174	1,043,392
11 Residential Medium site - medium density	50	£1,039,899	2,092,790	1,992,211	1,892,321	1,792,546	1,693,332	1,594,812	1,496,985	1,399,850	1,303,409	1,207,662	1,112,608
12 Residential Medium site - higher density (flats)	50	£310,799	1,070,764	1,121,722	1,172,278	1,222,432	1,272,183	1,321,533	1,370,480	1,419,026	1,467,168	1,514,910	1,562,249
13 Residential Large site - low density	100	£2,358,744	3,854,544	3,663,570	3,473,903	3,285,545	3,098,495	2,912,753	2,728,319	2,545,193	2,363,376	2,182,867	2,003,666
14 Residential Large site - medium density	100	£2,358,744	3,998,241	3,806,724	3,616,516	3,427,615	3,240,023	3,053,739	2,868,763	2,685,096	2,502,737	2,321,686	2,141,943
15 Residential Large site - high density (flats and houses)	100	£917,289	2,389,282	2,216,289	2,044,590	1,873,944	1,704,502	1,536,454	1,369,530	1,203,820	1,039,321	876,042	713,974
16 Residential Large site - low density	200	£5,911,415	7,389,290	3,911,710	7,003,963	6,619,552	6,237,786	5,865,698	5,492,278	5,106,533	4,737,468	4,369,076	4,003,358
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	5,887,896	5,522,001	5,158,000	4,797,749	4,439,445	4,083,689	3,732,482	3,379,923	3,031,713	2,686,151	2,343,137
18 Strategic scale site - low density	500	£13,912,461	4,651,023	4,504,455	4,358,088	4,211,721	4,065,354	3,918,987	3,772,620	3,626,253	3,479,886	3,333,519	3,187,152
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	2,807,532	1,946,101	1,028,047	116,371	80,892	1,734,123	2,650,860	3,569,943	4,484,533	5,361,574	6,257,506
20 Strategic scale site - low density	500	£19,813,449	3,365,650	4,114,564	3,270,686	2,234,020	1,204,563	176,788	261,233	1,894,755	2,920,886	3,944,137	4,968,639
21 Strategic scale site - medium density (houses and flats)	500	£15,910,911	5,388,155	2,498,154	1,149,867	134,969	887,105	1,994,175	2,914,031	3,934,753	4,931,653	5,934,899	6,940,264
22 Strategic scale site - low density	700	£15,910,911	5,388,155	3,511,785	2,625,572	1,739,357	854,137	1,994,175	2,914,031	3,934,753	4,931,653	5,934,899	6,940,264
23 Strategic scale site - medium density (houses and flats)	700	£15,911,208	4,432,124	3,399,130	2,368,047	1,344,025	327,272	696,093	1,727,720	2,750,743	3,776,542	4,801,288	5,829,041
24 Housing for Elderly (C3) - high density	40	£21,343	1,433,400	1,453,708	1,474,017	1,494,325	1,514,633	1,534,941	1,555,249	1,575,557	1,595,865	1,616,174	1,636,482
25 Housing for Elderly (C3) - high density	60	£273,288	2,193,189	2,221,048	2,249,927	2,278,806	2,308,686	2,338,565	2,368,444	2,398,324	2,418,203	2,448,081	2,477,960
26 Housing for Elderly (C3) extra care	20	£638,200	1,698,413	1,631,864	1,564,315	1,496,766	1,429,217	1,361,668	1,294,119	1,226,570	1,159,021	1,091,472	1,023,923
27 Retail (comparison)	10	£685,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	10	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738
29 Office	10	£330,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Warehouse (40% plot ratio)	10	£495,335	15,198,065	15,198,065	15,198,065	15,198,065	15,198,065	15,198,065	15,198,065	15,198,065	15,198,065	15,198,065	15,198,065
31 Warehouse/offices (50% plot ratio)	10	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/offices (50% plot ratio)	10	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/offices (50% plot ratio)	10	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Residential with HO office (50% plot ratio)	10	£1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232
35 Warehouse/offices (50% plot ratio)	10	£1,774,449	3,915,272	3,915,272	3,915,272	3,915,272	3,915,272	3,915,272	3,915,272	3,915,272	3,915,272	3,915,272	3,915,272
36 Warehouse/offices (25% plot ratio)	10	£26,417,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	10	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	10	£132,090	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	10	£148,715	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	10	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	10	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	10	£99,067	548	548	548	548	548	548	548	548	548	548	548
43 Leisure use	10	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	10	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	10	£198,134	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630
46 Community use	10	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
47 Community use	10	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
48 Community use	10	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £3,690 psm

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£10,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£2,151,293 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
1 Residential Small site - low density	5	£341,475	258,289	246,002	233,800	221,681	209,646	197,696	185,830	174,048	162,351	150,738	139,208
2 Residential Small site - medium density	5	£341,475	265,735	253,419	241,189	229,042	216,979	205,001	193,107	181,297	169,572	157,930	146,373
3 Residential Small site - higher density (flats)	5	£95,613	29,978	38,856	47,667	56,412	65,090	73,702	82,247	90,726	99,137	107,482	115,761
4 Residential Small site - low density	10	£682,950	516,579	492,005	467,598	443,361	419,292	395,392	371,660	348,096	324,701	301,475	278,417
5 Residential Small site - medium density	10	£682,950	531,469	506,838	482,377	458,094	433,958	410,002	386,213	362,594	339,143	315,860	292,746
6 Residential Small site - higher density (flats)	10	£211,226	59,955	77,711	95,334	112,824	130,181	147,404	164,494	181,451	198,274	214,964	231,521
7 Residential Medium site - low density	25	£1,707,375	1,291,446	1,230,011	1,168,996	1,108,403	1,048,231	988,480	929,150	870,241	811,754	753,688	696,043
8 Residential Medium site - medium density	25	£1,707,375	1,029,632	971,649	914,070	856,893	800,119	743,747	687,778	632,211	577,047	522,285	467,926
9 Residential Medium site - higher density (flats and houses)	25	£616,619	630,033	577,011	524,366	472,097	420,204	368,688	317,548	266,785	216,397	166,387	116,753
10 Residential Medium site - low density	50	£3,615,619	2,552,690	2,430,023	2,309,189	2,188,701	2,069,048	1,950,233	1,832,257	1,715,119	1,598,818	1,483,356	1,368,732
11 Residential Medium site - medium density	50	£3,615,619	2,624,619	2,502,190	2,380,360	2,259,817	2,139,893	2,020,806	1,902,559	1,785,149	1,668,577	1,552,844	1,437,949
12 Residential Medium site - higher density (flats)	100	£1,012,373	622,391	600,999	579,063	556,615	534,123	511,585	489,040	466,364	443,671	420,926	398,137
13 Residential Large site - low density	100	£7,683,190	4,905,536	4,672,781	4,441,619	4,212,053	3,984,080	3,757,703	3,532,919	3,309,731	3,086,137	2,862,138	2,649,733
14 Residential Large site - medium density	100	£7,683,190	5,049,252	4,815,935	4,584,231	4,354,123	4,125,009	3,896,689	3,673,364	3,449,634	3,227,498	3,006,956	2,788,009
15 Residential Large site - high density (flats and houses)	100	£2,963,907	1,393,979	1,380,085	1,366,678	1,353,270	1,339,862	1,326,454	1,313,046	1,299,638	1,286,230	1,272,822	1,259,414
16 Residential Large site - low density	200	£17,561,576	9,821,448	9,350,220	8,882,226	8,417,464	7,955,936	7,497,641	7,042,579	6,590,750	6,142,153	5,694,499	5,249,569
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	7,867,281	7,422,339	6,980,486	6,541,723	6,106,050	5,673,467	5,243,974	4,817,570	4,394,258	3,974,034	3,556,901
18 Strategic scale site - low density	500	£51,631,035	9,871,645	8,719,039	7,574,337	6,437,541	5,308,650	4,187,662	3,074,581	1,969,406	872,134	220,785	1,319,934
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	7,809,935	6,688,360	5,574,514	4,468,396	3,370,008	2,279,348	1,188,687	121,216	961,734	2,045,720	3,126,589
20 Strategic scale site - low density	600	£54,538,793	10,836,891	9,573,497	8,318,772	7,072,716	5,835,272	4,599,129	3,371,704	2,152,996	943,007	262,488	1,480,988
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	8,602,860	7,370,360	6,142,233	4,922,627	3,711,545	2,508,985	1,314,947	129,431	1,074,169	2,273,148	3,463,384
22 Strategic scale site - low density	600	£53,782,328	9,860,357	8,603,323	7,370,677	6,142,233	4,922,627	3,711,545	2,508,985	1,314,947	129,431	642,293	3,964,400
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	9,843,516	8,602,726	7,370,459	6,146,716	4,925,149	3,711,146	2,505,714	1,306,315	108,520	1,098,557	2,310,300
24 Housing for Elderly (C3) - high density	40	£688,414	1,215,560	1,243,614	1,271,667	1,299,722	1,327,776	1,355,829	1,383,883	1,411,937	1,439,991	1,468,044	1,496,099
25 Housing for Elderly (C3) - high density	60	£869,190	1,868,823	1,908,201	1,947,579	1,986,957	2,026,335	2,065,713	2,105,091	2,144,469	2,183,847	2,223,225	2,262,602
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,232,808	2,275,830	2,318,451	2,361,271	2,404,093	2,446,914	2,489,735	2,532,556	2,575,377	2,618,198	2,661,019
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,473	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£515,851	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	258,289	246,002	233,800	221,681	209,646	197,696	185,830	174,048	162,351	150,738	139,208	
2 Residential Small site - medium density	5	£104,833	265,735	253,419	241,189	229,042	216,979	205,001	193,107	181,297	169,572	157,930	146,373	
3 Residential Small site - higher density (flats)	5	£29,353	29,978	38,856	47,667	56,412	65,090	73,702	82,247	90,726	99,137	107,482	115,761	
4 Residential Small site - low density	10	£209,666	516,579	492,005	467,598	443,361	419,292	395,392	371,660	348,096	324,701	301,475	278,417	
5 Residential Small site - medium density	10	£209,666	531,469	506,838	482,377	458,094	433,958	410,002	386,213	362,594	339,143	315,860	292,746	
6 Residential Small site - higher density (flats)	10	£58,707	59,955	77,711	95,334	112,824	130,181	147,404	164,494	181,451	198,274	214,964	231,521	
7 Residential Medium site - low density	25	£524,165	1,291,446	1,230,011	1,168,996	1,108,403	1,048,231	988,480	929,150	870,241	811,754	753,688	696,043	
8 Residential Medium site - medium density	25	£524,165	1,029,632	971,649	914,070	856,893	800,119	743,747	687,778	632,211	577,047	522,285	467,926	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	630,033	577,011	524,366	472,097	420,204	368,688	317,548	266,785	216,397	166,387	116,753	
10 Residential Medium site - low density	50	£1,049,890	2,582,890	2,430,023	2,309,189	2,188,701	2,069,048	1,950,233	1,832,257	1,715,119	1,598,818	1,483,356	1,368,732	
11 Residential Medium site - medium density	50	£1,049,890	2,624,619	2,502,190	2,380,360	2,259,817	2,139,893	2,020,806	1,902,559	1,785,149	1,668,577	1,552,844	1,437,949	
12 Residential Medium site - higher density (flats)	100	£310,799	622,391	600,999	579,063	556,615	534,123	511,585	489,002	466,364	443,671	420,926	398,137	
13 Residential Large site - low density	50	£2,358,744	4,905,536	4,672,781	4,441,619	4,212,053	3,984,080	3,757,703	3,532,919	3,309,731	3,086,137	2,862,138	2,649,733	
14 Residential Large site - medium density	100	£2,358,744	5,049,252	4,815,935	4,584,231	4,354,123	4,125,009	3,896,689	3,673,364	3,449,634	3,227,498	3,006,956	2,788,009	
15 Residential Large site - high density (flats and houses)	100	£917,289	3,392,979	3,180,085	2,968,678	2,758,758	2,550,326	2,343,382	2,137,942	1,933,954	1,731,471	1,530,475	1,330,967	
16 Residential Large site - low density	200	£5,391,415	9,801,448	9,350,220	8,882,226	8,411,764	7,936,936	7,497,641	7,042,579	6,590,750	6,142,153	5,694,499	5,249,569	
17 Residential Large site - medium density (houses and flats)	200	£5,391,415	9,801,448	9,350,220	8,882,226	8,411,764	7,936,936	7,497,641	7,042,579	6,590,750	6,142,153	5,694,499	5,249,569	
18 Residential Large site - high density (flats and houses)	200	£1,733,790	7,887,291	7,422,338	6,950,488	6,541,723	6,106,056	5,673,637	5,245,944	4,817,570	4,394,254	3,974,034	3,556,901	
19 Strategic scale site - low density	500	£14,912,600	29,749,285	28,147,645	26,546,009	24,944,373	23,342,737	21,741,101	20,139,465	18,537,829	16,936,193	15,334,557	13,732,921	
20 Strategic scale site - medium density (houses and flats)	500	£9,906,725	7,809,935	7,668,360	7,524,514	7,408,396	7,300,005	7,279,348	7,196,417	7,121,061	7,047,734	7,045,720	7,126,889	
21 Strategic scale site - low density	600	£19,813,449	18,036,891	17,573,497	17,109,732	16,646,718	16,183,702	15,720,686	15,257,670	14,794,654	14,331,638	13,868,622	13,405,606	
22 Strategic scale site - medium density (houses and flats)	600	£15,190,311	10,896,890	10,606,890	10,316,890	10,026,890	9,736,890	9,446,890	9,156,890	8,866,890	8,576,890	8,286,890	7,996,890	
23 Strategic scale site - low density	700	£15,190,311	10,896,890	10,606,890	10,316,890	10,026,890	9,736,890	9,446,890	9,156,890	8,866,890	8,576,890	8,286,890	7,996,890	
24 Strategic scale site - medium density (houses and flats)	700	£15,190,311	10,896,890	10,606,890	10,316,890	10,026,890	9,736,890	9,446,890	9,156,890	8,866,890	8,576,890	8,286,890	7,996,890	
25 Housing for Elderly (C3) - high density	40	£21,343	121,560	124,634	127,697	129,722	132,776	135,829	138,883	141,937	143,991	146,044	146,096	
26 Housing for Elderly (C3) - high density	60	£273,289	1,888,823	1,908,201	1,947,579	1,986,957	2,026,335	2,065,713	2,105,091	2,144,469	2,183,847	2,223,225	2,262,603	
27 Retail (comparisons)	20	£338,200	2,332,800	2,216,400	2,100,000	2,000,000	1,900,000	1,800,000	1,700,000	1,600,000	1,500,000	1,400,000	1,300,000	
28 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	
29 Office	-	£332,224	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	
30 Warehouse	-	£495,335	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	
31 Industrial (40% plot ratio)	-	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32 Warehouse/industrial (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33 Warehouse/industrial (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Industrial HC office (30% plot ratio)	-	£660,448	1,714,732	1,714,732	1,714,732	1,714,732	1,714,732	1,714,732	1,714,732	1,714,732	1,714,732	1,714,732	1,714,732	
35 Warehouse/industrial (30% plot ratio)	-	£1,813,449	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	
36 Warehouse/industrial (25% plot ratio)	-	£2,647,192	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	
37 Student housing development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
38 Student housing development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 beds	-	£158,334	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	-	£99,067	548	548	548	548	548	548	548	548	548	548	548	
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
46 Community use	-	£120,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	
47 Community use	-	£120,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	
48 Community use	-	£120,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	
49 Community use	-	£120,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	
50 Community use	-	£120,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	

RUGBY LOCAL PLAN VIABILITY

Sales value £3,848 psn

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£10,000 per unit

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 Residential Small site - low density	5	£341,475	312,826	298,369	284,011	269,753	255,593	241,532	227,570	213,708	199,945	186,281	172,715
2 Residential Small site - medium density	5	£341,475	320,272	305,796	291,400	277,113	262,926	248,837	234,847	220,957	207,165	193,473	179,880
3 Residential Small site - higher density (flats)	5	£95,613	16,862	6,232	4,289	14,883	25,397	35,832	46,187	56,463	66,659	76,776	86,814
4 Residential Small site - low density	10	£682,950	625,653	596,738	568,022	539,504	511,185	483,064	455,140	427,415	399,889	372,560	345,431
5 Residential Small site - medium density	10	£682,950	640,543	611,573	582,800	554,226	525,850	497,673	469,694	441,913	414,330	386,946	359,759
6 Residential Small site - higher density (flats)	10	£191,226	33,723	12,563	8,578	29,766	50,795	71,664	92,375	112,927	133,320	153,554	173,628
7 Residential Medium site - low density	25	£1,707,375	1,564,131	1,491,845	1,420,055	1,348,761	1,277,962	1,207,659	1,137,851	1,068,539	999,723	931,402	863,576
8 Residential Medium site - medium density	25	£1,707,375	1,294,135	1,225,628	1,157,597	1,090,040	1,022,959	956,351	890,218	824,560	759,377	694,668	630,434
9 Residential Medium site - higher density (flats and houses)	25	£602,362	883,084	819,993	757,349	695,149	633,305	572,086	511,222	450,805	390,832	331,306	272,223
10 Residential Medium site - low density	50	£3,415,619	3,089,649	2,939,649	2,797,319	2,655,072	2,512,909	2,370,226	2,227,831	2,100,417	1,963,986	1,828,538	1,694,074
11 Residential Medium site - medium density	50	£3,415,619	3,154,891	3,011,307	2,868,295	2,722,087	2,586,453	2,446,801	2,308,132	2,170,447	2,033,745	1,898,026	1,763,290
12 Residential Medium site - higher density (flats)	50	£1,012,373	174,019	260,255	345,848	430,798	515,103	598,766	681,784	764,160	845,891	926,978	1,007,422
13 Residential Large site - low density	100	£7,683,190	5,956,528	5,681,991	5,409,335	5,138,561	4,869,666	4,602,653	4,337,521	4,074,269	3,812,898	3,553,408	3,295,799
14 Residential Large site - medium density	100	£7,683,190	6,100,224	5,825,145	5,551,947	5,280,631	5,011,194	4,743,640	4,477,996	4,214,171	3,952,259	3,692,227	3,434,076
15 Residential Large site - high density (flats and houses)	100	£2,991,607	4,396,676	4,143,881	3,892,847	3,643,573	3,396,061	3,150,309	2,906,318	2,664,088	2,423,618	2,184,909	1,947,961
16 Residential Large site - low density	200	£17,561,576	11,961,956	11,309,331	10,759,553	10,212,212	9,666,681	9,128,958	8,593,046	8,060,942	7,532,649	7,008,164	6,487,490
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	9,846,613	9,322,676	8,802,371	8,285,698	7,772,655	7,263,246	6,757,466	6,255,318	5,756,802	5,261,917	4,770,664
18 Strategic scale site - low density	500	£51,631,035	14,838,975	13,493,335	12,156,927	10,829,751	9,511,808	8,203,097	6,903,619	5,611,817	4,324,005	3,045,468	1,776,210
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	12,728,854	11,416,938	10,114,060	8,820,219	7,528,943	6,246,545	4,973,227	3,708,991	2,453,836	1,207,760	29,713
20 Strategic scale site - low density	600	£54,538,793	16,271,467	14,794,351	13,323,638	11,863,085	10,412,693	8,972,460	7,542,388	6,122,478	4,712,724	3,313,132	1,919,130
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	13,959,617	12,516,044	11,082,415	9,658,730	8,244,988	6,841,191	5,447,338	4,063,070	2,679,645	1,306,628	57,507
22 Strategic scale site - low density	600	£53,782,328	13,692,174	12,435,234	11,186,919	9,947,230	8,716,167	7,493,726	6,277,335	5,066,224	3,863,778	2,669,999	1,477,550
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	15,190,726	13,741,534	12,302,296	10,873,013	9,453,686	8,041,550	6,635,310	5,239,071	3,852,833	2,470,552	1,095,200
24 Housing for Elderly (C3) - high density	40	£688,414	997,720	1,033,520	1,069,319	1,105,119	1,140,918	1,176,718	1,212,517	1,248,317	1,284,116	1,319,916	1,355,715
25 Housing for Elderly (C3) - high density	60	£1,003,937	1,544,478	1,595,355	1,646,231	1,697,108	1,747,984	1,798,861	1,849,738	1,900,614	1,951,491	2,002,367	2,053,244
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,857,198	1,913,296	1,969,393	2,025,491	2,081,589	2,137,686	2,193,784	2,249,883	2,305,980	2,362,078	2,418,176
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,473	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£481,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
44 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
45 Leisure use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
46 Community use	-	£336,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
47 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	312,826	298,369	284,011	269,753	255,593	241,532	227,570	213,708	199,945	186,281	172,715
2 Residential Small site - medium density	5	£104,833	320,272	305,796	291,400	277,113	262,926	248,837	234,847	220,957	207,165	193,473	179,880
3 Residential Small site - higher density (flats)	5	£29,353	16,862	6,232	4,289	14,883	25,397	35,832	46,187	56,463	66,659	76,776	86,814
4 Residential Small site - low density	10	£209,666	625,653	596,738	568,022	539,504	511,185	483,064	455,140	427,415	399,889	372,560	345,431
5 Residential Small site - medium density	10	£209,666	640,543	611,573	582,800	554,226	525,850	497,673	469,694	441,913	414,330	386,946	359,759
6 Residential Small site - higher density (flats)	10	£58,707	33,723	12,563	8,578	29,766	50,795	71,664	92,375	112,927	133,320	153,554	173,628
7 Residential Medium site - low density	25	£524,165	1,564,131	1,491,845	1,420,055	1,348,761	1,277,962	1,207,659	1,137,851	1,068,539	999,723	931,402	863,576
8 Residential Medium site - medium density	25	£524,165	1,294,135	1,225,628	1,157,597	1,090,040	1,022,959	956,351	890,218	824,560	759,377	694,668	630,434
9 Residential Medium site - higher density (flats and houses)	25	£184,920	883,084	819,993	757,349	695,149	633,305	572,086	511,222	450,805	390,832	331,306	272,223
10 Residential Medium site - low density	50	£1,039,997	3,082,962	2,939,649	2,797,319	2,655,072	2,515,609	2,376,228	2,237,831	2,100,417	1,963,986	1,828,538	1,694,074
11 Residential Medium site - medium density	50	£1,039,997	3,154,891	3,011,307	2,868,295	2,727,087	2,586,453	2,446,801	2,308,132	2,170,447	2,033,745	1,898,026	1,763,290
12 Residential Medium site - higher density (flats)	50	£310,799	174,019	260,255	345,848	430,798	515,103	598,766	681,784	764,160	845,891	926,978	1,007,422
13 Residential Large site - low density	100	£2,358,744	5,956,528	5,681,991	5,409,335	5,138,561	4,869,666	4,602,653	4,337,521	4,074,269	3,812,898	3,553,408	3,295,799
14 Residential Large site - medium density	100	£2,358,744	6,100,224	5,825,145	5,551,947	5,280,631	5,011,194	4,743,640	4,477,996	4,214,171	3,952,259	3,692,227	3,434,076
15 Residential Large site - high density (flats and houses)	100	£917,289	4,396,676	4,143,881	3,892,847	3,643,573	3,396,061	3,150,309	2,906,318	2,664,088	2,423,618	2,184,909	1,947,961
16 Residential Large site - low density	200	£5,391,415	11,961,956	11,309,331	10,759,553	10,212,212	9,666,681	9,128,958	8,593,046	8,060,942	7,532,649	7,008,164	6,487,490
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	9,846,613	9,322,676	8,802,371	8,282,076	7,762,631	7,243,236	6,724,841	6,206,446	5,688,051	5,169,656	4,651,261
18 Strategic scale site - low density	500	£15,850,750	14,838,975	13,453,333	12,156,927	10,823,751	9,551,808	8,230,097	6,903,616	5,581,817	4,254,609	3,045,458	1,776,210
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	12,726,841	11,416,938	10,114,060	8,820,219	7,528,943	6,246,545	4,973,227	3,708,991	2,423,836	1,207,760	-
20 Strategic scale site - low density	600	£19,813,449	16,271,467	14,794,351	13,323,638	11,863,085	10,412,693	8,972,460	7,542,387	6,122,478	4,712,724	3,313,132	1,919,130
21 Strategic scale site - medium density (houses and flats)	515	£15,190,311	13,959,617	12,516,044	11,082,415	9,658,730	8,244,898	6,841,191	5,447,338	4,083,070	2,697,645	1,306,638	57,507
22 Strategic scale site - low density	600	£19,813,449	16,271,467	14,794,351	13,323,638	11,863,085	10,412,693	8,972,460	7,542,387	6,122,478	4,712,724	3,313,132	1,919,130
23 Strategic scale site - medium density (houses and flats)	700	£15,511,208	15,190,726	13,741,534	12,302,266	10,873,013	9,454,866	8,041,550	6,635,310	5,238,071	3,852,833	2,472,552	1,095,454
24 Housing for Elderly (C3) - high density	40	£21,343	99,720	1,033,520	1,069,319	1,105,119	1,140,918	1,176,718	1,212,517	1,248,317	1,284,116	1,319,916	1,355,715
25 Housing for Elderly (C3) - high density	60	£273,289	1,544,478	1,595,355	1,646,231	1,697,108	1,747,984	1,798,861	1,849,738	1,900,614	1,951,491	2,002,367	2,053,244
26 Housing for Elderly (C2) extra care	70	£306,449	1,857,195	1,914,296	1,969,393	2,025,491	2,081,589	2,137,686	2,193,784	2,249,883	2,305,980	2,362,078	2,418,176
27 Retail (convenience)	6	£741,412	1,741,432	1,741,432	1,741,432	1,741,432	1,741,432	1,741,432	1,741,432	1,741,432	1,741,432	1,741,432	1,741,432
28 Retail (convenience)	6	£600,248	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	4	£330,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	4	£435,226	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	8	£660,448	391,168	1,911,168	1,931,168	1,951,168	1,971,168	1,991,168	1,991,168	1,991,168	1,991,168	1,991,168	1,991,168
32 Warehouse/logistics (50% plot ratio)	8	£660,448	780,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984
33 Warehouse/logistics (60% plot ratio)	8	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HO office (30% plot ratio)	8	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/HO office (30% plot ratio)	8	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	8	£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432
37 Student housing development (low density) 200 beds	200	£268,158	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428
38 Student housing development (high density) 250 beds	250	£192,990	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	300	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	9	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	9	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	9	£99,067	345	345	345	345	345	345	345	345	345	345	345
43 Leisure use	8	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	8	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	8	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	8	£198,134	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	8	£198,134	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48 Community use	8	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £4,007 psn

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£10,000 per unit

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 Residential Small site - low density	5	£341,475	367,363	350,736	334,223	317,824	301,538	285,367	269,311	253,367	237,538	221,823	206,222
2 Residential Small site - medium density	5	£341,475	374,808	358,153	341,612	325,185	308,871	292,672	276,587	260,616	244,759	229,016	213,388
3 Residential Small site - higher density (flats)	5	£341,475	63,218	50,793	38,460	26,217	14,066	2,005	10,128	22,201	34,182	46,072	57,868
4 Residential Small site - low density	10	£682,950	734,725	701,472	668,445	635,647	603,078	570,735	538,620	506,735	475,077	443,646	412,444
5 Residential Small site - medium density	10	£682,950	749,616	716,363	683,224	650,369	617,744	585,344	553,175	521,232	489,518	458,031	426,773
6 Residential Small site - higher density (flats)	10	£682,950	126,435	101,587	76,920	52,435	28,131	4,009	20,296	44,403	68,365	92,142	115,735
7 Residential Medium site - low density	25	£1,707,375	1,836,814	1,753,679	1,671,114	1,589,119	1,507,694	1,426,838	1,346,553	1,266,837	1,187,691	1,109,115	1,031,110
8 Residential Medium site - medium density	25	£1,707,375	1,558,639	1,479,608	1,401,124	1,323,187	1,245,798	1,168,954	1,092,658	1,016,909	941,706	867,050	792,941
9 Residential Medium site - higher density (flats and houses)	25	£602,362	1,136,134	1,062,976	990,331	918,201	846,586	775,485	704,898	634,825	565,267	496,224	427,695
10 Residential Medium site - low density	50	£3,415,619	3,613,224	3,448,775	3,285,444	3,123,243	2,962,168	2,802,223	2,643,405	2,485,715	2,329,154	2,173,720	2,019,415
11 Residential Medium site - medium density	50	£3,415,619	3,685,168	3,500,426	3,336,631	3,174,327	3,013,012	2,852,766	2,713,708	2,555,745	2,398,913	2,243,208	2,088,632
12 Residential Medium site - higher density (flats)	50	£1,012,373	269,930	167,734	68,282	34,981	136,564	237,382	337,436	436,726	535,251	633,013	730,010
13 Residential Large site - low density	100	£7,683,190	7,007,520	6,691,202	6,377,052	6,065,068	5,755,252	5,447,603	5,142,122	4,838,807	4,537,659	4,238,679	3,941,866
14 Residential Large site - medium density	100	£7,683,190	7,151,215	6,834,356	6,519,693	6,207,139	5,896,781	5,588,590	5,282,566	4,978,710	4,677,020	4,377,498	4,080,143
15 Residential Large site - high density (flats and houses)	100	£2,951,867	4,487,185	4,147,645	3,812,929	3,483,185	3,147,135	2,822,223	2,506,616	2,191,554	1,876,941	1,562,928	1,249,185
16 Residential Large site - low density	200	£17,561,576	13,855,936	13,250,252	12,618,929	11,991,968	11,369,370	10,751,135	10,137,264	9,527,756	8,922,611	8,321,828	7,725,410
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	11,825,944	11,223,014	10,624,257	10,029,672	9,437,998	8,850,103	8,266,395	7,686,875	7,111,540	6,540,393	5,973,432
18 Strategic scale site - low density	500	£51,631,035	19,791,389	18,247,968	16,715,131	15,192,884	13,681,225	12,180,155	10,689,674	9,209,780	7,740,474	6,281,758	4,833,630
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	17,805,982	16,100,251	14,603,891	13,117,904	11,642,291	10,177,050	8,722,182	7,277,695	5,843,565	4,419,815	2,999,546
20 Strategic scale site - low density	600	£84,538,793	21,655,090	19,963,976	18,284,468	16,616,566	14,960,258	13,315,577	11,682,491	10,061,011	8,451,136	6,847,838	5,254,349
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	19,282,264	17,631,402	15,991,907	14,363,781	12,747,023	11,141,553	9,540,827	7,951,515	6,373,614	4,807,126	3,252,053
22 Strategic scale site - low density	600	£53,782,328	18,261,292	16,825,426	15,399,415	13,983,259	12,576,959	11,180,513	9,793,923	8,412,766	7,040,692	5,678,506	4,326,212
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	20,488,072	18,831,615	17,186,536	15,552,837	13,930,516	12,319,576	10,714,758	9,120,601	7,537,864	5,966,546	4,401,559
24 Housing for Elderly (C3) - high density	40	£688,414	779,880	823,425	866,971	910,516	954,060	997,606	1,041,151	1,084,696	1,128,241	1,171,787	1,215,332
25 Housing for Elderly (C3) - high density	60	£1,032,621	1,220,132	1,282,507	1,344,883	1,407,259	1,469,634	1,532,009	1,594,384	1,656,759	1,719,135	1,781,510	1,843,885
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,481,588	1,550,963	1,620,337	1,689,711	1,759,086	1,828,460	1,897,833	1,967,208	2,036,582	2,105,956	2,175,331
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,471	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£84,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
35 Warehouse/logistics (30% plot ratio)	-	£84,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£481,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,388	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	-	£645,388	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	-	£645,388	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
48 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
1 Residential Small site - low density	5	£104,833	367,363	350,736	334,223	317,824	301,538	285,367	269,311	253,367	237,538	221,823	206,222
2 Residential Small site - medium density	5	£104,833	374,808	358,153	341,612	325,185	308,871	292,672	276,587	260,616	244,759	229,016	213,388
3 Residential Small site - higher density (flats)	5	£29,353	63,218	50,793	38,460	26,217	14,066	2,005	10,128	22,201	34,182	46,072	57,868
4 Residential Small site - low density	10	£209,666	734,725	701,472	668,445	635,647	603,078	570,735	538,620	506,735	475,077	443,646	412,444
5 Residential Small site - medium density	10	£209,666	749,616	716,363	683,224	650,369	617,744	585,344	553,175	521,232	489,518	458,031	426,773
6 Residential Small site - higher density (flats)	10	£58,707	126,435	101,587	76,920	52,435	28,131	4,009	20,296	44,403	68,365	92,142	115,735
7 Residential Medium site - low density	25	£524,165	1,836,814	1,753,679	1,671,114	1,589,119	1,507,694	1,426,838	1,346,553	1,266,837	1,187,691	1,109,115	1,031,110
8 Residential Medium site - medium density	25	£524,165	1,558,639	1,479,608	1,401,124	1,323,187	1,245,798	1,168,954	1,092,658	1,016,909	941,706	867,050	792,941
9 Residential Medium site - higher density (flats and houses)	25	£168,926	1,136,134	1,062,976	990,331	918,201	846,586	775,485	704,898	634,825	565,267	496,224	427,695
10 Residential Medium site - low density	50	£1,039,860	3,613,224	3,448,775	3,285,444	3,123,243	2,962,168	2,802,223	2,643,405	2,485,715	2,329,154	2,173,720	2,019,415
11 Residential Medium site - medium density	50	£1,039,860	3,685,162	3,500,426	3,336,631	3,174,327	3,013,012	2,852,766	2,713,708	2,555,745	2,398,913	2,243,208	2,088,632
12 Residential Medium site - higher density (flats)	50	£310,790	269,930	167,734	68,282	34,981	136,564	237,382	337,436	436,726	535,251	633,013	730,010
13 Residential Large site - low density	100	£2,358,744	7,007,520	6,691,202	6,377,052	6,065,068	5,755,252	5,447,603	5,142,122	4,838,807	4,537,659	4,238,679	3,941,866
14 Residential Large site - medium density	100	£2,358,744	7,151,215	6,834,356	6,519,693	6,207,139	5,896,781	5,588,590	5,282,566	4,978,710	4,677,020	4,377,498	4,080,143
15 Residential Large site - high density (flats and houses)	100	£917,289	5,400,372	5,107,677	4,817,015	4,526,388	4,241,795	3,957,236	3,674,711	3,394,221	3,115,765	2,839,343	2,564,954
16 Residential Large site - low density	200	£5,391,415	13,885,939	13,250,252	12,618,929	11,991,968	11,369,370	10,741,135	10,137,264	9,524,756	8,922,611	8,321,828	7,725,410
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	11,825,944	11,223,014	10,624,257	10,029,932	9,437,956	8,850,103	8,268,385	7,686,678	7,111,540	6,540,393	5,973,432
18 Residential Large site - low density	500	£13,850,415	32,850,415	31,250,415	29,650,415	28,050,415	26,450,415	24,850,415	23,250,415	21,650,415	20,050,415	18,450,415	16,850,415
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	16,905,982	16,100,251	15,403,991	14,707,731	14,012,471	13,317,210	12,622,950	11,928,690	11,234,430	10,540,170	9,845,910
20 Strategic scale site - low density	500	£19,813,449	21,655,090	19,963,076	18,264,466	16,566,169	14,867,872	13,169,575	11,471,278	9,772,981	8,074,684	6,376,387	4,678,090
21 Strategic scale site - medium density (houses and flats)	100	£15,190,311	19,282,264	17,931,062	16,579,860	15,228,658	13,877,456	12,526,254	11,175,052	9,823,850	8,472,648	7,121,446	5,770,244
22 Strategic scale site - low density (houses and flats)	100	£15,190,311	19,282,264	17,931,062	16,579,860	15,228,658	13,877,456	12,526,254	11,175,052	9,823,850	8,472,648	7,121,446	5,770,244
23 Strategic scale site - high density (houses and flats)	700	£16,511,208	20,488,072	18,831,515	17,186,356	15,552,837	13,930,516	12,318,195	10,714,758	9,120,601	7,527,864	5,966,546	4,401,532
24 Housing for Elderly (C3) - high density	40	£21,343,779	779,880	£823,425	866,971	910,516	954,060	997,606	1,041,151	1,084,698	1,128,241	1,171,787	1,215,334
25 Housing for Elderly (C3) - high density	60	£23,228,129	1,229,132	1,292,507	1,344,983	1,401,259	1,458,534	1,515,809	1,574,384	1,635,759	1,719,135	1,781,510	1,843,885
26 Housing for Elderly (C3) extra care	70	£336,200	481,588	450,863	420,138	389,413	358,688	327,963	297,238	266,513	235,788	205,063	174,338
27 Retail (comparison)	-	£163,112	£474,433	£474,433	£474,433	£474,433	£474,433	£474,433	£474,433	£474,433	£474,433	£474,433	£474,433
28 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738
29 Office	-	£332,224	£789,712	£789,712	£789,712	£789,712	£789,712	£789,712	£789,712	£789,712	£789,712	£789,712	£789,712
30 Leisure use	-	£495,328	£1,198,068	£1,198,068	£1,198,068	£1,198,068	£1,198,068	£1,198,068	£1,198,068	£1,198,068	£1,198,068	£1,198,068	£1,198,068
31 Industrial (40% plot ratio)	-	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehousing/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehousing/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Residential HC office (30% plot ratio)	-	£660,448	£774,732	£774,732	£774,732	£774,732	£774,732	£774,732	£774,732	£774,732	£774,732	£774,732	£774,732
35 Warehousing/logistics (30% plot ratio)	-	£26,417,932	39,813,432	39,813,432	39,813,432	39,813,432	39,813,432	39,813,432	39,813,432	39,813,432	39,813,432	39,813,432	39,813,432
36 Warehousing/logistics (25% plot ratio)	-	£26,417,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£158,360	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	5,948	5,948	5,948	5,948	5,948	5,948	5,948	5,948	5,948	5,948	5,948
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441
47 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441
48 Community use	-	£120,954	3,655,240	3,655,240	3,655,240	3,655,240	3,655,240	3,655,240	3,655,240	3,655,240	3,655,240	3,655,240	3,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £4,166 psn

BH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£10,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
1 Residential Small site - low density	5	£341,475	429,345	410,520	391,624	373,257	354,818	336,508	318,327	300,275	282,352	264,558	246,893
2 Residential Small site - medium density	5	£341,475	429,345	410,520	391,624	373,257	354,818	336,508	318,327	300,275	282,352	264,558	246,893
3 Residential Small site - higher density (flats)	5	£95,613	109,573	95,305	81,140	67,078	53,120	39,265	25,514	11,865	1,706	15,366	28,921
4 Residential Small site - low density	10	£882,950	843,799	806,205	768,869	731,791	694,970	658,407	622,102	586,054	550,264	514,731	479,457
5 Residential Small site - medium density	10	£882,950	843,799	806,205	768,869	731,791	694,970	658,407	622,102	586,054	550,264	514,731	479,457
6 Residential Small site - higher density (flats)	10	£219,146	219,146	190,611	162,280	134,157	106,241	78,530	51,028	23,732	3,410	30,732	57,843
7 Residential Medium site - low density	25	£1,707,375	2,109,406	2,015,513	1,922,173	1,829,477	1,737,425	1,646,017	1,555,254	1,465,135	1,375,660	1,286,829	1,198,642
8 Residential Medium site - medium density	25	£1,707,375	2,109,406	2,015,513	1,922,173	1,829,477	1,737,425	1,646,017	1,555,254	1,465,135	1,375,660	1,286,829	1,198,642
9 Residential Medium site - higher density (flats and houses)	25	£802,362	1,389,185	1,305,958	1,223,314	1,141,254	1,059,776	978,882	898,572	818,845	739,702	661,142	583,165
10 Residential Medium site - low density	50	£3,615,619	4,143,505	3,957,901	3,773,570	3,590,513	3,408,728	3,228,217	3,048,978	2,871,014	2,694,322	2,518,902	2,344,756
11 Residential Medium site - medium density	50	£3,615,619	4,143,505	3,957,901	3,773,570	3,590,513	3,408,728	3,228,217	3,048,978	2,871,014	2,694,322	2,518,902	2,344,756
12 Residential Medium site - higher density (flats)	50	£1,012,373	711,095	591,536	472,847	355,029	238,082	122,005	6,800	109,293	224,613	339,047	452,596
13 Residential Large site - low density	100	£7,683,190	8,058,511	7,700,412	7,344,768	6,991,576	6,640,837	6,292,553	5,946,722	5,603,344	5,262,421	4,923,950	4,587,146
14 Residential Large site - medium density	100	£7,683,190	8,058,511	7,700,412	7,344,768	6,991,576	6,640,837	6,292,553	5,946,722	5,603,344	5,262,421	4,923,950	4,587,146
15 Residential Large site - high density (flats and houses)	100	£2,961,807	4,604,068	4,009,559	3,444,957	3,061,629	2,709,578	2,358,445	2,007,167	1,655,254	1,303,344	951,514	600,000
16 Residential Large site - low density	200	£17,561,576	15,906,212	15,189,799	14,478,303	13,771,723	13,070,060	12,373,313	11,681,484	10,994,570	10,312,574	9,635,493	8,963,329
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	13,791,107	13,108,162	12,429,940	11,756,441	11,087,667	10,423,616	9,764,288	9,109,684	8,459,804	7,814,648	7,174,214
18 Strategic scale site - low density	500	£51,631,035	23,002,597	21,273,334	19,556,016	17,850,643	16,157,214	14,475,728	12,806,188	11,148,591	9,502,939	7,869,233	6,234,756
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	22,485,111	20,783,562	19,093,722	17,415,590	15,749,186	14,094,451	12,451,445	10,820,148	9,200,560	7,592,680	5,996,508
20 Strategic scale site - low density	600	£54,538,793	27,029,924	25,127,191	23,237,520	21,358,445	19,491,188	17,637,013	15,795,922	13,967,912	12,152,986	10,351,141	8,562,379
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	24,585,132	22,722,108	20,871,909	19,034,532	17,209,978	15,398,249	13,599,342	11,813,258	10,039,999	8,279,563	6,531,949
22 Strategic scale site - low density	600	£53,782,328	27,999,800	21,185,481	19,582,245	17,990,089	16,409,016	14,839,023	13,278,421	11,726,369	10,185,425	8,655,591	7,136,866
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	27,999,800	21,185,481	19,582,245	17,990,089	16,409,016	14,839,023	13,278,421	11,726,369	10,185,425	8,655,591	7,136,866
24 Housing for Elderly (C3) - high density	40	£884,414	562,040	613,331	664,621	715,912	767,204	818,495	869,785	921,076	972,367	1,023,658	1,074,948
25 Housing for Elderly (C3) - high density	60	£884,414	562,040	613,331	664,621	715,912	767,204	818,495	869,785	921,076	972,367	1,023,658	1,074,948
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,105,917	1,188,629	1,271,280	1,353,930	1,436,581	1,519,233	1,601,883	1,684,534	1,767,186	1,849,836	1,932,487
27 Retail (comparison)	-	£57,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,012,373	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,012,373	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with H/O office (30% plot ratio)	-	£19,814,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£19,814,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£481,485	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£845,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£845,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£845,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
1 Residential Small site - low density	5	£104,833	421,900	403,103	384,434	365,896	347,485	329,204	311,050	293,027	275,132	257,366	239,728
2 Residential Small site - medium density	5	£104,833	429,345	410,520	391,624	373,257	354,818	336,508	318,327	300,275	282,352	264,558	246,893
3 Residential Small site - higher density (flats)	5	£29,353	109,573	95,305	81,140	67,078	53,120	39,265	25,514	11,865	1,706	15,366	28,921
4 Residential Small site - low density	10	£209,666	843,799	806,205	768,869	731,791	694,970	658,407	622,102	586,054	550,264	514,731	479,457
5 Residential Small site - medium density	10	£209,666	858,690	821,040	783,647	746,512	709,636	673,017	636,565	600,551	564,705	529,173	493,786
6 Residential Small site - higher density (flats)	10	£58,707	219,146	193,611	169,280	143,157	106,241	78,530	51,028	23,732	3,410	30,732	57,843
7 Residential Medium site - low density	25	£524,165	2,109,406	2,015,513	1,922,173	1,829,477	1,737,425	1,646,017	1,555,254	1,465,135	1,375,660	1,286,829	1,198,642
8 Residential Medium site - medium density	25	£524,165	2,128,142	1,933,587	1,644,652	1,556,335	1,469,637	1,381,559	1,295,099	1,209,257	1,124,036	1,039,433	955,451
9 Residential Medium site - higher density (flats and houses)	25	£184,926	1,389,185	1,305,958	1,223,314	1,141,254	1,059,776	978,882	898,572	818,845	739,702	661,142	583,165
10 Residential Medium site - low density	50	£1,109,997	4,143,505	3,957,901	3,773,570	3,590,513	3,408,728	3,228,217	3,048,978	2,871,014	2,694,322	2,518,902	2,344,756
11 Residential Medium site - medium density	50	£1,109,997	4,215,434	4,029,559	3,844,957	3,661,629	3,479,573	3,298,790	3,119,280	2,941,043	2,764,080	2,588,300	2,413,973
12 Residential Medium site - higher density (flats)	50	£310,799	711,095	591,536	472,847	355,029	238,082	122,005	6,800	109,293	224,613	339,047	452,596
13 Residential Large site - low density	100	£2,358,744	8,058,511	7,700,412	7,344,768	6,991,576	6,640,837	6,292,553	5,946,722	5,603,344	5,262,421	4,923,950	4,587,146
14 Residential Large site - medium density	100	£2,358,744	8,202,208	7,843,567	7,487,379	7,133,646	6,782,366	6,433,540	6,087,167	5,743,248	5,401,782	5,062,768	4,723,198
15 Residential Large site - high density (flats and houses)	100	£917,289	6,404,068	5,071,473	5,741,184	5,413,203	5,087,530	4,764,163	4,443,105	4,124,354	3,807,912	3,493,776	3,181,949
16 Residential Large site - low density	200	£5,391,415	19,906,212	15,586,799	14,478,303	13,771,723	13,065,010	12,373,313	11,681,484	10,994,570	10,312,574	9,635,493	8,963,329
17 Residential Large site - medium density (houses and flats)	200	£5,391,415	20,100,862	15,781,452	14,673,962	13,967,382	13,260,699	12,569,016	11,877,329	11,185,642	10,493,955	9,802,268	9,110,581
18 Strategic scale site - low density	500	£15,875,759	24,743,804	23,032,597	21,273,334	19,555,016	17,850,643	16,157,214	14,475,728	12,806,183	11,448,591	10,252,939	7,699,233
19 Strategic scale site - medium density (houses and flats)	500	£9,806,725	22,485,111	20,783,562	19,033,722	17,284,550	15,749,166	14,094,451	12,451,445	10,802,912	9,250,560	7,552,698	5,996,508
20 Strategic scale site - low density	600	£18,813,449	27,029,924	25,127,191	23,267,202	21,358,445	19,491,188	17,637,613	15,795,925	13,967,912	12,152,986	10,331,141	8,592,379
21 Strategic scale site - medium density (houses and flats)	700	£15,190,311	26,585,132	22,722,109	20,671,909	19,045,532	17,265,678	15,358,249	13,569,342	11,813,258	10,099,959	8,279,683	6,531,949
22 Strategic scale site - low density	800	£19,816,500	29,806,800	27,185,481	24,822,245	22,460,245	20,409,016	18,258,517	16,373,421	14,728,425	13,185,425	11,655,991	7,146,685
23 Strategic scale site - medium density (houses and flats)	700	£16,511,208	25,749,550	23,886,367	22,036,015	20,198,443	18,373,871	16,558,790	14,754,773	12,963,589	11,185,239	9,412,716	7,665,615
24 Housing for Elderly (C3) - high density	40	£211,343	562,040	-	613,331	664,621	-	715,912	-	816,495	867,785	-	1,023,658
25 Housing for Elderly (C3) - high density	60	£273,389	895,787	-	999,661	1,043,535	-	1,117,408	-	1,191,282	1,265,156	-	1,339,031
26 Housing for Elderly (C3) extra care	70	£308,209	-	1,059,977	-	1,168,629	-	1,271,280	-	1,353,930	-	1,445,581	-
27 Retail (convenience)	-	-	£161,113	-	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433
28 Retail (convenience)	-	£660,448	1,285,736	1,285,736	1,285,736	1,285,736	1,285,736	1,285,736	1,285,736	1,285,736	1,285,736	1,285,736	1,285,736
29 Office	-	£330,224	8,709,712	8,709,712	8,709,712	8,709,712	8,709,712	8,709,712	8,709,712	8,709,712	8,709,712	8,709,712	8,709,712
30 Office	-	£495,336	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£690,448	391,168	1,911,168	1,931,168	1,931,168	1,931,168	1,931,168	1,931,168	1,931,168	1,931,168	1,931,168	1,931,168
32 Warehouse/logistics (50% plot ratio)	-	£690,448	780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Warehouse with HO office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse with HO office (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432
37 Student housing development (high density) 200 beds	-	£925,138	925,138	925,138	925,138	925,138	925,138	925,138	925,138	925,138	925,138	925,138	925,138
38 Student housing development (high density) 250 beds	-	£1,132,090	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£1,586,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£198,134	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841
47 Community use	-	£103,150	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48 Community use	-	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £4,325 psn

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£10,000 per unit

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 Residential Small site - low density	5	£341,475	476,437	455,469	434,647	413,967	393,431	373,040	352,791	332,687	312,726	292,909	273,235
2 Residential Small site - medium density	5	£341,475	483,881	462,887	442,035	421,328	400,764	380,344	360,068	339,935	319,946	300,101	280,400
3 Residential Small site - higher density (flats)	5	£95,613	155,930	139,817	123,620	107,940	92,175	76,526	60,994	45,577	30,277	15,093	25
4 Residential Small site - low density	10	£682,950	952,873	910,940	869,293	827,934	786,862	746,078	705,582	665,372	625,451	585,817	546,471
5 Residential Small site - medium density	10	£682,950	967,764	925,773	884,071	842,656	801,528	760,688	720,136	679,870	639,893	600,202	560,799
6 Residential Small site - higher density (flats)	10	£191,226	311,860	279,634	247,640	215,878	184,349	153,052	121,987	91,154	60,554	30,186	49
7 Residential Medium site - low density	25	£1,707,375	2,382,183	2,277,348	2,173,232	2,069,835	1,967,156	1,865,196	1,763,954	1,663,432	1,563,629	1,464,543	1,366,176
8 Residential Medium site - medium density	25	£1,707,375	2,087,645	1,987,566	1,888,179	1,789,482	1,691,477	1,594,162	1,497,539	1,401,606	1,306,365	1,211,814	1,117,955
9 Residential Medium site - higher density (flats and houses)	25	£602,362	1,642,236	1,548,940	1,456,297	1,364,305	1,272,967	1,182,281	1,092,247	1,002,896	914,136	826,061	738,636
10 Residential Medium site - low density	50	£3,615,619	4,673,777	4,467,028	4,261,697	4,057,784	3,855,289	3,654,212	3,454,553	3,256,312	3,059,489	2,864,084	2,670,098
11 Residential Medium site - medium density	50	£3,615,619	4,745,706	4,538,685	4,333,083	4,128,899	3,926,132	3,724,785	3,524,854	3,326,342	3,129,248	2,933,572	2,739,314
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,152,253	1,015,338	879,412	744,476	610,530	477,574	345,607	214,629	84,642	45,081	175,183
13 Residential Large site - low density	100	£7,683,190	9,109,502	8,709,623	8,312,484	7,918,084	7,526,424	7,137,503	6,751,323	6,367,883	5,986,477	5,604,758	5,225,809
14 Residential Large site - medium density	100	£7,683,190	9,253,199	8,852,777	8,455,096	8,060,154	7,667,952	7,278,490	6,891,768	6,507,785	6,125,596	5,741,344	5,361,861
15 Residential Large site - high density (flats and houses)	100	£2,951,897	7,407,766	7,035,269	6,665,353	6,298,018	5,933,264	5,571,091	5,211,499	4,854,488	4,500,059	4,148,210	3,798,942
16 Residential Large site - low density	200	£17,561,576	17,926,495	17,129,346	16,337,677	15,549,679	14,770,750	13,995,491	13,225,703	12,461,384	11,702,536	10,949,157	10,201,249
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	15,750,772	14,989,522	14,233,533	13,482,804	12,737,335	11,997,128	11,262,181	10,532,494	9,808,068	9,088,901	8,374,996
18 Strategic scale site - low density	500	£51,631,035	27,650,811	27,225,590	25,803,648	23,894,986	21,999,605	20,117,502	18,248,679	16,393,137	14,550,874	12,721,891	10,904,835
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	27,351,696	25,458,852	23,579,034	21,712,240	19,856,042	18,011,853	16,180,710	14,362,610	12,557,555	10,765,543	8,986,577
20 Strategic scale site - low density	600	£54,538,793	32,367,037	30,250,644	28,148,778	26,061,439	23,986,625	21,930,337	19,886,575	17,857,340	15,842,631	13,842,447	11,856,769
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	29,854,992	27,785,036	25,729,325	23,687,861	21,660,644	19,647,673	17,648,948	15,661,557	13,686,321	11,725,363	9,778,684
22 Strategic scale site - low density	600	£53,782,328	27,319,527	25,256,733	23,246,247	21,976,991	20,218,153	18,471,642	16,737,457	15,015,599	13,306,068	11,608,862	9,923,984
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	30,988,893	28,918,885	26,859,793	24,814,943	22,784,334	20,767,967	18,765,841	16,777,957	14,804,315	12,844,914	10,898,481
24 Housing for Elderly (C3) - high density	40	£688,414	344,200	403,236	462,273	521,310	580,346	639,383	698,419	757,456	816,492	875,528	934,565
25 Housing for Elderly (C3) - high density	60	£109,100	571,442	658,814	742,187	827,559	912,932	998,304	1,083,677	1,169,050	1,254,422	1,339,795	1,425,167
26 Housing for Elderly (C2) extra care	70	£1,003,937	730,367	826,295	922,222	1,018,150	1,114,077	1,210,005	1,305,933	1,391,168	1,486,999	1,582,830	1,678,661
27 Retail (convenience)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehousing/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£94,538,793	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehousing/logistics (30% plot ratio)	-	£68,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehousing/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,236	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£481,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,388	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036
44 Leisure use	-	£645,388	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036
45 Leisure use	-	£645,388	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036	2,416,036
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48 Community use	-	£403,299	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	476,437	455,469	434,647	413,967	393,431	373,040	352,791	332,687	312,726	292,909	273,235	
2 Residential Small site - medium density	5	£104,833	483,881	462,887	442,035	421,328	400,764	380,344	360,068	339,935	319,946	300,101	280,400	
3 Residential Small site - higher density (flats)	5	£29,353	155,930	139,817	123,620	107,940	92,175	76,526	60,994	45,577	30,277	15,093	25	
4 Residential Small site - low density	10	£209,666	952,873	910,940	869,293	827,934	786,862	746,078	705,582	665,372	625,451	585,817	546,471	
5 Residential Small site - medium density	10	£209,666	967,764	925,773	884,071	842,656	801,528	760,688	720,136	679,870	639,893	600,202	560,799	
6 Residential Small site - higher density (flats)	10	£58,707	311,860	279,634	247,640	215,878	184,349	153,052	121,987	91,154	60,554	30,186	49	
7 Residential Medium site - low density	25	£524,165	2,382,183	2,277,348	2,173,232	2,069,835	1,967,156	1,865,196	1,763,954	1,663,432	1,563,629	1,464,543	1,366,176	
8 Residential Medium site - medium density	25	£524,165	2,087,645	1,987,566	1,888,179	1,789,482	1,691,477	1,594,162	1,497,539	1,401,606	1,306,365	1,211,814	1,117,955	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	1,642,236	1,549,940	1,456,297	1,364,305	1,272,967	1,182,281	1,092,247	1,002,896	914,136	826,061	738,636	
10 Residential Medium site - low density	50	£1,099,997	4,673,777	4,467,028	4,261,697	4,057,784	3,855,289	3,654,212	3,454,553	3,256,312	3,059,489	2,864,084	2,670,098	
11 Residential Medium site - medium density	50	£1,099,997	4,745,706	4,538,685	4,333,083	4,128,899	3,926,132	3,724,785	3,524,854	3,326,342	3,129,248	2,933,572	2,739,314	
12 Residential Medium site - higher density (flats)	50	£310,799	1,152,253	1,015,338	879,412	744,476	610,530	477,574	345,607	214,629	84,642	45,081	175,183	
13 Residential Large site - low density	100	£2,358,744	9,109,502	8,709,623	8,312,484	7,918,084	7,526,424	7,137,503	6,751,323	6,367,883	5,986,477	5,604,758	5,225,809	
14 Residential Large site - medium density	100	£2,358,744	9,253,199	8,852,777	8,455,096	8,060,514	7,667,952	7,276,490	6,891,768	6,507,585	6,123,596	5,741,344	5,361,861	
15 Residential Large site - high density (flats and houses)	100	£917,289	4,707,766	4,703,269	4,696,365	4,690,018	4,683,264	4,676,091	4,669,521	4,662,549	4,655,289	4,647,764	4,640,000	
16 Residential Large site - low density	200	£5,391,415	17,926,485	17,129,346	16,337,678	15,551,479	14,770,750	13,995,917	13,225,703	12,461,384	11,702,536	10,949,157	10,201,243	
17 Residential Large site - medium density (houses and flats)	200	£5,391,415	17,926,485	17,129,346	16,337,678	15,551,479	14,770,750	13,995,917	13,225,703	12,461,384	11,702,536	10,949,157	10,201,243	
18 Strategic scale site - low density	500	£15,850,719	59,650,511	57,725,500	55,803,648	53,894,966	51,999,505	50,112,453	48,242,919	46,398,573	44,580,874	42,799,431	41,043,844	
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	37,351,696	35,248,852	33,279,574	31,422,240	29,686,002	28,061,853	26,450,170	24,852,610	23,275,553	21,718,444	20,182,777	
20 Strategic scale site - low density	800	£19,813,449	42,367,307	40,250,644	38,126,748	36,001,439	33,886,571	31,782,360	29,697,837	27,630,145	25,582,831	23,554,447	21,546,589	
21 Strategic scale site - medium density (houses and flats)	800	£15,190,311	38,984,992	37,785,036	36,729,325	35,697,681	34,689,644	33,697,673	32,720,948	31,765,949	30,832,285	29,920,289	29,028,664	
22 Strategic scale site - low density	600	£15,190,311	38,984,992	37,785,036	36,729,325	35,697,681	34,689,644	33,697,673	32,720,948	31,765,949	30,832,285	29,920,289	29,028,664	
23 Strategic scale site - medium density (houses and flats)	600	£15,190,311	38,988,983	38,918,888	38,859,793	38,814,943	38,782,334	38,751,667	38,722,441	38,693,558	38,665,013	38,636,804	38,608,931	
24 Housing for Elderly (C3) - high density	40	£211,343	344,200	403,236	462,273	521,310	580,346	639,383	698,419	757,458	816,492	875,528	934,564	
25 Housing for Elderly (C3) - high density	28	£273,289	571,442	656,814	742,187	827,593	912,932	998,304	1,083,677	1,169,050	1,254,422	1,339,795	1,425,167	
26 Housing for Elderly (C2) extra care	30	£306,209	730,367	829,296	928,222	1,026,150	1,124,077	1,221,005	1,318,933	1,416,860	1,497,788	1,580,716	1,665,644	
27 Retail (convenience)	12	£741,413	1,474,413	1,474,413	1,474,413	1,474,413	1,474,413	1,474,413	1,474,413	1,474,413	1,474,413	1,474,413	1,474,413	
28 Retail (convenience)	12	£660,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29 Office	4	£330,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30 Office	4	£495,336	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31 Industrial (40% plot ratio)	1	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32 Warehouse/logistics (50% plot ratio)	1	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33 Warehouse/logistics (60% plot ratio)	1	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Warehouse/HO offices (30% plot ratio)	1	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35 Warehouse/HO offices (30% plot ratio)	1	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36 Warehouse/logistics (25% plot ratio)	1	£28,417,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	
37 Student housing development (high density) 250 beds	1	£132,900	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
38 Student housing development (high density) 250 beds	1	£132,900	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 beds	1	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	1	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (150 rooms)	1	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	1	£99,067	348	348	348	348	348	348	348	348	348	348	348	
43 Leisure use	1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44 Leisure use	1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45 Leisure use	1	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use	1	£198,134	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47 Community use	1	£103,159	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48 Community use	1	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

Appendix 9 - Appraisal outputs – £15,000 per unit S106

RUGBY LOCAL PLAN VIABILITY

Sales value £3,054 psm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£15,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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 Residential Small site - low density	5	£341,475	66,514	60,350	54,228	48,150	42,114	36,122	30,172	24,264	18,400	12,577	6,798
2 Residential Small site - medium density	5	£341,475	73,959	67,768	61,618	55,512	49,447	43,427	37,449	31,513	25,620	19,770	13,962
3 Residential Small site - higher density (flats)	5	£95,613	191,632	195,610	199,554	203,466	207,343	211,187	214,997	218,774	222,518	226,227	229,904
4 Residential Small site - low density	10	£682,950	133,026	120,700	108,458	96,301	84,230	72,243	60,343	48,528	36,799	25,155	13,596
5 Residential Small site - medium density	10	£682,950	147,919	135,534	123,236	111,023	98,895	86,853	74,896	63,026	51,239	39,540	27,926
6 Residential Small site - higher density (flats)	10	£1,911,226	383,265	391,220	399,109	406,932	414,686	422,374	429,995	437,549	445,036	452,455	459,808
7 Residential Medium site - low density	25	£1,707,375	332,569	301,750	271,144	240,751	210,573	180,609	150,857	121,320	91,997	62,887	33,991
8 Residential Medium site - medium density	25	£1,707,375	103,476	74,809	46,345	18,094	10,134	38,441	66,541	94,434	122,119	149,597	176,867
9 Residential Medium site - higher density (flats and houses)	25	£602,362	254,405	280,353	306,107	331,668	357,036	382,210	407,191	431,978	456,572	480,973	505,179
10 Residential Medium site - low density	50	£3,615,619	670,811	609,192	548,002	487,238	426,902	366,993	307,511	248,458	189,829	131,628	73,855
11 Residential Medium site - medium density	50	£3,615,619	743,916	692,023	620,556	559,517	498,904	438,719	378,962	319,631	260,728	202,252	144,204
12 Residential Medium site - higher density (flats)	50	£1,012,373	2,149,055	2,172,962	2,196,647	2,220,110	2,243,351	2,266,370	2,289,167	2,311,742	2,334,095	2,356,226	2,378,136
13 Residential Large site - low density	100	£7,683,190	1,210,893	1,095,566	981,039	867,309	754,379	642,245	530,911	420,375	310,637	201,698	93,556
14 Residential Large site - medium density	100	£7,683,190	1,359,939	1,241,062	1,125,964	1,011,704	899,222	785,538	673,652	562,565	452,277	342,787	234,095
15 Residential Large site - high density (flats and houses)	100	£2,997,907	135,052	239,624	343,440	446,502	548,809	650,362	751,159	851,202	950,491	1,049,025	1,146,804
16 Residential Large site - low density	200	£17,561,576	2,656,606	2,413,405	2,171,889	1,932,060	1,693,917	1,457,462	1,222,692	989,609	758,213	528,503	300,480
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	923,798	897,226	872,264	848,913	825,171	801,117	776,117	751,159	726,117	701,117	676,117
18 Strategic scale site - low density	500	£51,631,035	7,932,055	8,556,282	9,176,182	9,791,758	10,403,009	11,009,934	11,612,535	12,210,810	12,804,760	13,394,384	13,979,684
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	9,779,795	10,384,106	10,984,191	11,580,049	12,177,680	12,769,083	13,342,258	13,921,208	14,495,930	15,066,425	15,632,692
20 Strategic scale site - low density	600	£54,538,793	8,630,070	9,338,072	10,046,038	10,759,895	11,468,589	12,187,529	12,904,952	13,617,229	14,324,362	15,028,348	15,723,189
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	10,684,218	11,385,195	12,081,272	12,785,785	13,490,515	14,190,216	14,884,888	15,574,530	16,259,144	16,938,727	17,613,282
22 Strategic scale site - low density	600	£53,782,328	7,519,496	8,159,283	8,799,799	9,445,956	10,092,085	10,738,187	11,384,259	12,030,302	12,676,315	13,322,298	13,968,261
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	9,424,747	10,162,737	10,910,108	11,663,599	12,426,163	13,208,791	14,010,508	14,812,817	15,609,322	16,400,025	17,184,925
24 Housing for Elderly (C3) - high density	40	£688,414	1,986,065	1,997,319	2,008,032	2,018,747	2,029,460	2,040,174	2,050,888	2,061,602	2,072,316	2,083,029	2,093,744
25 Housing for Elderly (C3) - high density	60	£273,289	3,015,901	3,029,725	3,043,549	3,057,374	3,071,198	3,085,023	3,098,848	3,112,673	3,126,498	3,140,319	3,154,143
26 Housing for Elderly (C2) extra care	70	£1,003,937	3,560,092	3,573,828	3,587,164	3,600,699	3,614,234	3,627,770	3,641,305	3,654,841	3,668,377	3,681,913	3,695,448
27 Retail (convenience)	-	£757,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,615,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,615,647	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with H/O office (30% plot ratio)	-	£54,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
35 Warehouse/logistics (30% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
36 Warehouse/logistics (25% plot ratio)	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
37 Student housing development (high density) 200 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
38 Student housing development (high density) 250 beds	-	£293,807	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
39 Student housing development (high density) 300 beds	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
40 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
41 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
42 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
43 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£645,388	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630
45 Community use	-	£336,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
46 Community use	-	£336,024	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
47 Community use	-	£408,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	66,514	60,350	54,228	48,150	42,114	36,122	30,172	24,264	18,400	12,577	6,798
2 Residential Small site - medium density	5	£104,833	73,959	67,768	61,618	55,512	49,447	43,427	37,449	31,513	25,620	19,770	13,962
3 Residential Small site - higher density (flats)	5	£20,963	191,632	195,610	199,554	203,466	207,343	211,187	214,997	218,774	222,518	226,227	229,904
4 Residential Small site - low density	10	£209,666	133,026	120,700	108,458	96,301	84,230	72,243	60,343	48,528	36,799	25,155	13,596
5 Residential Small site - medium density	10	£209,666	147,919	135,534	123,236	111,023	98,895	86,853	74,896	63,026	51,239	39,540	27,926
6 Residential Small site - higher density (flats)	10	£58,707	383,265	391,220	399,109	406,932	414,686	422,374	429,995	437,549	445,036	452,455	459,808
7 Residential Medium site - low density	25	£524,165	332,569	301,750	271,144	240,751	210,573	180,609	150,857	121,320	91,997	62,887	33,991
8 Residential Medium site - medium density	25	£524,165	103,476	74,809	46,345	18,094	10,134	38,441	66,541	94,434	122,119	149,597	176,867
9 Residential Medium site - higher density (flats and houses)	25	£184,926	254,405	280,353	306,107	331,668	357,036	382,210	407,191	431,978	456,572	480,973	505,179
10 Residential Medium site - low density	50	£1,048,330	670,811	609,192	548,002	487,238	426,902	366,993	307,511	248,458	189,829	131,628	73,855
11 Residential Medium site - medium density	50	£1,109,997	743,916	682,023	620,556	559,517	498,904	438,719	378,962	319,631	260,728	202,252	144,204
12 Residential Medium site - higher density (flats)	50	£310,799	2,149,055	2,172,962	2,196,647	2,220,110	2,243,351	2,266,370	2,289,167	2,311,742	2,334,095	2,356,226	2,378,136
13 Residential Large site - low density	100	£2,358,744	1,210,893	1,095,566	981,039	867,309	754,379	642,245	530,911	420,375	310,637	201,698	93,556
14 Residential Large site - medium density	100	£2,358,744	1,359,939	1,241,062	1,125,964	1,011,704	899,222	785,538	673,652	562,565	452,277	342,787	234,095
15 Residential Large site - high density (flats and houses)	100	£917,289	135,052	239,624	343,440	446,502	548,809	650,362	751,159	851,202	950,491	1,049,025	1,146,804
16 Residential Large site - low density	200	£5,911,451	2,696,606	2,413,405	2,171,880	1,932,500	1,693,917	1,457,462	1,222,692	989,609	758,273	529,303	304,406
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	923,758	697,226	472,264	249,543	27,171	129,993	1,716,213	3,538,672	857,994	1,074,881	1,250,912
18 Strategic scale site - low density	400	£19,813,449	10,834,076	9,550,282	8,316,162	7,185,152	6,102,322	5,142,912	4,287,128	3,527,242	2,857,272	2,257,272	1,734,000
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	9,779,755	10,384,106	10,984,191	11,580,049	12,171,680	12,759,093	13,342,258	13,921,208	14,495,930	15,066,425	15,632,602
20 Strategic scale site - low density	600	£19,813,449	8,694,076	7,338,072	6,004,008	4,769,805	3,468,589	2,187,529	1,280,952	3,617,229	14,342,362	15,026,348	15,723,189
21 Strategic scale site - medium density (houses and flats)	600	£15,190,311	10,834,076	11,385,195	12,081,272	12,785,758	13,496,515	14,210,216	14,984,889	15,754,539	16,529,144	17,306,727	17,619,262
22 Strategic scale site - low density (houses and flats)	700	£15,190,311	7,510,466	6,152,933	4,833,293	3,559,798	2,312,942	1,145,254	2,184,514	12,824,727	13,012,727	13,200,727	13,388,727
23 Strategic scale site - medium density (houses and flats)	700	£15,116,204	9,824,747	10,162,737	10,510,108	11,663,590	12,228,616	13,028,791	14,010,598	14,812,812	15,609,322	16,400,025	17,093,745
24 Housing for Elderly (C3) - high density	40	£21,343	1,986,605	1,997,319	2,008,032	2,018,747	2,029,462	2,040,174	2,050,888	2,061,602	2,072,316	2,083,029	2,093,742
25 Housing for Elderly (C3) - high density	60	£273,228	3,015,901	3,029,725	3,043,549	3,057,374	3,071,198	3,085,023	3,098,846	3,112,670	3,126,495	3,140,319	3,154,143
26 Retail (comparison)	70	£336,207	3,015,901	3,015,901	3,015,901	3,015,901	3,015,901	3,015,901	3,015,901	3,015,901	3,015,901	3,015,901	3,015,901
27 Retail (comparison)	-	£165,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738
29 Office	-	£332,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£495,335	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068
31 Industrial (40% plot ratio)	-	£660,448	3,311,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial HC office (30% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
35 Warehouse/logistics (50% plot ratio)	-	£1,813,449	3,915,276	3,915,276	3,915,276	3,915,276	3,915,276	3,915,276	3,915,276	3,915,276	3,915,276	3,915,276	3,915,276
36 Warehouse/logistics (25% plot ratio)	-	£26,417,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing/development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing/development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing/development (high density) 300 beds	-	£158,300	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	548	548	548	548	548	548	548	548	548	548	548
43 Leisure use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	-	£198,134	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630	2,416,630
46 Community use	-	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
47 Community use	-	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
48 Community use	-	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £3,215 pcm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£15,000 per unit

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	Residential Small site - low density	5	£341,475	121,051	112,717	104,441	96,222	88,061	79,957	71,912	63,924	55,993	48,120	40,305
2	Residential Small site - medium density	5	£341,475	126,496	120,134	111,830	103,582	95,394	87,262	79,188	71,172	63,214	55,312	47,470
3	Residential Small site - higher density (flats)	5	£341,475	144,518	130,371	116,377	103,937	91,650	79,318	67,000	54,698	42,410	30,132	17,860
4	Residential Small site - low density	10	£682,950	242,101	225,434	208,881	192,444	176,122	159,915	143,823	127,847	111,986	96,240	80,610
5	Residential Small site - medium density	10	£682,950	258,992	240,268	223,660	207,166	190,798	174,524	158,377	142,344	126,428	110,626	94,938
6	Residential Small site - higher density (flats)	10	£1,129,226	289,036	300,741	312,353	323,873	335,300	346,834	357,876	369,028	380,681	391,044	401,915
7	Residential Medium site - low density	25	£1,707,375	605,254	563,584	522,203	481,110	440,305	399,788	359,569	319,619	279,965	240,600	201,525
8	Residential Medium site - medium density	25	£1,707,375	367,980	328,788	289,872	251,232	212,869	174,781	136,970	99,434	62,176	25,192	-11,703
9	Residential Medium site - higher density (flats and houses)	25	£602,362	2,740	33,396	69,315	104,968	140,358	175,485	210,349	244,948	279,284	313,357	347,165
10	Residential Medium site - low density	50	£3,615,619	1,208,143	1,125,128	1,042,688	960,818	879,525	798,804	718,658	639,085	560,087	481,663	403,812
11	Residential Medium site - medium density	50	£3,615,619	1,281,249	1,197,957	1,115,241	1,033,097	951,527	870,531	790,110	710,261	630,987	552,287	474,161
12	Residential Medium site - higher density (flats)	50	£1,012,373	1,700,683	1,742,229	1,783,432	1,824,293	1,864,811	1,904,987	1,944,819	1,984,309	2,023,457	2,062,281	2,100,723
13	Residential Large site - low density	100	£7,683,190	2,269,758	2,112,207	1,955,745	1,800,370	1,646,085	1,492,888	1,340,779	1,189,759	1,039,827	890,983	743,228
14	Residential Large site - medium density	100	£7,683,190	2,413,455	2,255,362	2,098,357	1,942,441	1,787,613	1,633,874	1,481,224	1,329,661	1,179,188	1,029,802	881,505
15	Residential Large site - high density (flats and houses)	100	£2,967,907	885,852	742,498	600,163	458,649	316,554	179,280	41,024	-97,785	-236,227	-373,634	-510,004
16	Residential Large site - low density	200	£17,561,576	4,715,265	4,389,907	4,066,801	3,745,945	3,427,341	3,110,987	2,796,884	2,485,033	2,175,432	1,868,082	1,562,985
17	Residential Large site - medium density (houses and flats)	200	£12,293,103	2,929,567	2,623,004	2,318,600	2,016,354	1,716,267	1,418,338	1,122,568	828,956	537,502	248,207	-39,566
18	Strategic scale site - low density	500	£51,631,035	13,552,124	12,355,124	11,155,330	9,955,440	8,755,440	7,555,440	6,355,440	5,155,440	3,955,440	2,755,440	1,555,440
19	Strategic scale site - medium density (houses and flats)	500	£52,269,397	4,627,103	4,243,533	3,859,958	3,476,383	3,092,808	2,709,233	2,325,658	1,942,083	1,558,508	1,174,933	791,358
20	Strategic scale site - low density	600	£54,538,793	2,892,488	2,783,981	2,675,474	2,566,967	2,458,460	2,349,953	2,241,446	2,132,939	2,024,432	1,915,925	1,807,418
21	Strategic scale site - medium density (houses and flats)	600	£49,479,742	4,960,134	4,589,988	4,219,842	3,849,696	3,479,550	3,109,404	2,739,258	2,369,112	1,998,966	1,628,820	1,258,674
22	Strategic scale site - low density	700	£53,782,328	2,512,955	2,320,356	2,127,757	1,935,158	1,742,559	1,549,960	1,357,361	1,164,762	972,163	779,564	586,965
23	Strategic scale site - medium density (houses and flats)	700	£53,782,328	3,600,787	3,431,215	3,261,643	3,092,071	2,922,500	2,752,929	2,583,358	2,413,787	2,244,216	2,074,645	1,905,074
24	Housing for Elderly (C3) - high density	40	£688,414	1,768,785	1,787,224	1,805,664	1,824,143	1,842,603	1,861,062	1,879,521	1,897,982	1,916,441	1,934,901	1,953,360
25	Housing for Elderly (C3) - high density	60	£1,091,555	2,716,879	2,742,201	2,767,525	2,792,849	2,818,173	2,843,497	2,868,821	2,894,145	2,919,469	2,944,793	2,969,517
26	Housing for Elderly (C2) extra care	70	£1,003,937	3,184,482	3,211,295	3,238,108	3,264,921	3,291,734	3,318,547	3,345,360	3,372,173	3,398,986	3,425,799	3,452,612
27	Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28	Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29	Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30	Office	-	£1,613,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31	Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32	Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33	Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34	Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35	Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36	Warehouse/logistics (25% plot ratio)	-	£19,813,449	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37	Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38	Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39	Student housing development (high density) 300 beds	-	£515,851	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40	Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41	Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42	Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43	Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44	Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45	Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46	Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47	Community use	-	£358,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48	Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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	Residential Small site - low density		5	£104,833	121,051	112,717	104,441	96,222	88,061	79,957	71,912	63,924	55,993	48,120	40,305				
2	Residential Small site - medium density		5	£104,833	126,496	120,134	111,830	103,582	95,394	87,262	79,188	71,172	63,214	55,312	47,470				
3	Residential Small site - higher density (flats)		5	£29,353	144,518	130,371	116,377	103,937	91,650	79,318	67,000	54,698	42,410	30,132	17,860				
4	Residential Small site - low density		10	£209,666	242,101	225,434	208,881	192,444	176,122	159,915	143,823	127,847	111,986	96,240	80,610				
5	Residential Small site - medium density		10	£209,666	258,992	240,268	223,660	207,166	190,798	174,524	158,377	142,344	126,428	110,626	94,938				
6	Residential Small site - higher density (flats)		10	£58,707	289,036	300,741	312,673	323,673	335,300	346,634	357,870	369,024	380,081	391,044	401,915				
7	Residential Medium site - low density		25	£524,165	605,254	563,584	522,203	481,110	440,305	399,788	359,569	319,619	279,965	240,600	201,525				
8	Residential Medium site - medium density		25	£524,165	367,980	328,788	289,872	251,232	212,869	174,781	136,970	99,434	62,176	25,192	-11,703				
9	Residential Medium site - higher density (flats and houses)		25	£184,902	2,740	33,396	69,315	104,968	140,358	175,485	210,349	244,948	279,284	313,357	347,165				
10	Residential Medium site - low density		50	£1,039,997	1,208,143	1,125,128	1,042,686	960,818	879,525	798,804	718,658	639,085	560,087	481,663	403,812				
11	Residential Medium site - medium density		50	£1,039,997	1,281,249	1,197,957	1,115,241	1,033,097	951,527	870,531	790,110	710,261	630,987	552,287	474,161				
12	Residential Medium site - higher density (flats)		50	£310,799	1,700,683	1,742,229	1,783,432	1,824,293	1,864,811	1,904,987	1,944,819	1,984,309	2,023,457	2,062,281	2,100,723				
13	Residential Large site - low density		100	£2,358,744	2,269,758	2,112,207	1,955,745	1,800,370	1,646,085	1,492,888	1,340,779	1,189,759	1,039,827	890,983	743,228				
14	Residential Large site - medium density		100	£2,358,744	2,413,455	2,255,362	2,098,357	1,942,441	1,787,613	1,633,874	1,481,224	1,329,661	1,179,188	1,029,802	881,505				
15	Residential Large site - high density (flats and houses)		100	£917,289	885,852	742,498	600,163	458,649	316,554	179,280	41,024	-97,785	-236,227	-373,634	-510,004				
16	Residential Large site - low density		200	£5,851,915	7,735,028	7,339,907	6,686,801	5,745,945	4,927,441	4,110,967	3,297,881	2,485,033	1,715,432	1,088,082	516,985				
17	Residential Large site - medium density (houses and flats)		200	£5,851,915	8,172,000	7,723,004	7,070,004	6,129,004	5,218,000	4,307,000	3,396,000	2,485,000	1,674,000	942,000	252,000				
18	Strategic scale site - low density		500	£15,379,475	17,733,028	15,552,124	13,436,558	11,573,330	9,945,940	8,512,469	7,286,884	6,287,528	5,481,919	4,899,528	4,075,881				
19	Strategic scale site - medium density (houses and flats)		500	£9,908,725	11,627,103	10,423,533	9,214,417	7,912,021	6,806,348	5,836,529	4,937,975	4,105,276	3,326,932	2,612,942	1,953,307				
20	Strategic scale site - low density		800	£19,813,449	22,822,498	20,783,061	18,515,313	16,211,303	14,139,238	12,297,318	10,671,318	9,229,318	7,959,318	6,849,318	5,889,318				
21	Strategic scale site - medium density (houses and flats)		800	£15,190,311	17,990,134	16,589,888	14,763,400	12,655,278	10,851,119	9,446,576	8,190,748	7,123,778	6,128,048	5,288,048	4,588,048				
22	Strategic scale site - low density		800	£19,813,449	22,822,498	20,783,061	18,515,313	16,211,303	14,139,238	12,297,318	10,671,318	9,229,318	7,959,318	6,849,318	5,889,318				
23	Strategic scale site - medium density (houses and flats)		700	£15,191,208	18,000,787	16,453,215	14,562,395	12,630,337	10,929,057	9,217,409	7,700,199	6,462,309	5,462,309	4,622,309	3,922,309				
24	Housing for Elderly (C3) - high density		40	£211,343	1,768,765	1,787,224	1,805,884	1,824,143	1,842,603	1,861,062	1,879,521	1,897,982	1,916,441	1,934,901	1,953,360				
25	Housing for Elderly (C3) - high density		60	£273,289	2,091,555	2,176,879	2,242,201	2,297,525	2,352,849	2,408,173	2,463,497	2,518,821	2,574,145	2,629,469	2,684,793				
26	Housing for Elderly (C2) extra care		70	£308,209	2,384,462	2,241,038	2,226,106	2,204,619	2,183,132	2,161,645	2,140,158	2,118,671	2,097,184	2,075,697	2,054,210				
27	Retail (convenience)			£660,448	1,255,738	1,225,738	1,225,738	1,225,738	1,225,738	1,225,738	1,225,738	1,225,738	1,225,738	1,225,738	1,225,738				
28	Office			£330,224	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712				
29	Office			£435,236	1,139,068	1,139,068	1,139,068	1,139,068	1,139,068	1,139,068	1,139,068	1,139,068	1,139,068	1,139,068	1,139,068				
30	Industrial (40% plot ratio)			£660,448	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168				
31	Warehousing/logistics (50% plot ratio)			£660,448	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168				
32	Warehousing/logistics (60% plot ratio)			£660,448	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168				
33	Warehousing/logistics (60% plot ratio)			£660,448	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168				
34	Industrial with HO office (30% plot ratio)			£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232				
35	Warehousing/logistics (30% plot ratio)			£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279				
36	Warehousing/logistics (25% plot ratio)			£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432				
37	Student housing development (high density) 200 beds			£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185				
38	Student housing development (high density) 300 beds			£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185				
39	Hotel (100 rooms)			£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733				
40	Hotel (125 rooms)			£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068				
41	Hotel (150 rooms)			£99,067	34,345	34,345	34,345	34,345	34,345	34,345	34,345	34,345	34,345	34,345	34,345				
42	Leisure use			£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646				
43	Leisure use			£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646				
44	Leisure use			£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030				
45	Community use			£198,134	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441				
46	Community use			£198,134	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841				
47	Community use			£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240				

RUGBY LOCAL PLAN VIABILITY

Sales value £3,372 psfm

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£15,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£2,151,293 PER HA		Residual land values											
AGBY LOCAL PLAN VIABILITY		Sales value £3.32 pstr		AH tenure		Rented 70%		SO 30%		First Hms 0%		S106:		£15,000 per unit	
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 Residential Small site - low density	5	£341,475	175,588	165,083	154,652	144,293	134,008	123,793	113,652	103,583	93,587	83,663	73,812		
2 Residential Small site - medium density	5	£341,475	183,033	172,501	162,041	151,654	141,340	131,098	120,929	110,832	100,807	90,855	80,976		
3 Residential Small site - higher density (flats)	5	£95,613	97,403	105,131	112,799	120,408	127,957	135,448	142,878	150,251	157,563	164,817	172,011		
4 Residential Small site - low density	10	£682,950	351,175	330,168	309,305	288,587	268,014	247,587	227,304	207,165	187,174	167,326	147,623		
5 Residential Small site - medium density	10	£682,950	366,065	345,001	324,082	303,309	282,680	262,197	241,858	221,663	201,615	181,711	161,952		
6 Residential Small site - higher density (flats)	10	£191,226	194,007	210,261	225,597	240,815	255,914	270,895	285,757	300,501	315,126	329,634	344,152		
7 Residential Medium site - low density	25	£1,707,375	877,937	825,418	773,262	721,468	670,036	618,966	568,260	517,915	467,834	418,314	369,057		
8 Residential Medium site - medium density	25	£1,707,375	832,483	782,767	733,369	684,379	635,708	587,385	539,410	491,783	444,505	397,575	350,992		
9 Residential Medium site - higher density (flats and houses)	25	£602,362	255,790	210,123	164,784	119,773	75,000	30,736	-13,507	-57,918	-101,996	-145,742	-189,152		
10 Residential Medium site - low density	50	£3,615,619	1,745,477	1,641,063	1,537,370	1,434,398	1,332,147	1,230,616	1,129,806	1,029,716	930,347	831,697	733,769		
11 Residential Medium site - medium density	50	£3,615,619	1,818,582	1,713,893	1,609,925	1,506,677	1,404,149	1,302,343	1,201,257	1,100,891	1,001,246	901,854	803,132		
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,252,310	1,311,495	1,370,218	1,428,476	1,486,272	1,543,603	1,600,471	1,656,876	1,712,817	1,768,296	1,823,310		
13 Residential Large site - low density	100	£7,683,190	3,320,751	3,121,418	2,923,461	2,726,878	2,531,671	2,337,838	2,145,380	1,954,296	1,764,587	1,576,253	1,389,295		
14 Residential Large site - medium density	100	£7,683,190	3,484,446	3,284,572	3,086,073	2,888,949	2,693,200	2,497,825	2,295,824	2,094,199	1,893,948	1,715,073	1,527,572		
15 Residential Large site - high density (flats and houses)	100	£2,997,907	1,902,782	1,719,051	1,537,614	1,356,970	1,177,086	998,454	821,120	645,083	470,343	296,900	124,754		
16 Residential Large site - low density	200	£17,561,576	6,755,813	6,349,018	5,945,032	5,543,857	5,145,490	4,749,933	4,357,185	3,967,246	3,580,118	3,195,797	2,814,287		
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	4,924,078	4,538,683	4,155,967	3,775,991	3,396,694	3,024,097	2,652,199	2,283,001	1,916,502	1,552,704	1,191,604		
18 Strategic scale site - low density	500	£51,631,035	2,375,341	1,377,479	386,506	615,193	-1,619,471	-2,616,673	-3,606,797	-4,589,845	-5,565,814	-6,544,673	-7,524,079		
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	460,896	-531,313	-1,524,121	-2,509,991	-3,488,922	-4,469,915	-5,425,970	-6,389,344	-7,357,933	-8,319,459	-9,273,921		
20 Strategic scale site - low density	600	£54,538,793	2,739,927	1,629,993	521,997	593,177	1,709,022	2,817,003	3,923,088	5,030,171	6,129,284	7,237,526	8,345,025		
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	634,332	466,185	-1,569,366	-2,664,836	-3,757,776	-4,852,478	-5,939,366	-7,020,039	-8,118,541	-9,216,084	-10,321,938		
22 Strategic scale site - low density	600	£53,782,328	2,299,635	1,334,463	374,765	588,369	1,560,626	2,526,556	3,497,235	4,468,165	5,443,855	6,429,376	7,429,834		
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	2,000,825	886,131	-224,468	-1,350,471	-2,471,909	-3,594,357	-4,714,870	-5,842,481	-6,976,872	-8,123,447	-9,295,074		
24 Housing for Elderly (C3) - high density	40	£688,414	1,559,924	1,577,129	1,603,334	1,629,541	1,655,746	1,681,951	1,708,156	1,734,361	1,760,567	1,786,772	1,812,977		
25 Housing for Elderly (C3) - high density	60	£2,317,343	2,367,210	2,404,032	2,440,853	2,477,674	2,514,497	2,551,318	2,588,140	2,624,961	2,661,783	2,698,604	2,735,426		
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,808,812	2,848,961	2,889,049	2,929,138	2,969,227	3,009,316	3,049,404	3,089,493	3,129,582	3,169,671	3,209,760		
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433		
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738		
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712		
30 Office	-	£1,613,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068		
31 Industrial (40% plot ratio)	-	£1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168		
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984		
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800		
34 Industrial HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232		
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279		
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432		
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426		
38 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305		
39 Student housing development (high density) 300 beds	-	£487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185		
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733		
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068		
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348		
43 Leisure use	-	£284,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
44 Leisure use	-	£284,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
45 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030		
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441		
47 Community use	-	£366,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841		
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	175,588	165,083	154,652	144,293	134,008	123,793	113,652	103,583	93,587	83,663	73,812	
2 Residential Small site - medium density	5	£104,833	183,033	172,501	162,041	151,654	141,340	131,098	120,929	110,832	100,807	90,855	80,976	
3 Residential Small site - higher density (flats)	5	£29,353	97,403	105,131	112,799	120,408	127,957	135,448	142,878	150,251	157,563	164,817	172,011	
4 Residential Small site - low density	10	£209,666	351,175	330,168	309,305	288,587	268,014	247,587	227,304	207,165	187,174	167,326	147,623	
5 Residential Small site - medium density	10	£209,666	366,065	345,001	324,082	303,309	282,680	262,197	241,858	221,663	201,615	181,711	161,952	
6 Residential Small site - higher density	10	£58,707	194,807	210,261	225,597	240,815	255,914	270,895	285,757	300,501	315,126	329,634	344,022	
7 Residential Medium site - low density	25	£524,165	877,937	825,418	773,262	721,468	670,036	618,966	568,260	517,915	467,834	418,314	369,057	
8 Residential Medium site - medium density	25	£524,165	832,483	782,767	733,369	684,379	635,708	587,385	539,410	491,783	444,505	397,575	350,992	
9 Residential Medium site - higher density (flats and houses)	25	£169,626	255,790	210,123	164,784	119,773	75,000	30,736	-13,507	-57,918	-101,996	-145,742	-189,152	
10 Residential Medium site - low density	50	£1,099,997	1,745,477	1,641,963	1,537,370	1,434,398	1,332,147	1,230,616	1,129,806	1,029,715	930,347	831,697	733,769	
11 Residential Medium site - medium density	50	£1,099,997	1,818,582	1,713,893	1,609,925	1,506,677	1,404,149	1,302,343	1,201,257	1,100,891	1,001,246	901,854	803,132	
12 Residential Medium site - higher density (flats)	50	£310,799	1,252,310	1,311,495	1,370,218	1,428,476	1,486,272	1,543,603	1,600,471	1,656,876	1,712,817	1,768,296	1,823,310	
13 Residential Large site - low density	100	£2,358,744	3,320,751	3,121,418	2,923,461	2,726,878	2,531,671	2,337,838	2,145,380	1,954,296	1,764,587	1,576,253	1,389,295	
14 Residential Large site - medium density	100	£2,358,744	3,484,446	3,284,572	3,086,073	2,888,949	2,693,200	2,497,825	2,295,824	2,094,199	1,893,948	1,715,073	1,527,572	
15 Residential Large site - high density (flats and houses)	100	£917,289	1,902,782	1,719,551	1,537,614	1,356,970	1,177,096	998,454	821,120	645,063	470,343	296,000	124,754	
16 Residential Large site - low density	200	£5,391,415	6,755,813	6,349,018	5,945,032	5,543,657	5,145,490	4,749,933	4,357,185	3,967,248	3,580,118	3,195,797	2,814,287	
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	4,824,078	4,538,683	4,155,367	3,775,951	3,396,694	3,024,997	2,652,199	2,283,001	1,918,592	1,552,794	1,191,804	
18 Residential Large site - low density	400	£10,783,840	13,242,341	12,437,474	11,632,586	10,827,698	10,022,810	9,217,922	8,413,034	7,608,146	6,803,258	6,000,000	5,196,752	
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	400,896	531,313	1,524,121	2,509,991	4,488,992	6,400,915	8,255,929	9,389,344	10,277,593	11,169,859	12,062,921	
20 Strategic scale site - low density	500	£19,814,349	2,734,922	1,629,993	521,997	893,177	1,709,022	2,817,003	3,923,968	5,030,177	6,129,294	7,237,326	8,345,025	
21 Strategic scale site - medium density (houses and flats)	600	£15,910,311	6,743,333	466,185	1,569,395	2,694,636	3,775,776	4,852,476	5,933,395	7,023,029	8,102,584	9,210,984	10,321,398	
22 Strategic scale site - low density (houses and flats)	600	£15,910,311	6,743,333	466,185	1,569,395	2,694,636	3,775,776	4,852,476	5,933,395	7,023,029	8,102,584	9,210,984	10,321,398	
23 Strategic scale site - medium density (houses and flats)	700	£16,511,208	2,000,825	886,313	224,468	1,350,471	2,507,109	3,594,357	4,714,870	5,842,481	6,976,872	8,123,447	9,295,074	
24 Housing for Elderly (C3) - high density	40	£21,343	1,550,924	1,157,129	1,603,348	1,629,541	1,655,746	1,681,951	1,708,158	1,734,367	1,760,567	1,786,772	1,812,977	
25 Housing for Elderly (C3) - high density	60	£273,289	2,367,210	2,494,032	2,440,653	2,477,674	2,514,497	2,551,318	2,588,140	2,624,961	2,661,783	2,698,604	2,735,426	
26 Housing for Elderly (C3) extra care	70	£336,200	2,890,872	2,840,869	2,840,869	2,840,869	2,840,869	2,840,869	2,840,869	2,840,869	2,840,869	2,840,869	2,840,869	
27 Retail (comparison)	-	£163,122	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	
28 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	
29 Office	-	£332,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30 Leisure	-	£495,333	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	1,198,098	
31 Industrial (40% plot ratio)	-	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32 Warehouse/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33 Warehouse/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Industrial HQ office (30% plot ratio)	-	£660,448	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	
35 Warehouse/logistics (30% plot ratio)	-	£1,813,449	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	
36 Warehouse/logistics (25% plot ratio)	-	£2,647,192	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	
37 Student housing development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
38 Student housing development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 beds	-	£152,307	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	-	£99,067	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45 Leisure use	-	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
47 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
48 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
49 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
50 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
51 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
52 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
53 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
54 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
55 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
56 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
57 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
58 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
59 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
60 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
61 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
62 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
63 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
64 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
65 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
66 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	
67 Community use	-	£120,954	3,169,441	3,169,441	3,169,									

RUGBY LOCAL PLAN VIABILITY

Sales value £3,531 psn

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£15,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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	Residential Small site - low density	5	£341,475	182,413	172,295	162,247	152,269	142,360	132,520	122,750	113,048	103,418	93,855	84,362
2	Residential Small site - medium density	5	£341,475	189,858	179,713	169,636	159,630	149,693	139,825	129,977	120,297	110,638	101,047	91,526
3	Residential Small site - higher density (flats)	5	£95,615	98,781	105,785	112,734	119,631	126,472	133,261	139,996	146,678	153,304	159,876	166,397
4	Residential Small site - low density	10	£682,950	364,825	344,590	324,495	304,537	284,719	265,040	245,499	226,098	206,834	187,709	168,724
5	Residential Small site - medium density	10	£682,950	379,715	359,425	339,273	319,260	299,385	279,650	260,053	240,595	221,275	202,095	183,053
6	Residential Small site - higher density (flats)	10	£197,526	197,562	211,569	225,469	239,260	252,945	266,521	279,990	293,353	306,607	319,753	332,792
7	Residential Medium site - low density	25	£1,707,375	912,063	861,476	811,237	761,345	711,799	662,601	613,749	565,244	517,086	469,274	421,810
8	Residential Medium site - medium density	25	£1,707,375	958,428	910,970	863,843	817,046	770,580	724,443	678,638	633,162	588,019	543,203	498,719
9	Residential Medium site - higher density (flats and houses)	25	£602,362	270,282	227,329	184,683	142,344	100,313	58,589	17,173	-24,327	-65,796	-106,953	-147,797
10	Residential Medium site - low density	50	£3,615,619	1,806,765	1,706,462	1,606,846	1,507,919	1,409,679	1,312,126	1,215,262	1,119,085	1,023,596	928,680	833,888
11	Residential Medium site - medium density	50	£3,615,619	1,879,870	1,779,291	1,679,401	1,580,198	1,481,681	1,383,854	1,286,714	1,190,261	1,093,915	998,166	903,114
12	Residential Medium site - higher density (flats)	50	£1,012,373	1,286,680	1,337,638	1,388,193	1,438,347	1,488,099	1,537,449	1,586,396	1,634,941	1,683,085	1,730,826	1,778,165
13	Residential Large site - low density	100	£7,683,190	3,436,028	3,245,053	3,055,387	2,867,029	2,679,978	2,494,236	2,309,803	2,126,677	1,944,859	1,764,351	1,585,149
14	Residential Large site - medium density	100	£7,683,190	3,579,724	3,388,208	3,197,999	3,009,099	2,821,507	2,635,223	2,450,247	2,266,579	2,084,220	1,903,169	1,723,426
15	Residential Large site - high density (flats and houses)	100	£2,967,907	1,970,765	1,797,772	1,625,992	1,455,427	1,286,075	1,117,817	950,568	784,535	619,718	456,116	293,730
16	Residential Large site - low density	200	£17,561,576	6,959,186	6,569,398	6,182,282	5,797,841	5,416,075	5,036,983	4,660,566	4,286,824	3,915,757	3,547,364	3,181,647
17	Residential Large site - medium density (houses and flats)	200	£12,293,103	5,066,239	4,700,290	4,336,860	3,976,038	3,617,733	3,261,979	2,908,771	2,558,112	2,210,001	1,864,439	1,521,426
18	Strategic scale site - low density	500	£51,631,035	2,807,385	1,854,905	908,978	-35,195	-993,354	-1,944,803	-2,889,547	-3,827,583	-4,758,912	-5,683,535	-6,611,125
19	Strategic scale site - medium density (houses and flats)	500	£52,269,397	816,891	-119,168	-1,062,041	-1,998,365	-2,926,144	-3,851,374	-4,768,058	-5,676,194	-6,588,527	-7,502,290	-8,409,385
20	Strategic scale site - low density	600	£54,538,793	3,038,669	1,981,123	927,872	120,039	-1,175,735	-2,224,039	-3,268,753	-4,315,710	-5,355,182	-6,393,186	-7,435,039
21	Strategic scale site - medium density (houses and flats)	600	£49,479,742	835,915	196,336	-1,235,045	-2,266,541	-3,297,697	-4,327,951	-5,350,900	-6,369,223	-7,394,659	-8,413,707	-9,445,335
22	Strategic scale site - low density	600	£53,782,328	2,303,212	1,400,971	497,669	-407,222	-1,313,908	-2,223,644	-3,128,046	-4,036,142	-4,943,951	-5,856,920	-6,760,535
23	Strategic scale site - medium density (houses and flats)	700	£53,782,328	1,962,071	916,719	-126,176	-1,176,751	-2,227,689	-3,275,675	-4,322,897	-5,370,263	-6,424,219	-7,484,444	-8,557,289
24	Housing for Elderly (C3) - high density	40	£688,414	1,605,939	1,626,247	1,646,555	1,666,863	1,687,172	1,707,479	1,727,787	1,748,095	1,768,404	1,788,712	1,809,020
25	Housing for Elderly (C3) - high density	60	£2,451,686	2,479,565	2,479,565	2,507,443	2,535,322	2,563,202	2,591,081	2,618,960	2,646,840	2,674,719	2,702,598	2,730,478
26	Housing for Elderly (C2) extra care	70	£1,003,937	2,909,682	2,939,226	2,968,770	2,998,315	3,027,859	3,057,404	3,086,948	3,116,492	3,146,036	3,175,582	3,205,127
27	Retail (convenience)	-	£57,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28	Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29	Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30	Office	-	£1,613,647	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31	Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32	Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33	Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34	Industrial with H2 office (30% plot ratio)	-	£19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35	Warehouse/logistics (30% plot ratio)	-	£64,538,793	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
36	Warehouse/logistics (25% plot ratio)	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
37	Student housing development (high density) 200 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
38	Student housing development (high density) 250 beds	-	£290,660	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
39	Student housing development (high density) 300 beds	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
40	Hotel (100 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
41	Hotel (125 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
42	Hotel (150 rooms)	-	£322,694	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
43	Leisure use	-	£645,386	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44	Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
45	Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
46	Community use	-	£336,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
47	Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	182,413	172,295	162,247	152,269	142,360	132,520	122,750	113,049	103,418	93,855	84,362
2 Residential Small site - medium density	5	£104,833	189,858	179,713	169,636	159,630	149,693	139,825	130,026	120,297	110,638	101,047	91,526
3 Residential Small site - higher density (flats)	5	£29,353	98,781	105,785	112,734	119,631	126,472	133,261	139,996	146,678	153,304	159,876	166,397
4 Residential Small site - low density	10	£209,666	364,825	344,590	324,495	304,537	284,719	265,040	245,499	226,098	206,834	187,709	168,724
5 Residential Small site - medium density	10	£209,666	379,715	359,425	339,273	319,260	299,385	279,650	260,053	240,595	221,275	202,095	183,053
6 Residential Small site - higher density (flats)	10	£58,707	197,562	211,569	225,469	239,260	252,945	266,521	279,990	293,353	306,607	319,753	332,792
7 Residential Medium site - low density	25	£524,165	912,063	861,476	811,237	761,345	711,799	662,601	613,749	565,244	517,086	469,274	421,810
8 Residential Medium site - medium density	25	£524,165	958,428	910,970	863,843	817,046	770,580	724,443	678,638	633,162	588,019	543,203	498,719
9 Residential Medium site - higher density (flats and houses)	25	£184,926	270,282	227,329	184,683	142,344	100,313	58,589	17,173	-24,327	-65,796	-106,953	-147,797
10 Residential Medium site - low density	50	£1,039,997	1,806,765	1,706,462	1,606,846	1,507,919	1,409,679	1,312,126	1,215,262	1,119,085	1,023,596	928,680	833,888
11 Residential Medium site - medium density	50	£1,109,997	1,879,870	1,779,291	1,679,401	1,580,198	1,481,681	1,383,854	1,286,714	1,190,261	1,093,915	998,166	903,114
12 Residential Medium site - higher density (flats)	50	£310,799	1,286,680	1,337,638	1,388,193	1,438,347	1,488,099	1,537,449	1,586,396	1,634,941	1,683,085	1,730,826	1,778,165
13 Residential Large site - low density	100	£2,358,744	3,436,028	3,245,053	3,055,387	2,867,029	2,679,978	2,494,236	2,309,803	2,126,677	1,944,859	1,764,351	1,585,149
14 Residential Large site - medium density	100	£2,358,744	3,579,724	3,388,208	3,197,999	3,009,099	2,821,507	2,635,223	2,450,247	2,266,579	2,084,220	1,903,169	1,723,426
15 Residential Large site - high density (flats and houses)	100	£917,289	1,970,765	1,797,772	1,625,992	1,455,427	1,286,075	1,117,817	950,568	784,535	619,718	456,116	293,730
16 Residential Large site - low density	200	£5,391,415	6,959,186	6,559,396	6,162,262	5,797,841	5,416,073	5,036,963	4,680,588	4,288,824	3,935,757	3,547,354	3,181,647
17 Residential Large site - medium density (houses and flats)	200	£5,391,415	7,269,232	6,869,232	6,469,232	6,069,232	5,669,232	5,269,232	4,869,232	4,469,232	4,069,232	3,669,232	3,269,232
18 Strategic scale site - low density	500	£15,875,470	2,807,355	1,854,805	908,978	-35,150	-35,150	-35,150	-35,150	-35,150	-35,150	-35,150	-35,150
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	816,891	-119,168	-1,062,041	-1,008,336	-2,028,144	-3,651,374	-4,768,058	-5,875,194	-6,985,527	-7,502,290	-8,409,385
20 Strategic scale site - low density	600	£19,813,449	3,038,669	1,981,123	927,872	1,269,319	1,179,733	2,224,039	3,268,753	4,318,110	5,368,182	6,393,188	7,435,039
21 Strategic scale site - medium density (houses and flats)	600	£15,190,311	833,915	196,336	1,235,645	2,268,541	3,227,689	4,327,351	5,540,300	6,589,223	7,634,659	8,613,707	9,645,335
22 Strategic scale site - low density	600	£15,190,311	3,032,212	1,400,871	987,689	407,222	-2,263,443	-3,139,985	-4,128,048	-5,194,597	-6,340,591	-7,566,890	-8,780,458
23 Strategic scale site - medium density (houses and flats)	600	£16,511,208	1,962,071	916,719	-126,176	-1,176,751	-2,227,689	-3,275,657	-4,322,997	-5,369,263	-6,424,291	-7,484,444	-8,557,475
24 Housing for Elderly (C3) - high density	40	£211,343	1,605,939	1,626,247	1,646,555	1,666,863	1,687,172	1,707,479	1,727,787	1,748,096	1,768,404	1,788,712	1,809,020
25 Housing for Elderly (C3) - high density	60	£273,329	2,451,686	2,479,565	2,507,443	2,535,322	2,563,202	2,591,081	2,618,960	2,646,840	2,674,719	2,702,598	2,730,478
26 Housing for Elderly (C2) extra care	70	£306,248	2,295,662	2,359,226	2,422,790	2,486,353	2,549,917	2,613,480	2,677,043	2,740,606	2,804,169	2,867,732	2,931,295
27 Retail (convenience)	70	£168,112	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433
28 Retail (convenience)		£600,448	2,855,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office		£430,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office		£595,336	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)		£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)		£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Warehouse with HO office (30% plot ratio)		£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse with HO office (30% plot ratio)		£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)		£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432
37 Student housing development (high density) 200 beds		£925,328	925,328	925,328	925,328	925,328	925,328	925,328	925,328	925,328	925,328	925,328	925,328
38 Student housing development (high density) 250 beds		£1,132,090	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds		£1,588,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)		£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)		£40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)		£99,067	345	345	345	345	345	345	345	345	345	345	345
43 Leisure use		£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use		£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use		£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use		£198,134	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841
47 Community use		£123,810	3,907,941	3,907,941	3,907,941	3,907,941	3,907,941	3,907,941	3,907,941	3,907,941	3,907,941	3,907,941	3,907,941
48 Community use		£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £3,690 psm

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£15,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
1 Residential Small site - low density	5	£341,475	236,949	224,662	212,460	200,341	188,306	176,356	164,490	152,708	141,011	129,398	117,868
2 Residential Small site - medium density	5	£341,475	244,305	232,079	219,849	207,702	195,630	183,661	171,767	159,957	148,232	136,590	125,033
3 Residential Small site - higher density (flats)	5	£95,613	51,666	50,545	49,356	48,101	46,779	45,391	43,936	42,414	40,826	39,171	37,449
4 Residential Small site - low density	10	£682,950	473,899	449,325	424,918	400,681	376,612	352,712	328,980	305,416	282,021	258,750	235,737
5 Residential Small site - medium density	10	£682,950	488,789	464,158	439,696	415,403	391,278	367,322	343,533	319,914	296,463	273,180	250,066
6 Residential Small site - higher density (flats)	10	£211,343	121,333	121,099	120,864	120,629	120,394	120,159	119,924	119,689	119,454	119,219	118,984
7 Residential Medium site - low density	25	£1,707,375	1,184,746	1,123,311	1,062,296	1,001,702	941,531	881,779	822,450	763,541	705,054	646,988	589,343
8 Residential Medium site - medium density	25	£1,707,375	1,222,932	1,161,499	1,100,270	1,039,041	977,812	916,583	855,354	794,125	732,896	671,667	610,438
9 Residential Medium site - higher density (flats and houses)	25	£602,362	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333
10 Residential Medium site - low density	50	£3,415,619	2,369,492	2,243,318	2,116,540	1,989,762	1,862,984	1,736,206	1,609,428	1,482,650	1,355,872	1,229,094	1,102,316
11 Residential Medium site - medium density	50	£3,415,619	2,415,125	2,292,686	2,169,247	2,045,808	1,922,369	1,798,930	1,675,491	1,552,052	1,428,613	1,305,174	1,181,735
12 Residential Medium site - higher density (flats)	50	£1,012,373	538,307	538,307	538,307	538,307	538,307	538,307	538,307	538,307	538,307	538,307	538,307
13 Residential Large site - low density	100	£7,683,190	4,487,020	4,254,264	4,021,508	3,788,752	3,555,996	3,323,240	3,090,484	2,857,728	2,624,972	2,392,216	2,159,460
14 Residential Large site - medium density	100	£7,683,190	4,630,716	4,397,418	4,164,120	3,930,822	3,697,524	3,464,226	3,230,928	2,997,630	2,764,332	2,531,034	2,297,736
15 Residential Large site - high density (flats and houses)	100	£2,961,807	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
16 Residential Large site - low density	200	£15,366,380	8,974,040	8,508,528	8,043,016	7,577,504	7,111,992	6,646,480	6,180,968	5,715,456	5,249,944	4,784,432	4,318,920
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	7,045,570	6,600,627	6,156,774	5,712,921	5,269,068	4,825,215	4,381,362	3,937,509	3,493,656	3,049,803	2,605,950
18 Strategic scale site - low density	500	£51,631,035	32,811,987	30,999,381	29,186,775	27,374,169	25,561,563	23,748,957	21,936,351	20,123,745	18,311,139	16,498,533	14,685,927
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	33,449,277	31,636,671	29,824,065	28,011,459	26,198,853	24,386,247	22,573,641	20,761,035	18,948,429	17,135,823	15,323,217
20 Strategic scale site - low density	600	£54,538,793	34,915,279	33,099,673	31,284,067	29,468,461	27,652,855	25,837,249	24,021,643	22,206,037	20,390,431	18,574,825	16,759,219
21 Strategic scale site - medium density (houses and flats)	600	£49,479,422	30,620,031	28,804,425	26,988,819	25,173,213	23,357,607	21,542,001	19,726,395	17,910,789	16,095,183	14,279,577	12,463,971
22 Strategic scale site - low density	600	£53,782,328	33,019,535	31,199,929	29,380,323	27,560,717	25,741,111	23,921,505	22,101,899	20,282,293	18,462,687	16,643,081	14,823,475
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	33,019,535	31,199,929	29,380,323	27,560,717	25,741,111	23,921,505	22,101,899	20,282,293	18,462,687	16,643,081	14,823,475
24 Housing for Elderly (C3) - high density	40	£688,414	1,388,098	1,416,153	1,444,208	1,472,263	1,500,318	1,528,373	1,556,428	1,584,483	1,612,538	1,640,593	1,668,648
25 Housing for Elderly (C3) - high density	60	£1,032,621	2,127,339	2,166,717	2,206,095	2,245,473	2,284,851	2,324,229	2,363,607	2,402,985	2,442,363	2,481,741	2,521,119
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,534,072	2,576,892	2,619,714	2,662,536	2,705,358	2,748,179	2,790,999	2,833,819	2,876,640	2,919,461	2,962,282
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,471	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£481,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£345,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
44 Leisure use	-	£345,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
45 Leisure use	-	£345,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
48 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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	Residential Small site - low density			5	£104,833	236,949	224,662	212,460	200,341	188,306	176,356	164,490	152,708	141,011	129,398	117,868							
2	Residential Small site - medium density			5	£104,833	244,305	232,079	219,849	207,702	195,630	183,661	171,767	159,957	148,232	136,590	125,033							
3	Residential Small site - higher density (flats)			5	£29,353	51,666	50,545	49,356	48,101	46,779	45,391	43,936	42,414	40,826	39,171	37,449							
4	Residential Small site - low density			10	£209,666	473,899	449,325	424,918	400,681	376,612	352,712	328,980	305,416	282,021	258,750	235,737							
5	Residential Small site - medium density			10	£209,666	488,789	464,158	439,696	415,403	391,278	367,322	343,533	319,914	296,463	273,180	250,066							
6	Residential Small site - higher density (flats)			10	£58,770	103,333	121,099	138,712	156,202	173,559	190,782	207,872	224,829	241,652	258,342	274,899							
7	Residential Medium site - low density			25	£524,165	1,184,746	1,123,311	1,062,296	1,001,702	941,531	881,779	822,450	763,541	705,054	646,988	589,343							
8	Residential Medium site - medium density			25	£524,165	1,222,932	1,161,499	1,100,270	1,039,041	977,812	916,583	855,354	794,125	732,896	671,667	610,438							
9	Residential Medium site - higher density (flats and houses)			25	£184,502	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333	323,333						
10	Residential Medium site - low density			50	£1,019,997	2,343,196	2,210,029	2,089,699	1,979,207	1,869,554	1,740,739	1,622,763	1,506,625	1,389,324	1,273,862	1,159,238							
11	Residential Medium site - medium density			50	£1,109,997	2,415,125	2,292,686	2,171,088	2,050,323	1,930,336	1,811,312	1,693,058	1,575,058	1,456,933	1,340,330	1,226,405							
12	Residential Medium site - higher density (flats)			50	£310,799	838,307	838,307	838,307	838,307	838,307	838,307	838,307	838,307	838,307	838,307	838,307	838,307						
13	Residential Large site - low density			100	£2,358,744	4,487,020	4,254,264	4,021,508	3,788,752	3,555,996	3,323,240	3,090,484	2,857,728	2,624,972	2,392,216	2,159,460							
14	Residential Large site - medium density			100	£2,358,744	4,630,716	4,397,418	4,165,715	3,935,607	3,707,902	3,480,173	3,254,484	3,031,118	2,808,981	2,586,440	2,369,493							
15	Residential Large site - high density (flats and houses)			100	£917,289	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462	2,974,462						
16	Residential Large site - low density			200	£4,717,488	8,999,736	8,659,508	8,306,514	7,956,752	7,624,224	7,294,928	6,972,967	6,659,598	6,340,442	6,021,980	5,709,038	5,392,442	5,075,000	4,756,908	4,439,950			
17	Residential Large site - medium density (houses and flats)			200	£4,717,488	9,045,535	8,695,307	8,341,312	7,987,317	7,633,322	7,279,327	6,925,332	6,571,337	6,217,342	5,863,347	5,509,352	5,155,357	4,801,362	4,447,367	4,093,372			
18	Strategic scale site - low density			500	£15,850,750	32,712,987	31,528,581	30,344,175	29,159,769	27,975,363	26,790,957	25,606,551	24,422,145	23,237,739	22,053,333	20,868,927	19,684,521	18,499,115	17,314,709	16,130,303			
19	Strategic scale site - medium density (houses and flats)			500	£9,906,725	16,760,277	16,388,072	16,015,866	15,643,660	15,271,454	14,899,248	14,527,042	14,154,836	13,782,630	13,410,424	13,038,218	12,666,012	12,293,806	11,921,600	11,549,394			
20	Strategic scale site - low density			600	£19,813,449	8,540,049	7,429,032	6,308,734	5,188,436	4,068,138	2,947,840	1,827,542	716,244	60,946	1,428,225	2,660,036	3,891,861						
21	Strategic scale site - medium density (houses and flats)			700	£15,190,311	6,280,031	5,043,381	3,815,253	2,598,614	1,382,935	188,743	1,053,702	2,270,377	3,491,689	4,698,508	5,902,472							
22	Strategic scale site - low density			600	£19,813,449	8,540,049	7,429,032	6,308,734	5,188,436	4,068,138	2,947,840	1,827,542	716,244	60,946	1,428,225	2,660,036	3,891,861						
23	Strategic scale site - medium density (houses and flats)			700	£15,190,311	6,280,031	5,043,381	3,815,253	2,598,614	1,382,935	188,743	1,053,702	2,270,377	3,491,689	4,698,508	5,902,472							
24	Strategic scale site - low density			800	£15,191,208	7,431,453	6,183,159	4,943,437	3,695,612	2,447,662	1,252,550	32,435	1,205,374	2,440,516	3,675,578	4,916,827							
24	Housing for Elderly (C3) - high density			40	£211,349	1,388,098	1,416,153	1,444,206	1,472,260	1,500,314	1,528,368	1,556,421	1,584,475	1,612,530	1,640,583	1,668,637							
25	Housing for Elderly (C3) - high density			60	£273,389	2,127,339	2,106,717	2,206,095	2,245,473	2,284,851	2,324,229	2,363,607	2,402,985	2,442,363	2,481,741	2,521,119							
26	Housing for Elderly (C2) extra care			70	£308,209	2,534,072	2,579,692	2,619,744	2,660,535	2,701,555	2,742,575	2,783,595	2,824,615	2,865,635	2,906,655	2,947,675	2,988,695						
27	Retail (convenience)			1	£660,448	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432	1,471,432		
28	Retail (convenience)			1	£660,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29	Office			1	£330,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30	Office			1	£435,296	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31	Industrial (40% plot ratio)			1	£660,448	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	
32	Warehousing/logistics (50% plot ratio)			1	£660,448	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	780,984	
33	Warehousing/logistics (60% plot ratio)			1	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34	Industrial with HO office (30% plot ratio)			1	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35	Warehousing/logistics (30% plot ratio)			1	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36	Warehousing/logistics (25% plot ratio)			1	£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	
37	Student housing development (low density) 200 beds			200	£268,616	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	
38	Student housing development (high density) 250 beds			250	£132,930	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39	Student housing development (high density) 300 beds			300	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40	Hotel (100 rooms)			1	£59,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41	Hotel (125 rooms)			1	£40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42	Hotel (150 rooms)			1	£59,067	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345	
43	Leisure use			1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44	Leisure use			1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45	Leisure use			1	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46	Community use			1	£198,134	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47	Community use			1	£198,134	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48	Community use			1	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

RUGBY LOCAL PLAN VIABILITY

Sales value £3,848 psn

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£15,000 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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 Residential Small site - low density	5	£341,475	291,486	277,029	262,671	248,413	234,263	220,192	206,230	192,368	178,605	164,941	151,375
2 Residential Small site - medium density	5	£341,475	298,932	284,446	270,060	255,773	241,586	227,497	213,507	199,617	185,825	172,133	158,540
3 Residential Small site - higher density (flats)	5	£95,613	4,552	15,304	25,979	36,572	47,087	57,521	67,877	78,153	88,349	98,466	108,503
4 Residential Small site - low density	10	£682,950	582,973	554,058	525,342	496,824	468,505	440,383	412,460	384,735	357,209	329,880	302,751
5 Residential Small site - medium density	10	£682,950	597,863	568,892	540,120	511,546	483,170	454,993	427,013	399,233	371,650	344,266	317,079
6 Residential Small site - higher density (flats)	10	£191,226	8,104	30,610	51,596	73,144	94,173	115,042	135,753	156,305	176,699	196,932	217,006
7 Residential Medium site - low density	25	£1,707,375	1,457,431	1,385,145	1,313,355	1,242,061	1,171,262	1,100,959	1,031,151	961,839	893,023	824,702	756,876
8 Residential Medium site - medium density	25	£1,707,375	1,487,435	1,415,928	1,350,897	1,285,738	1,220,559	1,155,356	1,090,130	1,024,891	959,642	894,383	829,124
9 Residential Medium site - higher density (flats and houses)	25	£602,362	776,384	713,293	650,649	588,449	526,695	465,386	404,522	344,105	284,132	224,605	165,523
10 Residential Medium site - low density	50	£3,415,619	2,874,348	2,730,155	2,587,525	2,446,478	2,306,115	2,166,734	2,028,337	1,890,923	1,754,492	1,619,044	1,484,580
11 Residential Medium site - medium density	50	£3,415,619	2,945,397	2,801,813	2,659,211	2,517,593	2,376,959	2,237,307	2,098,638	1,960,953	1,824,251	1,688,532	1,553,796
12 Residential Medium site - higher density (flats)	50	£1,012,373	389,935	476,172	561,765	646,714	731,020	814,682	897,701	980,075	1,061,807	1,142,894	1,223,339
13 Residential Large site - low density	100	£7,683,190	5,538,011	5,263,475	4,990,819	4,720,044	4,451,150	4,184,137	3,919,004	3,655,752	3,394,381	3,134,892	2,877,283
14 Residential Large site - medium density	100	£7,683,190	5,681,708	5,406,629	5,133,431	4,862,114	4,592,678	4,325,129	4,059,449	3,795,655	3,533,742	3,273,711	3,015,560
15 Residential Large site - high density (flats and houses)	100	£2,961,807	9,975,159	9,725,364	9,474,330	9,223,055	8,971,544	8,720,178	8,468,868	8,217,511	7,966,204	7,714,847	7,463,490
16 Residential Large site - low density	200	£17,561,576	12,044,284	11,492,951	10,940,663	10,388,375	9,836,087	9,283,799	8,731,511	8,179,223	7,626,935	7,074,647	6,522,359
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	9,024,901	8,500,995	7,980,660	7,463,986	6,950,945	6,441,534	5,935,755	5,433,607	4,935,091	4,440,206	3,948,953
18 Strategic scale site - low density	500	£51,631,035	38,222,290	36,476,680	34,731,070	33,000,460	31,289,850	29,599,240	27,918,630	26,258,020	24,617,410	23,006,800	21,426,190
19 Strategic scale site - medium density (houses and flats)	500	£52,369,397	39,099,681	37,354,071	35,608,461	33,872,851	32,147,241	30,421,631	28,696,021	26,970,411	25,244,801	23,519,191	21,793,581
20 Strategic scale site - low density	600	£54,538,793	39,955,691	38,210,081	36,464,471	34,718,861	32,973,251	31,227,641	29,482,031	27,736,421	25,990,811	24,245,201	22,499,591
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	36,170,083	34,424,512	32,678,941	30,933,370	29,187,799	27,442,228	25,696,657	23,951,086	22,205,515	20,459,944	18,714,373
22 Strategic scale site - low density	700	£53,782,328	38,226,513	36,480,942	34,735,371	32,989,800	31,244,229	29,498,658	27,753,087	26,007,516	24,261,945	22,516,374	20,770,803
23 Housing for Elderly (C3) - high density	40	£688,414	1,170,258	1,206,058	1,241,857	1,277,657	1,313,456	1,349,256	1,385,055	1,420,855	1,456,654	1,492,455	1,528,254
24 Housing for Elderly (C3) - high density	60	£1,090,190	1,802,984	1,838,784	1,874,584	1,910,384	1,946,184	1,981,984	2,017,784	2,053,584	2,089,384	2,125,184	2,160,984
25 Housing for Elderly (C2) extra care	70	£1,003,937	2,158,462	2,214,559	2,270,657	2,326,755	2,382,852	2,438,950	2,495,048	2,551,145	2,607,243	2,663,341	2,719,438
26 Retail (comparison)	-	£57,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
27 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
28 Office	-	£1,613,470	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
29 Office	-	£1,613,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
30 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
31 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
32 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
33 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
34 Warehouse/logistics (30% plot ratio)	-	£68,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
35 Warehouse/logistics (25% plot ratio)	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
36 Student housing development (high density) 200 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
37 Student housing development (high density) 250 beds	-	£404,259	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
38 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
39 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
40 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
41 Leisure use	-	£245,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
42 Leisure use	-	£245,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
43 Leisure use	-	£245,388	2,414,630	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
44 Community use	-	£308,129	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
45 Community use	-	£308,129	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
46 Community use	-	£308,129	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£308,129	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
48 Community use	-	£308,129	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	291,486	277,029	262,671	248,413	234,263	220,192	206,230	192,368	178,605	164,941	151,375
2 Residential Small site - medium density	5	£104,833	298,932	284,446	270,060	255,773	241,586	227,497	213,507	199,617	185,825	172,133	158,540
3 Residential Small site - higher density (flats)	5	£29,353	4,552	15,304	25,979	36,572	47,087	57,521	67,877	78,153	88,349	98,466	108,503
4 Residential Small site - low density	10	£209,666	582,973	554,058	525,342	496,824	468,505	440,383	412,460	384,735	357,209	329,880	302,751
5 Residential Small site - medium density	10	£209,666	597,863	568,892	540,120	511,546	483,170	454,993	427,013	399,233	371,650	344,266	317,079
6 Residential Small site - higher density (flats)	10	£58,707	8,104	30,610	51,596	73,144	94,173	115,042	135,753	156,305	176,699	196,932	217,006
7 Residential Medium site - low density	25	£524,165	1,457,431	1,385,145	1,313,355	1,242,061	1,171,262	1,100,959	1,031,151	961,839	893,023	824,702	756,876
8 Residential Medium site - medium density	25	£524,165	1,487,435	1,415,928	1,350,897	1,285,738	1,220,559	1,155,356	1,090,130	1,024,891	959,642	894,383	829,124
9 Residential Medium site - higher density (flats and houses)	25	£184,926	776,384	713,293	650,649	588,449	526,695	465,386	404,522	344,105	284,132	224,605	165,523
10 Residential Medium site - low density	50	£1,040,330	2,874,348	2,740,356	2,581,792	2,424,478	2,269,115	2,116,734	2,028,337	1,890,923	1,754,499	1,619,044	1,484,580
11 Residential Medium site - medium density	50	£1,040,330	2,945,397	2,801,813	2,659,211	2,517,593	2,376,959	2,237,307	2,098,638	1,960,953	1,824,251	1,688,532	1,553,796
12 Residential Medium site - higher density (flats)	50	£310,799	389,935	476,172	561,765	646,714	731,020	814,682	897,701	980,075	1,061,807	1,142,894	1,223,339
13 Residential Large site - low density	100	£2,358,744	5,538,011	5,263,475	4,990,819	4,720,044	4,451,150	4,184,137	3,919,004	3,655,752	3,394,381	3,134,892	2,877,283
14 Residential Large site - medium density	100	£2,358,744	5,681,708	5,406,629	5,133,431	4,862,114	4,592,678	4,325,129	4,057,691	3,790,254	3,522,816	3,255,379	2,987,941
15 Residential Large site - high density (flats and houses)	100	£917,289	3,978,159	3,725,364	3,474,330	3,225,056	2,977,544	2,731,792	2,487,801	2,245,571	2,005,101	1,766,393	1,529,445
16 Residential Large site - low density	200	£5,391,415	11,040,284	10,487,619	9,938,746	9,393,664	8,852,375	8,314,875	7,781,168	7,251,252	6,724,160	6,196,676	5,679,041
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	9,024,001	8,580,065	8,140,000	7,693,985	7,253,945	6,814,254	6,375,765	5,937,300	5,497,001	5,056,801	4,616,601
18 Residential Large site - low density	400	£10,622,289	22,082,568	21,242,289	20,402,022	19,561,755	18,721,488	17,881,221	17,040,954	16,200,687	15,360,420	14,520,153	13,679,886
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	10,699,661	9,380,961	8,071,321	6,770,763	5,470,205	4,169,687	2,923,569	1,693,304	404,178	855,667	-2,119,158
20 Strategic scale site - low density	600	£19,814,349	18,885,093	16,204,617	11,792,104	9,573,551	8,123,158	6,668,226	5,249,347	3,819,598	2,400,196	991,060	-4,414,718
21 Strategic scale site - medium density (houses and flats)	600	£15,910,931	13,079,081	10,256,510	6,834,661	7,369,070	5,945,514	4,532,265	3,129,337	1,718,000	352,864	1,049,695	-2,449,165
22 Strategic scale site - low density	700	£11,617,200	11,627,200	10,403,948	8,154,598	6,712,633	5,270,668	3,828,703	2,386,738	947,777	570,774	-2,074,774	-5,129,774
23 Strategic scale site - medium density (houses and flats)	700	£15,511,208	12,826,513	11,370,209	9,924,025	8,487,784	7,061,542	5,637,177	4,222,564	2,816,015	1,410,494	13,357	-1,408,317
24 Housing for Elderly (C3) - high density	40	£21,343	1,701,258	-2,060,58	1,241,857	-2,777,637	1,313,456	-1,349,256	-1,385,055	-1,420,855	-1,456,654	-1,492,455	-1,528,254
25 Housing for Elderly (C3) - high density	60	£273,228	1,802,994	1,853,971	1,994,747	1,955,624	2,006,501	2,057,377	2,108,253	2,159,130	2,210,007	2,260,883	2,311,760
26 Housing for Elderly (C3) extra care	70	£338,207	2,158,457	2,184,457	2,210,457	2,236,457	2,262,457	2,288,457	2,314,457	2,340,457	2,366,457	2,392,457	2,418,457
27 Retail (comparison)	60	£125,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	60	£660,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	60	£332,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Warehouse (40% plot ratio)	30	£495,333	15,198,095	15,198,095	15,198,095	15,198,095	15,198,095	15,198,095	15,198,095	15,198,095	15,198,095	15,198,095	15,198,095
31 Warehouse/offices (50% plot ratio)	32	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/offices (50% plot ratio)	32	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/offices (50% plot ratio)	32	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Warehouse with HO office (50% plot ratio)	32	£660,448	2,774,232	2,774,232	2,774,232	2,774,232	2,774,232	2,774,232	2,774,232	2,774,232	2,774,232	2,774,232	2,774,232
35 Warehouse/offices (50% plot ratio)	32	£1,813,449	34,915,272	34,915,272	34,915,272	34,915,272	34,915,272	34,915,272	34,915,272	34,915,272	34,915,272	34,915,272	34,915,272
36 Warehouse/offices (25% plot ratio)	32	£26,417,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	5	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	5	£132,090	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	5	£148,307	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	5	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	5	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	5	£99,067	548	548	548	548	548	548	548	548	548	548	548
43 Leisure use	5	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	5	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	5	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	5	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
47 Community use	5	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
48 Community use	5	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £4,007 ps/m

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£15,000 per unit

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 Residential Small site - low density	5	£341,475	346,023	329,396	312,883	296,484	280,198	264,027	247,971	232,027	216,198	200,483	184,882	
2 Residential Small site - medium density	5	£341,475	353,468	336,813	320,272	303,845	287,531	271,332	255,247	239,276	223,419	207,676	192,048	
3 Residential Small site - higher density (flats)	5	£95,615	41,878	29,453	17,120	4,877	7,394	19,651	31,817	43,891	55,872	67,780	79,556	
4 Residential Small site - low density	10	£682,950	692,045	658,792	625,765	592,967	560,398	528,055	495,940	464,055	432,397	400,966	369,764	
5 Residential Small site - medium density	10	£682,950	706,936	673,626	640,544	607,689	575,064	542,664	510,495	478,552	446,837	415,351	384,093	
6 Residential Small site - higher density (flats)	10	£211,226	83,755	58,907	34,240	9,755	14,786	39,302	63,634	87,781	111,743	135,520	159,113	
7 Residential Medium site - low density	25	£1,707,375	1,646,979	1,564,414	1,482,419	1,400,994	1,320,138	1,239,853	1,160,137	1,080,991	1,002,415	924,410	846,410	
8 Residential Medium site - medium density	25	£1,707,375	1,451,938	1,372,908	1,294,424	1,216,487	1,139,098	1,062,254	985,958	910,209	835,006	760,350	686,241	
9 Residential Medium site - higher density (flats and houses)	25	£602,362	1,029,434	956,276	883,631	811,501	739,885	668,785	598,198	528,125	458,567	389,524	320,994	
10 Residential Medium site - low density	50	£3,415,619	3,403,739	3,239,958	3,075,950	2,913,749	2,752,674	2,592,729	2,433,911	2,276,221	2,119,660	1,964,226	1,809,922	
11 Residential Medium site - medium density	50	£3,415,619	3,475,668	3,310,938	3,147,337	2,984,864	2,823,518	2,663,301	2,504,212	2,346,251	2,189,419	2,033,714	1,879,138	
12 Residential Medium site - higher density (flats)	50	£1,012,373	57,497	45,439	14,850	250,897	352,480	453,299	553,363	652,642	751,168	848,929	945,925	
13 Residential Large site - low density	100	£7,683,190	6,589,002	6,272,685	5,958,535	5,646,552	5,336,735	5,029,087	4,723,604	4,420,291	4,119,143	3,820,163	3,523,350	
14 Residential Large site - medium density	100	£7,683,190	6,732,699	6,415,840	6,101,147	5,788,622	5,478,264	5,170,073	4,864,049	4,560,193	4,258,504	3,958,981	3,661,627	
15 Residential Large site - high density (flats and houses)	100	£2,987,907	4,981,856	4,689,160	4,398,468	4,109,871	3,823,278	3,538,719	3,256,195	2,975,705	2,697,248	2,420,826	2,146,438	
16 Residential Large site - low density	200	£17,561,576	13,077,450	12,441,764	11,810,440	11,183,479	10,560,882	9,942,648	9,328,776	8,719,267	8,114,122	7,513,340	6,916,921	
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	11,004,232	10,401,303	9,802,545	9,207,962	8,617,550	8,031,311	7,449,247	6,871,355	6,297,636	5,728,090	5,162,716	
18 Strategic scale site - low density	500	£51,631,035	17,774,714	16,231,291	14,698,455	13,176,209	11,664,550	10,163,481	8,672,998	7,193,105	5,723,800	4,258,512	2,801,457	
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	16,590,308	14,083,575	12,587,215	11,101,229	9,625,615	8,160,374	6,700,380	5,247,109	3,804,270	2,371,863	949,888	
20 Strategic scale site - low density	600	£84,538,793	19,402,398	17,711,285	16,031,778	14,363,875	12,700,521	11,048,775	9,408,681	7,780,237	6,163,445	4,558,305	2,962,096	
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	17,026,841	15,369,051	13,722,674	12,087,709	10,464,158	8,852,019	7,251,293	5,661,989	4,080,271	2,502,306	935,835	
22 Strategic scale site - low density	600	£53,782,328	16,272,937	14,832,029	13,400,815	11,979,089	10,567,455	9,165,710	7,771,751	6,382,227	5,002,644	3,631,412	2,281,990	
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	16,161,811	16,499,140	14,847,688	13,208,055	11,579,640	9,962,053	8,347,748	6,744,921	5,153,572	3,564,814	1,985,250	
24 Housing for Elderly (C3) - high density	40	£688,414	952,418	995,963	1,039,509	1,083,054	1,126,599	1,170,145	1,213,690	1,257,234	1,300,780	1,344,325	1,387,870	
25 Housing for Elderly (C3) - high density	60	£2,723,289	1,478,649	1,541,024	1,603,400	1,665,775	1,728,150	1,790,525	1,852,900	1,915,276	1,977,651	2,040,026	2,102,401	
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,782,851	1,852,225	1,921,599	1,990,974	2,060,348	2,129,723	2,199,097	2,268,471	2,337,846	2,407,220	2,476,594	
27 Retail (convenience)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	
28 Office	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30 Office	-	£1,613,441	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33 Warehouse/logistics (30% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Industrial with HQ office (30% plot ratio)	-	£84,538,793	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	
36 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
37 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
38 Student housing development (high density) 300 beds	-	£515,851	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348	
43 Leisure use	-	£845,388	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	
44 Leisure use	-	£845,388	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	
45 Leisure use	-	£845,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47 Community use	-	£358,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	346,023	329,396	312,883	296,484	280,198	264,027	247,971	232,027	216,198	200,483	184,882	
2 Residential Small site - medium density	5	£104,833	353,468	336,813	320,272	303,845	287,531	271,332	255,247	239,276	223,419	207,676	192,048	
3 Residential Small site - higher density (flats)	5	£29,353	41,878	29,453	17,120	4,877	7,394	19,651	31,817	43,891	55,872	67,780	79,556	
4 Residential Small site - low density	10	£209,666	692,045	658,792	625,765	592,967	560,398	528,055	495,940	464,055	432,397	400,966	369,764	
5 Residential Small site - medium density	10	£209,666	706,936	673,626	640,544	607,689	575,064	542,664	510,495	478,552	446,837	415,351	384,093	
6 Residential Small site - higher density (flats)	10	£58,707	83,755	58,907	34,240	9,755	14,786	39,302	63,634	87,781	111,743	135,520	159,113	
7 Residential Medium site - low density	25	£524,165	1,730,114	1,646,979	1,564,414	1,482,419	1,400,994	1,320,138	1,239,853	1,160,137	1,080,991	1,002,415	924,410	
8 Residential Medium site - medium density	25	£524,165	1,451,938	1,372,908	1,294,424	1,216,487	1,139,098	1,062,254	985,958	910,209	835,006	760,350	686,241	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	1,029,434	956,276	883,631	811,501	739,885	668,785	598,198	528,125	458,567	389,524	320,994	
10 Residential Medium site - low density	50	£1,049,899	3,403,739	3,239,958	3,075,950	2,913,749	2,752,674	2,592,729	2,433,911	2,276,221	2,119,660	1,964,226	1,809,922	
11 Residential Medium site - medium density	50	£1,049,899	3,475,668	3,310,938	3,147,337	2,984,864	2,823,518	2,663,301	2,504,212	2,346,251	2,189,419	2,033,714	1,879,138	
12 Residential Medium site - higher density (flats)	50	£310,790	57,497	45,439	14,850	250,897	352,480	453,299	553,363	652,642	751,168	848,929	945,925	
13 Residential Large site - low density	100	£2,358,744	6,589,002	6,272,685	5,958,535	5,646,552	5,336,735	5,029,087	4,723,604	4,420,291	4,119,143	3,820,163	3,523,350	
14 Residential Large site - medium density	100	£2,358,744	6,732,699	6,415,840	6,101,147	5,788,622	5,478,264	5,170,073	4,864,049	4,560,193	4,258,504	3,958,981	3,661,627	
15 Residential Large site - high density (flats and houses)	100	£917,289	4,981,856	4,689,160	4,398,468	4,109,871	3,823,278	3,538,719	3,256,195	2,975,705	2,697,248	2,420,826	2,146,438	
16 Residential Large site - low density	150	£5,359,415	17,077,450	16,241,764	15,610,440	14,183,479	13,050,882	12,034,681	10,938,276	9,971,267	9,144,122	7,513,340	6,916,921	
17 Residential Large site - medium density (houses and flats)	150	£5,359,415	17,077,450	16,241,764	15,610,440	14,183,479	13,050,882	12,034,681	10,938,276	9,971,267	9,144,122	7,513,340	6,916,921	
18 Strategic scale site - low density	200	£5,850,759	17,777,414	16,951,191	16,468,455	15,176,209	13,694,580	12,163,448	10,672,998	9,193,055	7,723,800	6,258,122	4,831,457	
19 Strategic scale site - medium density (houses and flats)	200	£5,850,759	17,777,414	16,951,191	16,468,455	15,176,209	13,694,580	12,163,448	10,672,998	9,193,055	7,723,800	6,258,122	4,831,457	
20 Strategic scale site - low density	400	£9,806,725	19,500,308	18,773,525	18,257,215	17,101,229	15,626,615	14,160,374	12,600,380	11,047,299	9,580,247	8,100,420	6,688,888	
21 Strategic scale site - low density	600	£19,813,449	19,402,308	17,711,285	16,031,778	14,363,875	12,700,921	11,048,775	9,480,948	7,947,209	6,433,445	4,938,305	3,462,296	
22 Strategic scale site - medium density (houses and flats)	600	£15,190,311	17,025,841	15,359,051	13,722,674	12,038,279	10,494,158	8,952,019	7,451,293	5,881,989	4,299,271	2,750,306	1,955,835	
23 Strategic scale site - low density	800	£19,813,449	19,402,308	17,711,285	16,031,778	14,363,875	12,700,921	11,048,775	9,480,948	7,947,209	6,433,445	4,938,305	3,462,296	
24 Strategic scale site - medium density (houses and flats)	700	£15,190,311	16,181,811	16,599,140	14,847,888	13,208,055	11,579,640	9,965,053	8,347,748	6,744,921	5,153,572	3,564,814	1,985,835	
24a Housing for Elderly (C3) - high density	40	£211,343	952,418	895,963	1,039,599	1,083,054	1,126,599	1,170,145	1,213,690	1,257,234	1,300,780	1,344,325	1,387,870	
25 Housing for Elderly (C3) - high density	60	£273,289	1,478,649	1,541,024	1,603,400	1,665,775	1,728,150	1,790,525	1,852,900	1,915,275	1,977,651	2,040,026	2,102,401	
26 Housing for Elderly (C3) extra care	70	£273,289	1,478,649	1,541,024	1,603,400	1,665,775	1,728,150	1,790,525	1,852,900	1,915,275	1,977,651	2,040,026	2,102,401	
27 Retail (convenience)	6	£600,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
28 Office	6	£430,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30 Office	6	£335,236	13,098,068	13,098,068	13,098,068	13,098,068	13,098,068	13,098,068	13,098,068	13,098,068	13,098,068	13,098,068	13,098,068	
31 Industrial (40% plot ratio)	6	£660,448	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	
32 Warehouse/logistics (50% plot ratio)	6	£660,448	780,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	1,720,984	
33 Warehouse/logistics (60% plot ratio)	6	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Industrial with HO office (30% plot ratio)	6	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35 Warehouse/logistics (30% plot ratio)	6	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36 Warehouse/logistics (25% plot ratio)	6	£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	
37 Student housing development (high density) 200 beds	6	£120,688	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	935,428	
38 Student housing development (high density) 250 beds	6	£132,930	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 beds	6	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	6	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)	6	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	6	£99,067	345	345	345	345	345	345	345	345	345	345	345	
43 Leisure use	6	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44 Leisure use	6	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45 Leisure use	6	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use	6	£198,134	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47 Community use	6	£198,134	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48 Community use	6	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

RUGBY LOCAL PLAN VIABILITY

Sales value £4,166 psn

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£15,000 per unit

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 Residential Small site - low density	5	£341,475	400,560	381,763	363,094	344,556	326,145	307,864	289,710	271,687	253,792	236,026	218,388
2 Residential Small site - medium density	5	£341,475	408,005	389,190	370,484	351,917	333,478	315,168	296,987	278,935	261,012	243,218	225,553
3 Residential Small site - higher density (flats)	5	£95,613	88,233	73,965	59,600	45,738	31,780	17,825	4,174	9,628	23,394	37,054	50,610
4 Residential Small site - low density	10	£682,950	801,119	763,525	726,189	689,111	652,290	615,727	579,422	543,374	507,584	472,051	436,777
5 Residential Small site - medium density	10	£682,950	816,010	778,350	740,367	703,832	666,956	630,337	593,975	557,871	522,025	486,437	451,106
6 Residential Small site - higher density (flats)	10	£197,426	176,468	147,930	119,600	91,477	63,561	35,850	8,348	19,257	46,788	74,110	101,221
7 Residential Medium site - low density	25	£1,707,375	2,002,798	1,908,813	1,815,473	1,722,777	1,630,725	1,539,317	1,448,554	1,358,435	1,268,960	1,180,129	1,091,942
8 Residential Medium site - medium density	25	£1,707,375	2,176,441	2,062,887	1,957,951	1,852,635	1,747,937	1,643,859	1,540,398	1,437,557	1,334,335	1,231,733	1,129,733
9 Residential Medium site - higher density (flats and houses)	25	£602,362	1,282,485	1,199,258	1,116,613	1,034,554	953,076	872,182	791,872	712,145	633,001	554,442	476,465
10 Residential Medium site - low density	50	£3,415,619	3,934,011	3,748,407	3,564,076	3,381,019	3,198,234	3,016,723	2,836,484	2,657,520	2,480,828	2,306,408	2,135,262
11 Residential Medium site - medium density	50	£3,415,619	4,005,940	3,820,065	3,635,463	3,452,135	3,270,079	3,089,296	2,909,798	2,731,549	2,554,586	2,378,896	2,204,479
12 Residential Medium site - higher density (flats)	50	£1,012,373	498,654	379,095	260,405	142,588	25,640	9,915	209,005	325,209	440,528	554,963	668,512
13 Residential Large site - low density	100	£7,683,190	8,739,995	8,295,956	7,859,251	7,428,060	6,996,321	6,564,036	6,131,700	5,700,315	5,269,880	4,840,494	4,411,160
14 Residential Large site - medium density	100	£7,683,190	9,783,690	9,339,651	8,895,612	8,451,573	8,007,534	7,563,495	7,119,456	6,675,417	6,231,378	5,787,339	5,343,300
15 Residential Large site - high density (flats and houses)	100	£2,987,907	5,985,553	5,632,957	5,282,066	4,931,687	4,609,012	4,345,647	4,024,588	3,705,838	3,389,390	3,072,640	2,763,432
16 Residential Large site - low density	200	£15,671,576	16,727,128	16,484,331	16,241,534	16,000,000	15,758,466	15,516,932	15,275,398	15,033,864	14,792,330	14,550,796	14,309,262
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	12,982,618	12,299,673	11,621,451	10,943,229	10,265,007	9,586,785	8,908,563	8,230,341	7,552,119	6,873,897	6,195,675
18 Strategic scale site - low density	500	£51,631,035	22,727,128	20,985,922	19,256,680	17,527,438	15,798,196	14,068,954	12,339,712	10,609,470	8,879,228	7,149,986	5,420,744
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	20,488,436	18,766,887	17,049,338	15,329,789	13,610,240	11,890,691	10,171,142	8,451,593	6,732,044	5,012,495	3,292,946
20 Strategic scale site - low density	600	£54,538,793	24,786,021	22,879,516	20,986,011	19,105,754	17,226,498	15,347,242	13,467,986	11,588,730	9,709,474	7,830,218	5,950,962
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	22,332,441	20,469,418	18,619,217	16,769,016	14,918,815	13,068,614	11,218,413	9,368,212	7,518,011	5,667,810	3,817,609
22 Strategic scale site - low density	600	£53,782,328	23,835,675	21,916,967	19,998,259	18,079,551	16,160,819	14,242,117	12,323,415	10,404,713	8,486,011	6,567,309	4,648,607
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	23,835,675	21,983,421	19,728,079	17,885,569	16,055,890	14,236,666	12,426,933	10,628,083	8,799,233	6,970,383	5,141,533
24 Housing for Elderly (C3) - high density	40	£688,414	734,578	785,869	837,160	888,451	939,742	991,033	1,042,324	1,093,615	1,144,906	1,196,196	1,247,487
25 Housing for Elderly (C3) - high density	60	£1,154,303	1,154,303	1,228,177	1,302,052	1,375,926	1,449,799	1,523,673	1,597,547	1,671,421	1,745,295	1,819,169	1,893,043
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,407,241	1,489,891	1,572,543	1,655,194	1,737,844	1,820,495	1,903,147	1,985,797	2,068,448	2,151,099	2,233,751
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,471	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
34 Industrial with HO office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£515,851	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48 Community use	-	£403,290	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	400,560	381,763	363,094	344,556	326,145	307,864	289,710	271,687	253,792	236,026	218,388
2 Residential Small site - medium density	5	£104,833	408,005	389,190	370,484	351,917	333,478	315,168	296,987	278,935	261,012	243,218	225,553
3 Residential Small site - higher density (flats)	5	£29,353	88,233	73,965	59,600	45,738	31,780	17,825	4,174	9,628	23,394	37,054	50,610
4 Residential Small site - low density	10	£209,666	801,119	763,525	726,189	689,111	652,290	615,727	579,422	543,374	507,584	472,051	436,777
5 Residential Small site - medium density	10	£209,666	816,010	778,350	740,367	703,832	666,956	630,337	593,975	557,871	522,025	486,437	451,106
6 Residential Small site - higher density (flats)	10	£58,770	176,468	147,930	119,600	91,477	63,561	35,850	8,348	19,257	46,788	74,110	101,221
7 Residential Medium site - low density	25	£524,165	2,002,798	1,908,813	1,815,473	1,722,777	1,630,725	1,539,317	1,448,554	1,358,435	1,268,960	1,180,129	1,091,942
8 Residential Medium site - medium density	25	£524,165	2,176,441	2,062,887	1,957,951	1,852,635	1,747,937	1,643,859	1,540,398	1,437,557	1,334,335	1,231,733	1,129,733
9 Residential Medium site - higher density (flats and houses)	25	£163,626	1,282,485	1,199,258	1,116,613	1,034,554	953,076	872,182	791,872	712,145	633,001	554,442	476,465
10 Residential Medium site - low density	50	£1,049,950	3,934,011	3,748,407	3,564,076	3,381,019	3,198,234	3,016,723	2,836,484	2,657,520	2,480,828	2,306,408	2,134,262
11 Residential Medium site - medium density	50	£1,049,950	4,005,940	3,820,065	3,635,463	3,452,135	3,270,079	3,089,296	2,909,788	2,731,540	2,554,586	2,378,896	2,204,479
12 Residential Medium site - higher density (flats)	50	£310,799	498,654	379,095	260,405	142,588	25,640	9,915	209,005	325,209	440,528	554,963	668,512
13 Residential Large site - low density	100	£2,358,744	8,739,995	8,295,956	7,859,251	7,428,060	6,996,321	6,564,036	6,131,700	5,700,315	5,269,880	4,840,495	4,411,160
14 Residential Large site - medium density	100	£2,358,744	9,425,050	8,982,005	8,540,005	8,098,005	7,656,005	7,214,005	6,772,005	6,330,005	5,888,005	5,446,005	5,004,005
15 Residential Large site - high density (flats and houses)	100	£971,289	5,985,553	5,652,957	5,322,668	4,994,687	4,669,012	4,344,647	4,020,985	3,705,838	3,389,395	3,073,260	2,763,432
16 Residential Large site - low density	200	£5,391,475	19,057,723	18,143,311	13,669,615	12,963,253	12,261,572	11,564,825	10,872,959	10,186,087	9,504,085	8,827,005	8,154,841
17 Residential Large site - medium density (houses and flats)	200	£2,982,016	12,298,018	11,826,451	11,354,883	10,883,315	10,411,747	9,940,179	9,468,611	8,997,043	8,525,475	8,053,907	7,582,339
18 Strategic scale site - low density	500	£19,605,759	67,753,822	64,256,680	60,759,538	57,262,396	53,765,254	50,268,112	46,770,970	43,273,828	39,776,686	36,279,544	32,782,402
19 Strategic scale site - medium density (houses and flats)	500	£9,806,725	26,468,336	25,068,867	23,669,398	22,269,929	20,870,460	19,470,991	18,071,522	16,672,053	15,272,584	13,873,115	12,473,646
20 Strategic scale site - low density	1000	£1,183,449	26,786,021	22,679,516	20,986,094	19,105,754	17,228,408	15,350,062	13,471,716	11,593,370	9,709,294	8,093,011	6,295,448
21 Strategic scale site - medium density (houses and flats)	1000	£5,190,311	24,332,441	20,460,618	18,019,217	15,577,816	13,136,415	10,695,014	8,253,613	5,812,212	3,370,811	9,096,278	4,243,208
22 Strategic scale site - low density	2000	£1,511,203	18,831,687	16,210,887	14,590,087	12,969,287	11,348,487	9,727,687	8,106,887	6,486,087	4,865,287	3,244,487	1,623,687
23 Strategic scale site - medium density (houses and flats)	2000	£2,114,208	23,451,594	21,583,421	19,728,079	17,885,559	16,055,890	14,236,666	12,424,933	10,628,063	8,842,115	7,067,057	5,296,511
24 Housing for Elderly (C3) - high density	40	£21,134	734,578	785,869	837,160	888,451	939,742	991,033	1,042,324	1,093,614	1,144,905	1,196,196	1,247,487
25 Housing for Elderly (C3) - high density	60	£273,828	1,154,303	1,228,177	1,302,052	1,375,926	1,449,799	1,523,673	1,597,547	1,671,421	1,745,295	1,819,169	1,893,043
26 Housing for Elderly (C3) extra care	70	£273,828	1,407,241	1,480,801	1,552,431	1,624,061	1,695,691	1,767,321	1,838,951	1,910,581	1,982,211	2,053,841	2,125,471
27 Retail (comparison)			£165,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)		£660,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office		£333,224	8,789,712	8,789,712	8,789,712	8,789,712	8,789,712	8,789,712	8,789,712	8,789,712	8,789,712	8,789,712	8,789,712
30 Warehouse (40% plot ratio)		£660,448	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168
32 Warehouse (50% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse (60% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
34 Warehouse (70% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
35 Warehouse (80% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
36 Warehouse (90% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
37 Warehouse (100% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
38 Warehouse (110% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
39 Warehouse (120% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
40 Warehouse (130% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
41 Warehouse (140% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
42 Warehouse (150% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
43 Warehouse (160% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
44 Warehouse (170% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
45 Warehouse (180% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
46 Warehouse (190% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
47 Warehouse (200% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
48 Warehouse (210% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
49 Warehouse (220% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
50 Warehouse (230% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
51 Warehouse (240% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
52 Warehouse (250% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
53 Warehouse (260% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
54 Warehouse (270% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
55 Warehouse (280% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
56 Warehouse (290% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
57 Warehouse (300% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
58 Warehouse (310% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
59 Warehouse (320% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
60 Warehouse (330% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
61 Warehouse (340% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
62 Warehouse (350% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
63 Warehouse (360% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
64 Warehouse (370% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
65 Warehouse (380% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
66 Warehouse (390% plot ratio)		£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984			

RUGBY LOCAL PLAN VIABILITY

Sales value £4,325 per m

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£15,000 per unit

			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 Residential Small site - low density	5	£341,475	455,097	434,129	413,307	392,627	372,091	351,700	331,451	311,347	291,385	271,569	251,895	
2 Residential Small site - medium density	5	£341,475	462,541	441,547	420,695	399,988	379,424	359,004	338,728	318,595	298,600	278,761	259,060	
3 Residential Small site - higher density (flats)	5	£95,613	134,590	118,477	102,480	86,600	70,835	55,186	39,654	24,237	8,937	6,350	21,663	
4 Residential Small site - low density	10	£682,950	910,193	868,259	826,613	785,254	744,182	703,398	662,902	622,692	582,771	543,137	503,791	
5 Residential Small site - medium density	10	£682,950	925,084	883,093	841,391	799,676	758,848	718,008	677,455	637,190	597,213	557,522	518,119	
6 Residential Small site - higher density (flats)	10	£191,226	269,180	236,954	204,960	173,198	141,669	110,371	79,307	48,474	17,874	12,698	43,328	
7 Residential Medium site - low density	25	£1,707,375	2,275,483	2,170,648	2,066,532	1,963,135	1,860,456	1,758,496	1,657,254	1,556,732	1,456,928	1,357,843	1,259,476	
8 Residential Medium site - medium density	25	£1,707,375	1,980,945	1,880,866	1,781,479	1,682,782	1,584,777	1,487,462	1,380,839	1,284,906	1,189,665	1,095,114	1,011,255	
9 Residential Medium site - higher density (flats and houses)	25	£602,362	1,535,535	1,442,240	1,349,597	1,257,605	1,166,267	1,075,580	985,547	896,168	807,436	719,361	631,936	
10 Residential Medium site - low density	50	£3,615,619	4,464,283	4,257,534	4,052,203	3,848,290	3,645,795	3,444,718	3,245,095	3,046,818	2,849,955	2,654,590	2,460,604	
11 Residential Medium site - medium density	50	£3,615,619	4,536,212	4,329,191	4,123,589	3,919,405	3,716,638	3,515,291	3,315,960	3,116,848	2,919,754	2,724,078	2,529,820	
12 Residential Medium site - higher density (flats)	50	£1,012,373	939,812	862,897	786,971	712,035	642,099	572,163	502,227	432,291	362,355	292,419	222,483	
13 Residential Large site - low density	100	£7,683,190	8,690,986	8,291,106	7,893,967	7,496,567	7,107,907	6,718,986	6,332,807	5,949,366	5,568,666	5,190,704	4,814,027	
14 Residential Large site - medium density	100	£7,683,190	8,834,682	8,434,261	8,036,579	7,641,638	7,249,435	6,859,874	6,473,251	6,089,269	5,708,026	5,329,623	4,950,079	
15 Residential Large site - high density (flats and houses)	100	£2,967,907	6,989,250	6,616,713	6,246,636	5,879,502	5,514,747	5,152,574	4,792,982	4,435,971	4,081,542	3,729,693	3,380,425	
16 Residential Large site - low density	200	£17,561,576	17,117,997	16,320,858	15,529,189	14,742,990	13,962,261	13,187,003	12,417,214	11,652,896	10,894,047	10,140,669	9,392,760	
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	14,942,283	14,181,033	13,425,044	12,674,316	11,928,848	11,188,639	10,453,692	9,724,005	9,000,579	8,280,414	7,566,508	
18 Strategic scale site - low density	500	£51,631,035	27,676,588	25,740,553	23,814,863	21,902,473	20,003,385	18,117,596	16,245,109	14,385,920	12,540,034	10,707,447	8,888,161	
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	25,346,564	23,450,198	21,566,877	19,696,600	17,839,387	15,995,179	14,164,035	12,345,935	10,540,880	8,748,869	6,969,901	
20 Strategic scale site - low density	600	£84,538,793	30,150,595	28,034,203	25,932,337	23,844,997	21,769,416	19,705,760	17,656,661	15,622,122	13,602,144	11,596,725	9,605,865	
21 Strategic scale site - medium density (houses and flats)	600	£49,479,427	27,635,309	25,560,125	23,499,220	21,452,592	19,420,243	17,402,173	15,398,380	13,408,866	11,433,630	9,472,673	7,523,896	
22 Strategic scale site - low density	600	£53,782,328	25,371,105	23,575,288	21,791,797	20,020,632	18,261,794	16,514,296	14,774,565	13,047,196	11,332,189	9,629,545	7,935,919	
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	28,709,739	26,636,466	24,577,374	22,532,524	20,501,011	18,478,257	16,469,785	14,475,598	12,495,693	10,529,205	8,568,703	
24 Housing for Elderly (C3) - high density	40	£688,414	516,738	575,775	634,811	693,848	752,885	811,921	870,958	929,994	989,030	1,048,067	1,107,103	
25 Housing for Elderly (C3) - high density	60	£290,190	829,958	915,330	1,000,703	1,086,075	1,171,449	1,256,821	1,342,194	1,427,566	1,512,939	1,598,311	1,683,683	
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,031,631	1,127,558	1,223,486	1,319,413	1,415,341	1,511,269	1,607,196	1,703,124	1,799,051	1,894,979	1,990,907	
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30 Office	-	£1,613,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
38 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 beds	-	£515,851	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348	
43 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45 Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47 Community use	-	£366,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	455,097	434,129	413,307	392,627	372,091	351,700	331,451	311,347	291,385	271,569	251,895
2 Residential Small site - medium density	5	£104,833	462,541	441,547	420,695	399,988	379,424	359,004	338,728	318,595	298,600	278,761	259,060
3 Residential Small site - higher density (flats)	5	£29,353	134,590	118,477	102,480	86,600	70,835	55,186	39,654	24,237	8,937	6,350	21,663
4 Residential Small site - low density	10	£209,666	910,193	868,259	826,613	785,254	744,182	703,398	662,902	622,692	582,771	543,137	503,791
5 Residential Small site - medium density	10	£209,666	925,084	883,093	841,391	799,676	758,848	718,008	677,455	637,190	597,213	557,522	518,119
6 Residential Small site - higher density (flats)	10	£58,707	269,180	236,954	204,960	173,198	141,669	110,371	79,307	48,474	17,698	12,698	43,328
7 Residential Medium site - low density	25	£524,165	2,275,483	2,170,648	2,066,532	1,963,135	1,860,456	1,758,496	1,657,254	1,556,732	1,456,928	1,357,843	1,259,476
8 Residential Medium site - medium density	25	£524,165	1,980,945	1,880,866	1,781,479	1,682,782	1,584,777	1,487,462	1,380,839	1,284,906	1,189,665	1,095,114	1,011,255
9 Residential Medium site - higher density (flats and houses)	25	£184,926	1,535,535	1,442,240	1,349,597	1,257,605	1,166,267	1,075,580	985,547	896,166	807,436	719,361	631,936
10 Residential Medium site - low density	50	£1,098,997	4,464,283	4,257,534	4,052,203	3,848,290	3,645,795	3,444,718	3,245,095	3,046,818	2,849,955	2,654,590	2,460,604
11 Residential Medium site - medium density	50	£1,109,997	4,536,212	4,329,191	4,123,589	3,919,405	3,716,638	3,515,291	3,315,960	3,116,848	2,919,754	2,724,078	2,529,820
12 Residential Medium site - higher density (flats)	50	£310,799	939,812	862,897	786,971	712,035	642,099	572,163	502,227	432,291	362,355	292,419	222,483
13 Residential Large site - low density	100	£2,358,744	8,690,986	8,291,106	7,893,967	7,496,567	7,107,907	6,718,986	6,332,807	5,949,366	5,568,666	5,190,704	4,814,027
14 Residential Large site - medium density	100	£2,358,744	8,834,682	8,434,261	8,036,579	7,641,638	7,249,435	6,859,974	6,473,251	6,089,269	5,708,026	5,326,503	4,950,079
15 Residential Large site - high density (flats and houses)	100	£917,289	6,989,259	6,616,713	6,246,636	5,879,502	5,512,747	5,152,574	4,792,982	4,434,971	4,081,542	3,729,693	3,380,425
16 Residential Large site - low density	200	£5,391,415	17,117,997	16,320,558	15,529,169	14,742,950	13,962,241	13,187,003	12,417,214	11,652,895	10,894,047	10,140,689	9,392,760
17 Residential Large site - medium density	200	£5,391,415	14,942,263	14,142,023	13,341,783	12,541,543	11,741,303	10,941,063	10,140,823	9,340,583	8,540,343	7,740,103	6,939,863
18 Strategic scale site - low density	500	£15,850,759	27,676,558	25,740,553	23,814,963	21,902,473	20,003,395	18,117,596	16,245,109	14,385,920	12,540,304	10,707,447	8,886,161
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	24,356,564	23,450,198	21,566,877	19,696,600	17,839,367	15,995,179	14,164,035	12,345,935	10,540,880	8,748,899	6,959,901
20 Strategic scale site - low density	600	£15,813,449	29,150,955	28,034,203	26,932,337	25,844,997	24,769,416	23,705,760	22,658,666	21,622,162	20,597,144	19,576,795	18,565,865
21 Strategic scale site - medium density (houses and flats)	600	£15,813,449	24,632,261	23,450,198	21,566,877	19,696,600	17,839,367	15,995,179	14,164,035	12,345,935	10,540,880	8,748,899	6,959,901
22 Strategic scale site - low density	800	£16,511,208	30,157,105	28,755,298	27,191,797	25,020,632	22,817,914	20,584,196	18,347,666	16,102,192	13,932,148	11,959,425	10,076,955
23 Strategic scale site - medium density (houses and flats)	800	£16,511,208	28,709,799	26,636,646	24,577,374	22,532,524	20,501,011	18,478,257	16,469,785	14,475,598	12,495,693	10,528,005	8,568,703
24 Housing for Elderly (C3) - high density	70	£21,123,346	516,738	575,775	634,811	693,846	752,885	811,921	870,959	929,994	989,030	1,048,067	1,107,103
25 Housing for Elderly (C3) - high density	70	£23,328,095	619,580	681,580	743,580	805,580	867,580	929,580	991,580	1,053,580	1,115,580	1,177,580	1,239,580
26 Housing for Elderly (C3) extra care	70	£209,209	1,031,631	1,127,588	1,223,496	1,319,413	1,415,341	1,511,269	1,607,198	1,703,126	1,799,055	1,894,979	1,990,907
27 Retail (comparison)	-		1,625,122	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433	1,741,433
28 Retail (convenience)	-	£660,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£300,224	1,898,712	1,898,712	1,898,712	1,898,712	1,898,712	1,898,712	1,898,712	1,898,712	1,898,712	1,898,712	1,898,712
30 Office	-	£665,336	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068
31 Industrial (40% plot ratio)	-	£660,448	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168	1,301,168
32 Warehousing/ logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehousing/ logistics (60% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
34 Industrial (10% plot ratio)	-	£19,474,232	19,474,232	19,474,232	19,474,232	19,474,232	19,474,232	19,474,232	19,474,232	19,474,232	19,474,232	19,474,232	19,474,232
35 Warehousing/ logistics (30% plot ratio)	-	£18,413,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehousing/ logistics (25% plot ratio)	-	£16,617,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£205,860	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£205,860	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
39 Student housing development (high density) 300 beds	-	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
43 Leisure use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
46 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
47 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
48 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
49 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
50 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
51 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
52 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
53 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
54 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
55 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
56 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
57 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
58 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
59 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
60 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
61 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
62 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
63 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
64 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
65 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
66 Community use	-	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646			

Appendix 10 - Appraisal outputs – £22,500 per unit S106

RUGBY LOCAL PLAN VIABILITY

Sales value £3,054 psm

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£22,500 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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 Residential Small site - low density	5	£341,475	34,504	28,340	22,219	16,140	10,105	4,112	1,869	809	7,873	13,834	19,750	25,824
2 Residential Small site - medium density	5	£341,475	14,949	15,757	29,008	23,501	17,438	11,416	5,438	2,601	6,494	12,440	18,347	24,243
3 Residential Small site - higher density (flats)	5	£95,613	224,166	228,143	232,089	235,999	239,876	243,721	247,531	251,308	255,051	258,781	262,437	266,024
4 Residential Small site - low density	10	£682,950	69,008	56,680	44,438	32,281	20,210	8,223	3,737	1,545	27,666	39,501	51,249	62,998
5 Residential Small site - medium density	10	£682,950	83,899	71,514	59,216	47,003	34,875	22,833	10,876	1,011	12,889	24,881	36,885	48,889
6 Residential Small site - higher density (flats)	10	£191,226	448,331	456,288	464,176	471,998	479,754	487,442	495,063	502,615	510,102	517,522	524,874	532,126
7 Residential Medium site - low density	25	£1,707,375	172,520	141,699	111,093	80,702	50,523	20,558	9,343	3,363	9,167	16,752	24,337	31,922
8 Residential Medium site - medium density	25	£1,707,375	57,499	56,636	115,565	144,287	172,802	201,109	229,209	257,102	284,788	312,285	339,536	366,787
9 Residential Medium site - higher density (flats and houses)	25	£602,362	417,073	443,021	468,776	494,337	519,704	544,878	569,858	594,646	619,239	643,640	667,847	691,854
10 Residential Medium site - low density	50	£3,615,619	351,430	289,812	228,621	167,858	107,521	47,612	12,064	7,285	13,671	19,623	24,941	30,259
11 Residential Medium site - medium density	50	£3,615,619	424,538	362,642	301,176	240,136	179,524	119,339	59,882	251	79,212	119,043	178,042	237,041
12 Residential Medium site - higher density (flats)	50	£1,012,373	2,472,929	2,496,835	2,520,520	2,543,983	2,567,225	2,590,243	2,613,041	2,635,616	2,657,969	2,680,100	2,702,010	2,723,711
13 Residential Large site - low density	100	£7,683,190	572,850	455,244	342,997	229,267	116,336	4,203	108,884	221,227	332,760	443,481	553,391	663,302
14 Residential Large site - medium density	100	£7,683,190	718,897	603,020	487,941	373,661	260,179	147,496	35,611	7,711	188,804	300,084	410,553	520,624
15 Residential Large site - high density (flats and houses)	100	£2,957,907	783,530	888,101	991,917	1,094,979	1,197,286	1,298,839	1,399,637	1,499,680	1,598,968	1,697,502	1,795,282	1,893,262
16 Residential Large site - low density	200	£17,561,576	1,403,881	1,160,678	919,164	679,334	441,192	204,736	30,525	267,420	502,601	736,067	969,582	1,203,107
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	334,307	564,585	794,015	1,023,673	1,251,677	1,478,026	1,702,720	1,925,760	2,147,144	2,366,875	2,584,950	2,803,025
18 Strategic scale site - low density	500	£51,631,035	1,159,874	1,178,101	12,404,001	13,019,577	13,630,827	14,237,753	14,840,353	15,438,628	16,032,578	16,622,203	17,207,503	17,792,803
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	13,007,614	13,611,925	14,212,010	14,807,868	15,399,498	15,986,902	16,570,077	17,149,028	17,723,748	18,294,244	18,860,511	19,426,778
20 Strategic scale site - low density	600	£58,538,793	12,388,772	13,113,688	13,851,693	14,584,553	15,312,267	16,034,835	16,762,258	17,484,536	18,171,668	18,875,655	19,570,497	20,265,339
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	14,488,726	15,208,544	15,923,332	16,633,092	17,337,822	18,037,523	18,732,194	19,421,837	20,106,450	20,786,034	21,460,589	22,135,133
22 Strategic scale site - low density	600	£53,782,328	11,070,578	11,747,729	12,435,130	13,137,159	13,849,391	14,566,584	15,288,766	15,995,907	16,648,018	17,335,097	18,017,147	18,699,197
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	13,911,647	14,382,842	15,186,282	16,007,040	16,826,758	17,640,672	18,448,783	19,251,092	20,047,598	20,838,301	21,623,201	22,408,101
24 Housing for Elderly (C3) - high density	40	£688,414	2,245,412	2,256,126	2,266,840	2,277,554	2,288,268	2,298,981	2,309,695	2,320,410	2,331,123	2,341,837	2,352,552	2,363,266
25 Housing for Elderly (C3) - high density	60	£273,289	4,031,676	4,117,500	4,203,324	4,289,148	4,374,972	4,460,796	4,546,620	4,632,444	4,718,268	4,804,092	4,889,916	4,975,739
26 Housing for Elderly (C2) extra care	70	£1,003,937	4,011,987	4,025,522	4,039,058	4,052,593	4,066,129	4,079,665	4,093,200	4,106,736	4,120,271	4,133,807	4,147,342	4,160,877
27 Retail (comparison)	-	£757,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,615,647	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712	7,938,712
30 Office	-	£1,615,647	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£54,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
35 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
36 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
37 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
38 Student housing development (high density) 300 beds	-	£519,881	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48 Community use	-	£403,209	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	£4,504	£8,340	£22,219	£15,140	£10,105	£4,112	£1,869	£787	£13,834	£19,750	£5,824	
2 Residential Small site - medium density	5	£104,833	£14,949	£5,757	£29,008	£23,501	£17,438	£11,416	£5,438	£505	£6,494	£12,440	£8,343	
3 Residential Small site - higher density (flats)	5	£29,353	£224,166	£228,143	£232,089	£235,999	£239,876	£243,721	£247,531	£251,308	£255,051	£258,781	£262,437	
4 Residential Small site - low density	10	£209,666	£9,008	£6,880	£44,438	£32,281	£20,210	£8,223	£3,737	£1,545	£27,666	£39,501	£51,249	
5 Residential Small site - medium density	10	£209,666	£5,899	£7,154	£9,216	£47,003	£34,875	£22,833	£10,876	£1,011	£12,889	£24,881	£36,885	
6 Residential Small site - higher density (flats)	10	£58,707	£448,331	£456,288	£464,176	£471,998	£479,754	£487,442	£495,063	£502,615	£510,102	£517,522	£524,874	
7 Residential Medium site - low density	25	£524,165	£172,520	£141,699	£111,093	£80,702	£50,523	£20,558	£9,343	£3,363	£9,167	£6,752	£128,121	
8 Residential Medium site - medium density	25	£524,165	£7,499	£6,636	£115,565	£144,287	£172,802	£201,109	£229,209	£257,102	£284,788	£312,285	£339,536	
9 Residential Medium site - higher density (flats and houses)	25	£184,926	£417,073	£443,021	£468,776	£494,337	£519,704	£544,878	£569,858	£594,646	£619,239	£643,640	£667,847	
10 Residential Medium site - low density	50	£1,109,997	£51,430	£28,812	£228,621	£167,858	£107,521	£47,612	£12,064	£7,285	£13,671	£19,623	£24,941	
11 Residential Medium site - medium density	50	£1,109,997	£424,538	£362,642	£301,176	£240,136	£179,524	£119,339	£59,882	£251	£79,212	£119,043	£178,042	
12 Residential Medium site - higher density (flats)	50	£310,799	£2,472,929	£2,496,835	£2,520,520	£2,543,983	£2,567,225	£2,590,243	£2,613,041	£2,635,616	£2,657,969	£2,680,100	£2,702,010	
13 Residential Large site - low density	100	£2,358,744	£72,850	£45,524	£342,997	£229,267	£116,336	£4,203	£108,884	£221,227	£332,760	£443,481	£553,391	
14 Residential Large site - medium density	100	£2,358,744	£718,897	£603,020	£487,941	£373,661	£260,179	£147,496	£56,111	£6,711	£188,804	£300,084	£410,553	
15 Residential Large site - high density (flats and houses)	100	£971,289	£785,530	£888,101	£991,917	£1,094,979	£1,197,286	£1,298,839	£1,399,637	£1,499,680	£1,598,968	£1,697,502	£1,795,292	
16 Residential Large site - low density	200	£5,391,475	£1,045,881	£1,606,878	£1,916,684	£2,097,977	£2,344,192	£2,594,738	£2,805,287	£3,026,429	£3,250,761	£3,478,087	£3,707,820	
17 Residential Large site - medium density (houses and flats)	200	£5,391,475	£3,847,307	£3,544,585	£3,241,671	£2,938,612	£2,635,513	£2,332,414	£2,029,315	£1,726,216	£1,423,117	£1,120,018	£816,917	
18 Strategic scale site - low density	500	£15,857,759	£1,159,814	£1,178,101	£1,240,001	£1,310,957	£1,383,902	£1,457,733	£1,531,480	£1,605,226	£1,678,972	£1,752,718	£1,826,464	
19 Strategic scale site - medium density (houses and flats)	500	£9,806,725	£3,007,714	£3,161,925	£3,412,010	£3,662,105	£3,912,199	£4,162,294	£4,412,388	£4,662,483	£4,912,577	£5,162,672	£5,412,766	
20 Strategic scale site - low density	800	£19,813,449	£12,388,772	£13,113,688	£13,851,693	£14,589,553	£15,327,367	£16,065,181	£16,802,995	£17,540,809	£18,278,623	£19,016,437	£19,754,251	
21 Strategic scale site - medium density (houses and flats)	700	£15,190,311	£4,898,726	£5,209,544	£5,520,362	£5,831,180	£6,141,998	£6,452,816	£6,763,634	£7,074,452	£7,385,269	£7,696,087	£8,006,905	
22 Strategic scale site - low density	800	£15,190,311	£1,070,519	£1,147,729	£1,245,130	£1,332,531	£1,420,932	£1,508,333	£1,595,734	£1,683,135	£1,770,536	£1,857,937	£1,945,338	
23 Strategic scale site - medium density (houses and flats)	700	£15,191,208	£1,351,647	£1,438,242	£1,566,282	£1,660,074	£1,753,866	£1,847,657	£1,941,449	£2,035,241	£2,129,033	£2,222,825	£2,316,617	
24 Housing for Elderly (C3) - high density	40	£211,343	£2,245,412	£2,256,126	£2,266,840	£2,277,554	£2,288,268	£2,298,981	£2,309,695	£2,320,409	£2,331,123	£2,341,837	£2,352,552	
25 Housing for Elderly (C3) - high density	60	£223,349	£3,403,676	£3,417,500	£3,431,324	£3,445,148	£3,458,973	£3,472,797	£3,486,621	£3,500,445	£3,514,269	£3,528,093	£3,541,918	
26 Housing for Elderly (C2) extra	70	£308,209	£4,011,987	£4,025,322	£4,038,656	£4,052,000	£4,065,344	£4,078,689	£4,092,033	£4,105,377	£4,118,721	£4,132,065	£4,145,409	
27 Retail (convenience)			£161,443	£1,414,433	£1,414,433	£1,414,433	£1,414,433	£1,414,433	£1,414,433	£1,414,433	£1,414,433	£1,414,433	£1,414,433	
28 Retail (convenience)			£660,448	£285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	£1,285,738	
29 Office			£330,224	£,709,712	£,709,712	£,709,712	£,709,712	£,709,712	£,709,712	£,709,712	£,709,712	£,709,712	£,709,712	
30 Office			£456,336	£13,096,08	£13,096,08	£13,096,08	£13,096,08	£13,096,08	£13,096,08	£13,096,08	£13,096,08	£13,096,08	£13,096,08	
31 Industrial (40% plot ratio)			£660,448	£,391,168	£,391,168	£,391,168	£,391,168	£,391,168	£,391,168	£,391,168	£,391,168	£,391,168	£,391,168	
32 Warehouse/logistics (50% plot ratio)			£660,448	£780,984	£780,984	£780,984	£780,984	£780,984	£780,984	£780,984	£780,984	£780,984	£780,984	
33 Warehouse/logistics (60% plot ratio)			£660,448	£1,710,800	£1,710,800	£1,710,800	£1,710,800	£1,710,800	£1,710,800	£1,710,800	£1,710,800	£1,710,800	£1,710,800	
34 Warehouse with HO office (30% plot ratio)			£19,813,449	£19,774,232	£19,774,232	£19,774,232	£19,774,232	£19,774,232	£19,774,232	£19,774,232	£19,774,232	£19,774,232	£19,774,232	
35 Warehouse/logistics (30% plot ratio)			£19,813,449	£4,915,279	£4,915,279	£4,915,279	£4,915,279	£4,915,279	£4,915,279	£4,915,279	£4,915,279	£4,915,279	£4,915,279	
36 Warehouse/logistics (25% plot ratio)			£26,417,932	£8,613,432	£8,613,432	£8,613,432	£8,613,432	£8,613,432	£8,613,432	£8,613,432	£8,613,432	£8,613,432	£8,613,432	
37 Student housing development (high density) 200 beds			£125,688	£95,428	£95,428	£95,428	£95,428	£95,428	£95,428	£95,428	£95,428	£95,428	£95,428	
38 Student housing development (high density) 250 beds			£132,930	£121,305	£121,305	£121,305	£121,305	£121,305	£121,305	£121,305	£121,305	£121,305	£121,305	
39 Student housing development (high density) 300 beds			£158,366	£147,185	£147,185	£147,185	£147,185	£147,185	£147,185	£147,185	£147,185	£147,185	£147,185	
40 Hotel (100 rooms)			£99,067	£5,733	£5,733	£5,733	£5,733	£5,733	£5,733	£5,733	£5,733	£5,733	£5,733	
41 Hotel (125 rooms)			£99,067	£40,068	£40,068	£40,068	£40,068	£40,068	£40,068	£40,068	£40,068	£40,068	£40,068	
42 Hotel (150 rooms)			£99,067	£348	£348	£348	£348	£348	£348	£348	£348	£348	£348	
43 Leisure use			£198,134	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	
44 Leisure use			£198,134	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	£2,414,646	
45 Leisure use			£198,134	£2,416,030	£2,416,030	£2,416,030	£2,416,030	£2,416,030	£2,416,030	£2,416,030	£2,416,030	£2,416,030	£2,416,030	
46 Community use			£198,134	£3,160,841	£3,160,841	£3,160,841	£3,160,841	£3,160,841	£3,160,841	£3,160,841	£3,160,841	£3,160,841	£3,160,841	
47 Community use			£123,589	£3,907,841	£3,907,841	£3,907,841	£3,907,841	£3,907,841	£3,907,841	£3,907,841	£3,907,841	£3,907,841	£3,907,841	
48 Community use			£103,183	£4,655,240	£4,655,240	£4,655,240	£4,655,240	£4,655,240	£4,655,240	£4,655,240	£4,655,240	£4,655,240	£4,655,240	

RUGBY LOCAL PLAN VIABILITY

Sales value £3,215 pcm

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£22,500 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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	Residential Small site - low density	5	£341,475	89,040	80,707	72,430	64,212	56,050	47,848	39,902	31,914	23,983	16,111	8,295	
2	Residential Small site - medium density	5	£341,475	90,486	88,124	79,819	71,573	63,383	55,253	47,179	39,163	31,203	23,303	15,459	
3	Residential Small site - higher density (flats)	5	£95,613	177,051	182,904	188,710	194,470	200,183	205,851	211,472	217,046	222,574	228,056	233,491	
4	Residential Small site - low density	10	£682,950	178,081	161,414	144,861	128,424	112,102	95,895	79,803	63,827	47,968	32,220	16,590	
5	Residential Small site - medium density	10	£682,950	192,972	176,248	159,640	143,146	126,768	110,504	94,367	78,324	62,408	46,606	30,918	
6	Residential Small site - higher density (flats)	10	£1,912,226	354,102	365,808	377,421	388,940	400,368	411,702	422,943	434,092	445,148	456,111	466,981	
7	Residential Medium site - low density	25	£1,707,375	445,203	403,534	362,153	321,059	280,254	239,737	199,509	159,568	119,915	80,551	41,474	
8	Residential Medium site - medium density	25	£1,707,375	207,929	168,738	129,822	91,182	52,818	14,731	23,457	61,607	99,475	137,064	174,371	
9	Residential Medium site - higher density (flats and houses)	25	£602,362	159,884	196,065	231,982	267,636	303,027	338,153	373,016	407,618	441,953	476,025	509,834	
10	Residential Medium site - low density	50	£3,615,619	888,764	805,748	723,306	641,438	560,144	479,424	399,278	319,706	240,707	162,283	84,432	
11	Residential Medium site - medium density	50	£3,615,619	961,869	876,578	795,760	713,716	632,147	551,151	470,729	390,881	311,607	232,907	154,780	
12	Residential Medium site - higher density (flats)	50	£2,024,557	2,068,102	2,107,306	2,148,167	2,188,685	2,228,860	2,268,693	2,308,183	2,347,331	2,386,135	2,424,597		
13	Residential Large site - low density	100	£7,683,190	1,639,585	1,481,886	1,325,276	1,169,755	1,015,323	861,979	709,724	558,557	408,479	259,490	111,589	
14	Residential Large site - medium density	100	£7,683,190	1,785,631	1,627,382	1,470,221	1,314,149	1,159,106	1,005,271	852,465	700,747	550,120	400,579	252,128	
15	Residential Large site - high density (flats and houses)	100	£2,987,907	247,809	194,456	148,498	98,498	52,818	14,731	23,457	61,607	99,475	137,064	174,371	
16	Residential Large site - low density	200	£17,561,576	3,471,683	3,146,016	2,822,802	2,501,439	2,182,528	1,865,869	1,551,461	1,239,307	929,403	621,750	316,351	
17	Residential Large site - medium density (houses and flats)	200	£12,293,103	1,676,840	1,370,279	1,065,874	763,629	463,541	165,813	132,287	430,709	726,921	1,020,947	1,313,317	
18	Strategic scale site - low density	500	£51,631,035	5,908,904	5,730,989	5,559,461	5,382,168	5,205,200	5,028,232	4,851,264	4,674,296	4,497,328	4,320,360	4,143,392	
19	Strategic scale site - medium density (houses and flats)	500	£52,269,397	7,823,437	8,634,610	9,440,138	10,240,020	11,034,257	11,822,848	12,605,794	13,383,095	14,154,750	14,920,781	15,681,126	
20	Strategic scale site - low density	600	£54,538,793	6,523,239	7,460,008	8,394,773	9,323,034	10,256,201	11,192,753	12,133,936	13,077,983	14,015,229	14,945,668	15,899,307	
21	Strategic scale site - medium density (houses and flats)	600	£49,479,742	8,652,824	9,568,172	10,466,370	11,408,073	12,327,291	13,258,550	14,183,147	15,103,744	16,012,356	16,916,968	17,814,917	
22	Strategic scale site - low density	600	£53,782,328	5,887,800	6,720,545	7,556,099	8,395,164	9,242,521	10,102,832	10,981,025	11,881,910	12,788,778	13,689,099	14,582,780	
23	Strategic scale site - medium density (houses and flats)	700	£53,782,328	7,557,403	8,519,747	9,490,341	10,468,067	11,455,715	12,458,821	13,482,959	14,533,744	15,578,921	16,616,503	17,646,491	
24	Housing for Elderly (C3) - high density	40	£688,414	2,027,573	2,046,032	2,064,491	2,082,951	2,101,410	2,119,870	2,138,330	2,156,789	2,175,249	2,193,708	2,212,168	
25	Housing for Elderly (C3) - high density	60	£279,330	3,079,330	3,104,653	3,129,976	3,155,299	3,180,621	3,205,943	3,231,267	3,256,591	3,281,913	3,307,237	3,332,559	
26	Housing for Elderly (C2) extra care	70	£1,003,937	3,636,317	3,663,189	3,690,060	3,716,813	3,743,625	3,770,438	3,797,249	3,824,062	3,850,874	3,877,687	3,904,498	
27	Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	
28	Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29	Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30	Office	-	£1,613,441	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31	Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32	Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33	Warehouse/logistics (25% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34	Industrial with HO office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35	Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36	Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	
37	Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
38	Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39	Student housing development (high density) 300 beds	-	£515,851	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40	Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41	Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42	Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348	
43	Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
44	Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
45	Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46	Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47	Community use	-	£358,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48	Community use	-	£403,290	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	4,855,240	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	89,040	80,707	72,430	64,212	56,050	47,848	39,902	31,914	23,983	16,111	8,295
2 Residential Small site - medium density	5	£104,833	90,486	88,124	79,819	71,573	63,383	55,253	47,179	39,163	31,203	23,303	15,459
3 Residential Small site - higher density (flats)	5	£29,353	177,051	182,904	188,710	194,470	200,183	205,851	211,472	217,046	222,574	228,056	233,491
4 Residential Small site - low density	10	£209,666	178,081	161,414	144,861	128,424	112,102	95,895	79,803	63,827	47,966	32,220	16,650
5 Residential Small site - medium density	10	£209,666	192,972	176,248	159,640	143,146	126,768	110,504	94,367	78,324	62,408	46,606	30,918
6 Residential Small site - higher density (flats)	10	£58,707	354,102	355,808	377,421	389,940	400,368	411,702	422,943	434,092	445,148	456,111	466,981
7 Residential Medium site - low density	25	£524,165	445,203	403,534	362,153	321,059	280,254	239,737	199,509	159,568	119,915	80,551	41,474
8 Residential Medium site - medium density	25	£524,165	207,929	168,738	129,822	91,182	52,818	14,731	23,457	61,607	99,475	137,064	174,371
9 Residential Medium site - higher density (flats and houses)	25	£163,626	159,884	196,065	231,982	267,636	303,027	338,153	373,016	407,618	441,953	476,025	509,834
10 Residential Medium site - low density	50	£1,049,960	888,764	805,748	723,306	641,438	560,144	479,424	399,278	319,706	240,707	162,283	84,432
11 Residential Medium site - medium density	50	£1,049,960	961,869	876,578	795,860	713,716	632,147	551,151	470,729	390,881	311,607	232,907	154,780
12 Residential Medium site - higher density (flats)	50	£310,790	2,024,557	2,068,102	2,107,306	2,148,167	2,188,685	2,228,860	2,268,693	2,308,183	2,347,331	2,386,135	2,424,597
13 Residential Large site - low density	100	£2,358,744	1,639,585	1,481,886	1,325,276	1,169,755	1,015,323	861,979	709,724	558,557	408,479	259,490	111,589
14 Residential Large site - medium density	100	£2,358,744	1,785,631	1,627,382	1,470,221	1,314,149	1,159,106	1,005,271	852,465	700,747	550,120	400,579	252,128
15 Residential Large site - high density (flats and houses)	100	£917,289	247,809	194,456	148,498	98,498	52,818	14,731	23,457	61,607	99,475	137,064	174,371
16 Residential Large site - low density	200	£5,391,415	3,471,683	3,146,016	2,822,002	2,501,439	2,182,226	1,865,899	1,551,461	1,239,307	924,403	621,720	316,431
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	1,678,840	1,370,279	1,065,874	763,629	463,541	263,513	155,813	132,297	430,709	1,020,947	1,319,317
18 Strategic scale site - low density	500	£13,620,833	9,405,004	8,230,889	7,259,661	6,434,109	5,740,188	5,167,109	4,688,129	4,284,616	3,940,529	3,640,223	3,381,456
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	7,823,437	6,834,810	6,040,138	5,420,002	4,934,257	4,512,267	4,152,648	3,845,995	3,580,751	3,324,761	3,076,581
20 Strategic scale site - low density	600	£19,813,449	13,523,239	12,046,008	10,894,773	9,928,034	9,120,291	8,411,253	7,783,336	7,237,983	6,750,258	6,334,668	5,989,307
21 Strategic scale site - medium density (houses and flats)	600	£15,190,311	6,852,932	5,958,172	5,149,630	4,513,073	4,027,297	3,629,550	3,304,193	3,031,977	2,801,294	2,605,968	2,419,919
22 Strategic scale site - low density	700	£15,120,833	10,881,605	9,481,480	8,293,251	7,382,031	6,640,491	6,035,618	5,534,648	5,124,529	4,778,423	4,484,616	4,238,456
23 Strategic scale site - medium density (houses and flats)	700	£15,116,208	7,557,403	6,519,747	5,690,941	5,048,087	4,555,716	4,125,881	3,842,959	3,593,744	3,358,821	3,136,503	2,926,881
24 Housing for Elderly (C3) - high density	40	£21,343,202	2,027,573	2,064,032	2,064,491	2,062,951	2,104,812	2,119,870	2,138,392	2,156,789	2,175,249	2,193,708	2,212,168
25 Housing for Elderly (C3) - high density	60	£23,228,399	3,076,330	3,104,653	3,129,936	3,155,299	3,180,621	3,205,945	3,231,267	3,256,591	3,281,913	3,307,237	3,332,559
26 Retail (comparisons) C2 (extra care)	70	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000	£338,200,000
27 Retail (comparisons)	-	£163,122,416	7,411,433	7,411,433	7,411,433	7,411,433	7,411,433	7,411,433	7,411,433	7,411,433	7,411,433	7,411,433	7,411,433
28 Retail (convenience)	-	£660,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£332,224	8,786,712	8,786,712	8,786,712	8,786,712	8,786,712	8,786,712	8,786,712	8,786,712	8,786,712	8,786,712	8,786,712
30 Warehouse	-	£495,338	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068
31 Industrial (40% plot ratio)	-	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial HC office (30% plot ratio)	-	£660,448	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232
35 Warehouse/logistics (30% plot ratio)	-	£1,813,449	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275
36 Warehouse/logistics (25% plot ratio)	-	£2,647,193	3,881,432	3,881,432	3,881,432	3,881,432	3,881,432	3,881,432	3,881,432	3,881,432	3,881,432	3,881,432	3,881,432
37 Student housing (development high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing (development high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing (development high density) 300 beds	-	£152,307	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	548	548	548	548	548	548	548	548	548	548	548
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441
47 Community use	-	£120,954	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841
48 Community use	-	£120,954	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £3,372 psfm

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£22,500 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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 Residential Small site - low density	5	£341,475	143,577	133,074	122,642	112,284	101,997	91,783	81,642	71,573	61,576	51,652	41,801
2 Residential Small site - medium density	5	£341,475	151,023	140,491	130,032	119,645	109,330	99,088	88,918	78,822	68,797	58,846	48,966
3 Residential Small site - higher density (flats)	5	£95,613	129,937	137,654	145,332	152,941	160,490	167,981	175,412	182,784	190,096	197,350	204,544
4 Residential Small site - low density	10	£682,950	287,155	266,148	245,285	224,567	203,994	183,567	163,284	143,146	123,154	103,306	83,603
5 Residential Small site - medium density	10	£682,950	302,045	280,981	260,062	239,289	218,660	198,176	177,838	157,643	137,595	117,691	97,932
6 Residential Small site - higher density (flats)	10	£191,226	259,813	275,328	290,965	305,882	320,981	335,962	350,824	365,568	380,194	394,700	409,089
7 Residential Medium site - low density	25	£1,707,375	717,857	665,386	613,211	561,417	509,986	458,917	408,209	357,866	307,883	258,264	209,008
8 Residential Medium site - medium density	25	£1,707,375	472,433	422,717	373,349	324,329	275,658	227,334	179,360	131,733	84,455	37,524	9,205
9 Residential Medium site - higher density (flats and houses)	25	£602,362	95,740	50,073	4,734	40,936	86,349	131,429	176,174	220,586	264,665	308,409	351,820
10 Residential Medium site - low density	50	£3,615,619	1,426,086	1,321,683	1,217,990	1,115,018	1,012,766	911,236	810,425	710,335	610,966	512,317	414,389
11 Residential Medium site - medium density	50	£3,615,619	1,499,201	1,394,512	1,290,544	1,187,296	1,084,769	982,963	881,976	781,511	681,895	582,941	484,737
12 Residential Medium site - higher density (flats)	100	£1,012,373	1,576,184	1,635,399	1,694,092	1,752,350	1,810,145	1,867,476	1,924,345	1,980,750	2,036,691	2,092,169	2,147,184
13 Residential Large site - low density	50	£7,683,190	2,692,975	2,493,643	2,295,686	2,099,104	1,903,896	1,710,063	1,517,604	1,326,521	1,136,813	948,479	761,520
14 Residential Large site - medium density	100	£7,683,190	2,836,672	2,636,798	2,438,298	2,241,174	2,045,425	1,851,050	1,658,049	1,466,425	1,276,174	1,087,298	899,797
15 Residential Large site - high density (flats and houses)	100	£2,961,907	1,266,541	1,082,721	900,198	718,973	539,044	360,413	183,078	7,041	170,442	346,722	521,683
16 Residential Large site - low density	200	£17,561,576	5,523,245	5,116,451	4,712,465	4,311,289	3,912,923	3,517,366	3,124,619	2,734,680	2,347,551	1,963,230	1,581,720
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	3,682,609	3,296,056	2,912,209	2,531,070	2,152,638	1,776,911	1,403,892	1,033,581	665,975	301,076	62,116
18 Strategic scale site - low density	500	£51,631,035	735,769	1,761,280	2,779,713	3,791,069	4,795,349	5,792,550	6,791,048	7,792,069	8,785,881	9,772,492	10,751,898
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	2,707,442	3,707,189	4,699,598	5,685,868	6,669,015	7,658,794	8,641,511	9,617,163	10,585,752	11,547,278	12,501,740
20 Strategic scale site - low density	600	£54,538,793	804,023	1,943,466	3,079,598	4,218,563	5,349,558	6,474,567	7,608,583	8,734,495	9,874,155	11,017,682	12,168,117
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	2,965,383	4,091,338	5,209,480	6,319,809	7,437,343	8,550,681	9,666,363	10,766,173	11,918,261	13,047,900	14,169,245
22 Strategic scale site - low density	600	£53,782,328	917,917	1,915,684	2,914,097	3,911,215	4,909,973	5,914,922	6,925,555	7,947,026	8,984,526	10,050,409	11,148,414
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	1,774,271	2,933,933	4,085,581	5,245,094	6,403,627	7,567,116	8,741,813	9,932,934	11,147,355	12,394,705	13,669,780
24 Housing for Elderly (C3) - high density	40	£688,414	1,809,732	1,835,937	1,862,143	1,888,348	1,914,553	1,940,759	1,966,964	1,993,169	2,019,374	2,045,579	2,071,785
25 Housing for Elderly (C3) - high density	60	£890,190	2,754,985	2,791,966	2,828,628	2,865,450	2,902,271	2,939,093	2,975,914	3,012,736	3,049,557	3,086,379	3,123,200
26 Housing for Elderly (C2) extra care	70	£3,008,299	3,260,766	3,300,855	3,340,944	3,381,033	3,421,121	3,461,210	3,501,299	3,541,388	3,581,477	3,621,566	3,661,655
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,615,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,615,647	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£16,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£293,651	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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 Residential Small site - low density	5	£104,833	143,577	133,074	122,642	112,284	101,997	91,783	81,642	71,573	61,576	51,652	41,801
2 Residential Small site - medium density	5	£104,833	151,023	140,491	130,032	119,645	109,330	99,088	88,918	78,822	68,797	58,846	48,968
3 Residential Small site - higher density (flats)	5	£29,353	129,937	137,654	145,332	152,941	160,490	167,981	175,412	182,784	190,096	197,350	204,544
4 Residential Small site - low density	10	£209,666	287,155	266,148	245,285	224,567	203,994	183,567	163,284	143,146	123,154	103,306	83,603
5 Residential Small site - medium density	10	£209,666	302,045	280,981	260,062	239,289	218,660	198,176	177,838	157,643	137,595	117,691	97,932
6 Residential Small site - higher density (flats)	10	£58,770	259,813	275,328	290,965	305,882	320,981	335,962	350,824	365,568	380,194	394,700	409,089
7 Residential Medium site - low density	25	£524,165	717,857	665,386	613,211	561,417	509,986	458,917	408,209	357,896	307,883	258,254	209,008
8 Residential Medium site - medium density	25	£524,165	472,433	422,717	373,349	324,329	275,658	227,334	179,360	131,733	84,455	37,524	9,205
9 Residential Medium site - higher density (flats and houses)	25	£184,926	95,740	50,073	4,734	40,936	86,349	131,429	176,174	220,586	264,665	308,409	351,820
10 Residential Medium site - low density	50	£1,109,997	1,426,086	1,321,683	1,217,990	1,115,018	1,012,766	911,236	810,425	710,335	610,966	512,317	414,389
11 Residential Medium site - medium density	50	£1,109,997	1,499,201	1,394,512	1,290,544	1,187,296	1,084,769	982,963	881,978	781,511	681,895	582,941	484,737
12 Residential Medium site - higher density (flats)	100	£310,799	1,576,184	1,635,399	1,694,092	1,752,350	1,810,145	1,867,476	1,924,345	1,980,750	2,036,691	2,092,169	2,147,184
13 Residential Large site - low density	50	£2,358,744	2,692,975	2,493,643	2,295,686	2,099,104	1,903,896	1,710,063	1,517,604	1,326,521	1,136,813	948,479	761,520
14 Residential Large site - medium density	100	£2,358,744	2,836,672	2,636,798	2,438,298	2,241,174	2,045,425	1,851,050	1,658,049	1,466,425	1,276,174	1,087,298	899,797
15 Residential Large site - high density (flats and houses)	100	£917,289	1,266,541	1,082,721	900,198	718,973	539,044	360,413	183,078	7,041	17,402	346,722	521,693
16 Residential Large site - low density	200	£5,911,415	5,525,245	5,116,451	4,712,465	4,311,269	3,912,923	3,517,306	3,124,619	2,734,680	2,347,551	1,963,230	1,581,720
17 Residential Large site - medium density (houses and flats)	200	£3,737,990	3,682,609	3,298,056	2,912,226	2,526,138	2,152,638	1,779,911	1,405,892	1,033,581	665,975	301,076	62,116
18 Strategic scale site - low density	50	£1,848,793	2,146,873	2,000,712	1,858,236	1,716,260	1,574,284	1,432,308	1,290,332	1,148,356	1,006,380	864,404	722,428
19 Strategic scale site - medium density (houses and flats)	50	£9,906,725	7,207,442	7,307,189	4,699,988	5,585,688	6,669,015	7,658,794	8,641,511	9,624,227	10,606,942	11,589,752	12,501,740
20 Strategic scale site - low density	600	£19,813,449	804,023	1,943,466	3,079,398	4,218,953	5,349,558	6,474,567	7,608,583	8,734,495	9,864,159	11,007,682	12,168,117
21 Strategic scale site - medium density (houses and flats)	600	£15,910,311	2,995,383	4,091,138	5,299,460	6,519,699	7,747,343	8,959,681	10,166,363	11,370,793	12,574,918	13,047,990	14,169,245
22 Strategic scale site - low density	600	£18,618,000	1,911,617	2,916,684	3,921,751	4,926,818	5,931,885	6,936,952	7,942,019	8,947,086	9,952,153	10,957,220	11,962,287
23 Strategic scale site - medium density (houses and flats)	600	£16,511,208	1,774,271	2,633,933	4,085,581	5,245,094	6,403,627	7,567,116	8,741,613	9,932,934	11,147,355	12,394,705	13,669,760
24 Housing for Elderly (C3) - high density	40	£21,343,180	809,732	1,835,937	1,862,143	1,888,348	1,914,553	1,940,759	1,966,964	1,993,274	2,019,374	2,045,979	2,071,785
25 Housing for Elderly (C3) - high density	40	£273,289	2,754,985	2,791,906	2,828,628	2,865,459	2,902,271	2,939,093	2,975,914	3,012,736	3,049,557	3,086,379	3,123,200
26 Retail (comparison)	60	£338,200	2,860,765	3,300,465	3,740,165	4,179,865	4,619,565	5,059,265	5,498,965	5,938,665	6,378,365	6,818,065	7,257,765
27 Retail (convenience)	60	£125,122	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Office	60	£266,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	60	£330,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Industrial (40% plot ratio)	60	£495,335	3,198,068	3,198,068	3,198,068	3,198,068	3,198,068	3,198,068	3,198,068	3,198,068	3,198,068	3,198,068	3,198,068
31 Warehouse/industrial (50% plot ratio)	60	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/industrial (50% plot ratio)	60	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/industrial (50% plot ratio)	60	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with H.O. office (50% plot ratio)	60	£660,448	2,562,432	2,774,432	2,986,432	3,198,432	3,410,432	3,622,432	3,834,432	4,046,432	4,258,432	4,470,432	4,682,432
35 Warehouse/industrial (50% plot ratio)	60	£1,813,449	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275
36 Warehouse/industrial (25% plot ratio)	60	£2,417,932	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432
37 Student housing development (high density) 200 beds	60	£105,680	98,926	98,926	98,926	98,926	98,926	98,926	98,926	98,926	98,926	98,926	98,926
38 Student housing development (high density) 250 beds	60	£132,090	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	60	£147,187	1,487,187	1,487,187	1,487,187	1,487,187	1,487,187	1,487,187	1,487,187	1,487,187	1,487,187	1,487,187	1,487,187
40 Hotel (100 rooms)	60	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	60	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	60	£99,067	548	548	548	548	548	548	548	548	548	548	548
43 Leisure use	60	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	60	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	60	£198,134	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
46 Community use	60	£109,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441
47 Community use	60	£109,954	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841	3,507,841
48 Community use	60	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £3,531 psn

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£22,500 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
1 Residential Small site - low density	5	£341,475	150,402	140,286	130,236	120,259	110,350	100,510	90,740	81,038	71,407	61,845	52,352
2 Residential Small site - medium density	5	£341,475	157,848	147,702	137,627	127,620	117,683	107,815	98,017	88,287	78,627	69,037	59,517
3 Residential Small site - higher density (flats)	5	£341,475	157,848	147,702	137,627	127,620	117,683	107,815	98,017	88,287	78,627	69,037	59,517
4 Residential Small site - low density	10	£682,950	300,805	280,570	260,474	240,517	220,699	201,020	181,479	162,078	142,814	123,689	104,704
5 Residential Small site - medium density	10	£682,950	315,695	295,405	275,253	255,240	235,365	215,629	196,033	176,575	157,255	138,075	119,033
6 Residential Small site - higher density (flats)	10	£682,950	262,629	242,629	222,630	202,632	182,634	162,636	142,638	122,640	102,642	82,644	62,646
7 Residential Medium site - low density	25	£1,707,375	752,012	701,426	651,187	601,295	551,749	502,550	453,699	405,194	357,035	309,224	261,760
8 Residential Medium site - medium density	25	£1,707,375	498,378	450,920	403,793	356,996	310,529	264,394	218,588	173,112	127,967	83,153	38,669
9 Residential Medium site - higher density (flats and houses)	25	£602,362	110,232	67,279	24,633	17,995	60,714	103,120	145,214	186,995	228,464	269,620	310,464
10 Residential Medium site - low density	50	£3,415,619	1,487,384	1,387,082	1,287,466	1,188,539	1,090,298	992,746	895,882	799,704	704,215	609,414	515,300
11 Residential Medium site - medium density	50	£3,415,619	1,560,480	1,459,911	1,360,020	1,261,817	1,165,301	1,064,474	967,333	870,895	775,116	680,038	585,649
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,610,554	1,661,512	1,712,067	1,762,221	1,811,973	1,861,322	1,910,270	1,958,815	2,006,699	2,054,699	2,102,038
13 Residential Large site - low density	100	£7,683,190	2,808,253	2,617,279	2,427,612	2,239,253	2,052,023	1,866,461	1,682,028	1,498,902	1,317,085	1,136,575	957,375
14 Residential Large site - medium density	100	£7,683,190	2,951,950	2,760,433	2,570,224	2,381,324	2,193,732	2,007,448	1,822,472	1,638,805	1,456,446	1,275,394	1,096,652
15 Residential Large site - high density (flats and houses)	100	£2,963,607	1,334,255	1,160,927	988,816	817,919	648,240	479,775	312,526	146,493	18,624	184,901	349,944
16 Residential Large site - low density	200	£17,561,576	5,726,622	5,336,830	4,949,715	4,565,274	4,183,508	3,804,416	3,427,999	3,054,257	2,683,190	2,314,797	1,949,079
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	3,821,158	3,454,666	3,090,724	2,729,333	2,370,493	2,014,204	1,660,466	1,309,279	960,642	614,557	271,023
18 Strategic scale site - low density	500	£51,631,035	296,356	1,274,636	2,246,208	3,211,073	4,169,230	5,120,680	6,065,424	7,013,471	7,962,125	8,903,950	9,838,944
19 Strategic scale site - medium density (houses and flats)	500	£32,269,397	2,345,625	2,395,048	2,437,918	2,476,243	2,514,243	2,552,057	2,589,820	2,627,533	2,665,196	2,702,819	2,739,392
20 Strategic scale site - low density	600	£54,538,793	514,183	1,592,053	2,670,624	3,747,521	4,816,932	5,878,659	6,946,449	8,011,132	9,074,636	10,146,173	11,226,046
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	2,768,182	2,827,654	2,879,822	2,932,096	2,984,370	3,036,644	3,088,918	3,141,192	3,193,466	3,245,740	3,298,014
22 Strategic scale site - low density	600	£53,782,328	946,572	1,883,055	2,815,415	3,751,741	4,683,526	5,621,391	6,561,777	7,508,255	8,466,403	9,441,832	10,442,276
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	1,859,857	2,937,428	4,020,306	5,097,655	6,180,123	7,261,383	8,351,889	9,451,917	10,565,765	11,703,506	12,876,005
24 Housing for Elderly (C3) - high density	40	£684,746	1,864,746	1,865,054	1,905,362	1,925,670	1,945,979	1,966,287	1,986,595	2,006,904	2,027,212	2,047,520	2,067,828
25 Housing for Elderly (C3) - high density	60	£1,032,119	2,839,480	2,867,339	2,895,219	2,923,099	2,950,977	2,978,856	3,006,734	3,034,614	3,062,493	3,090,372	3,118,252
26 Housing for Elderly (C2) extra care	70	£1,003,937	3,361,577	3,391,121	3,420,666	3,450,210	3,479,754	3,509,299	3,538,843	3,568,388	3,597,932	3,627,476	3,657,021
27 Retail (comparison)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,075,647	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,613,473	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (25% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£19,813,449	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
1 Residential Small site - low density	5	£104,833	150,402	140,286	130,236	120,259	110,350	100,510	90,740	81,038	71,407	61,845	52,352
2 Residential Small site - medium density	5	£104,833	157,848	147,702	137,627	127,620	117,683	107,815	98,017	88,287	78,627	69,037	59,517
3 Residential Small site - higher density (flats)	5	£20,353	131,314	138,318	145,268	152,164	159,006	165,794	172,520	179,210	185,837	192,410	198,930
4 Residential Small site - low density	10	£209,666	300,805	280,570	260,474	240,517	220,699	201,020	181,479	162,078	142,814	123,689	104,704
5 Residential Small site - medium density	10	£209,666	315,695	295,405	275,253	255,240	235,365	215,629	196,033	176,575	157,255	138,075	119,033
6 Residential Small site - higher density (flats)	10	£58,707	262,629	242,629	222,630	202,632	182,634	162,636	142,638	122,640	102,642	82,644	62,646
7 Residential Medium site - low density	25	£524,165	752,012	701,426	651,187	601,295	551,749	502,550	453,699	405,194	357,035	309,224	261,760
8 Residential Medium site - medium density	25	£524,165	498,378	450,920	403,793	356,996	310,529	264,394	218,588	173,112	127,967	83,153	38,669
9 Residential Medium site - higher density (flats and houses)	25	£184,629	1,082,482	1,082,482	1,082,482	1,082,482	1,082,482	1,082,482	1,082,482	1,082,482	1,082,482	1,082,482	1,082,482
10 Residential Medium site - low density	50	£1,039,997	1,560,480	1,459,911	1,360,020	1,261,817	1,165,301	1,064,474	967,333	870,895	775,116	680,038	585,649
11 Residential Medium site - medium density	50	£1,039,997	1,610,512	1,661,512	1,712,067	1,762,221	1,811,973	1,861,322	1,910,270	1,958,815	2,006,699	2,054,699	2,102,038
12 Residential Medium site - higher density (flats)	50	£2,358,744	2,808,253	2,617,279	2,427,612	2,239,253	2,052,023	1,866,461	1,682,028	1,498,902	1,317,085	1,136,575	957,375
13 Residential Large site - low density	100	£2,358,744	2,808,253	2,617,279	2,427,612	2,239,253	2,052,023	1,866,461	1,682,028	1,498,902	1,317,085	1,136,575	957,375
14 Residential Large site - medium density	100	£2,358,744	2,951,950	2,760,433	2,570,224	2,381,324	2,193,732	2,007,448	1,822,472	1,638,805	1,456,446	1,275,394	1,096,652
15 Residential Large site - high density (flats and houses)	100	£2,917,289	1,334,255	1,160,927	988,816	817,919	648,240	479,775	312,526	146,493	18,624	184,901	349,944
16 Residential Large site - low density	200	£5,391,415	5,726,622	5,336,830	4,949,715	4,565,274	4,183,508	3,804,416	3,427,999	3,054,257	2,683,190	2,314,797	1,949,079
17 Residential Large site - medium density (houses and flats)	200	£5,373,950	5,021,158	4,646,846	4,280,724	3,920,339	3,570,490	3,230,049	2,904,204	2,600,468	2,309,269	2,016,647	1,731,023
18 Strategic scale site - low density	200	£2,931,415	2,860,282	2,790,433	2,720,433	2,650,433	2,580,433	2,510,433	2,440,433	2,370,433	2,300,433	2,230,433	2,160,433
19 Strategic scale site - medium density (houses and flats)	200	£9,906,725	2,345,626	3,295,046	4,237,918	5,174,243	6,104,020	7,035,057	7,968,820	8,895,917	9,819,340	10,730,109	11,637,204
20 Strategic scale site - low density	400	£19,813,449	514,183	1,592,053	2,670,624	3,747,521	4,816,932	5,878,859	6,946,491	8,011,132	9,079,936	10,146,713	11,226,046
21 Strategic scale site - medium density (houses and flats)	400	£15,190,311	2,768,192	3,672,654	4,577,622	5,482,696	6,387,934	7,293,251	8,198,568	9,103,139	10,007,956	10,912,999	11,818,263
22 Strategic scale site - low density	400	£15,190,311	2,768,192	3,672,654	4,577,622	5,482,696	6,387,934	7,293,251	8,198,568	9,103,139	10,007,956	10,912,999	11,818,263
23 Strategic scale site - medium density (houses and flats)	400	£15,190,311	2,768,192	3,672,654	4,577,622	5,482,696	6,387,934	7,293,251	8,198,568	9,103,139	10,007,956	10,912,999	11,818,263
24 Housing for Elderly (C3) - high density	40	£21,343,186	1,864,746	1,865,054	1,905,362	1,925,670	1,945,978	1,966,286	1,986,595	2,006,904	2,027,212	2,047,520	2,067,828
25 Housing for Elderly (C3) - high density	60	£273,289	2,839,460	2,897,339	2,955,218	2,993,098	2,990,977	2,978,856	3,000,734	3,034,614	3,068,494	3,098,373	3,119,252
26 Retail (comparison)	20	£338,200	3,811,517	3,381,127	3,381,127	3,381,127	3,381,127	3,381,127	3,381,127	3,381,127	3,381,127	3,381,127	3,381,127
27 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738
28 Office	-	£332,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
29 Leisure use	-	£495,338	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068	1,198,068
31 Industrial (40% plot ratio)	-	£660,448	3,311,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial HQ office (30% plot ratio)	-	£660,448	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232
35 Warehouse/logistics (30% plot ratio)	-	£1,813,449	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275	3,915,275
36 Warehouse/logistics (25% plot ratio)	-	£2,647,192	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432	3,813,432
37 Student housing development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£158,367	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488	59,488
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
46 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441
47 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441
48 Community use	-	£120,954	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441	3,169,441

RUGBY LOCAL PLAN VIABILITY

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£2,151,293 PER HA		Residual land values					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	35% AH	
1 Residential Small site - low density	5	£341,475	204,939	192,652	180,449	168,330	156,296	144,346	132,480	
2 Residential Small site - medium density	5	£341,475	212,384	200,070	187,838	175,691	163,629	151,650	139,757	
3 Residential Small site - higher density (flats)	5	£95,613	84,200	93,078	101,890	110,635	119,313	127,924	136,470	
4 Residential Small site - low density	10	£682,950	409,879	385,305	360,898	336,661	312,592	288,692	264,960	
5 Residential Small site - medium density	10	£682,950	424,769	400,138	375,676	351,383	327,258	303,302	279,513	
6 Residential Small site - higher density (flats)	10	£191,228	168,400	186,157	203,779	221,269	238,626	255,849	272,939	
7 Residential Medium site - low density	25	£1,707,375	1,024,697	963,260	902,246	841,653	781,480	721,730	662,399	
8 Residential Medium site - medium density (flats and	25	£1,707,375	762,881	704,900	647,320	590,143	533,369	476,907	421,027	
9 Residential Medium site - higher density (flats and	25	£602,362	363,282	310,261	257,616	205,347	153,454	101,937	50,798	
10 Residential Medium site - low density	50	£3,615,819	2,024,717	1,903,016	1,782,151	1,662,119	1,542,921	1,424,558	1,307,029	
11 Residential Medium site - medium density	50	£3,615,819	2,097,823	1,975,847	1,854,704	1,734,397	1,614,924	1,496,285	1,378,480	
12 Residential Medium site - higher density (flats)	50	£1,012,373	1,162,181	1,230,779	1,298,853	1,366,404	1,433,434	1,499,939	1,565,922	
13 Residential Large site - low density	100	£7,683,190	3,859,245	3,626,489	3,395,328	3,165,761	2,937,789	2,711,412	2,486,628	
14 Residential Large site - medium density	100	£7,683,190	4,002,941	3,769,644	3,537,940	3,307,832	3,079,318	2,852,398	2,627,073	
15 Residential Large site - high density (flats and hou	100	£2,987,987	2,346,687	2,133,794	1,922,386	1,712,467	1,504,035	1,297,090	1,091,633	
16 Residential Large site - low density	200	£17,581,576	7,767,169	7,295,942	6,827,948	6,363,186	5,901,657	5,443,362	4,988,300	
17 Residential Large site - medium density (houses a	200	£12,293,103	5,813,003	5,368,061	4,926,208	4,487,445	4,051,772	3,619,189	3,189,695	
18 Strategic scale site - low density	500	£51,631,035	4,747,501	3,594,894	2,450,193	1,313,396	183,734	965,466	2,109,548	
19 Strategic scale site - medium density (houses and	500	£32,269,397	2,685,790	1,564,215	445,098	684,478	1,813,391	2,934,365	4,047,397	
20 Strategic scale site - low density	600	£94,538,793	5,049,579	3,778,563	2,509,243	1,243,570	13,520	1,282,008	2,542,016	
21 Strategic scale site - medium density (houses and	600	£49,479,742	2,777,662	1,529,163	289,267	957,435	2,200,126	3,448,646	4,690,032	
22 Strategic scale site - low density	600	£53,782,328	3,866,678	2,774,394	1,682,662	594,644	493,898	1,597,257	2,694,058	
23 Strategic scale site - medium density (houses and	700	£53,782,328	3,744,588	2,481,698	1,219,674	34,177	1,308,675	2,579,607	3,852,648	
24 Housing for Elderly (C3) - high density	40	£688,414	1,646,906	1,674,960	1,703,014	1,731,068	1,759,121	1,787,175	1,815,229	
25 Housing for Elderly (C3) - high density	60	£890,190	2,515,115	2,554,493	2,593,870	2,633,248	2,672,626	2,712,003	2,751,381	
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,985,966	3,028,788	3,071,608	3,114,429	3,157,251	3,200,071	3,242,892	
27 Retail (convenience)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	
29 Office	-	£1,075,847	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	
30 Office	-	£1,161,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	
32 Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	
33 Warehousing/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	
34 Industrial with HQ office (30% plot ratio)	-	£94,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
35 Warehousing/logistics (30% plot ratio)	-	£94,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36 Warehousing/logistics (25% plot ratio)	-	£96,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	
37 Student housing development (high density) 200 b	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
38 Student housing development (high density) 250 b	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 b	-	£515,817	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	
43 Leisure use	-	£645,388	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	
44 Leisure use	-	£645,388	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	
45 Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47 Community use	-	£336,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£660,448 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						
1 Residential Small site - low density	5	£104,833	204,939	192,652	180,449	168,330	156,296	144,346	132,480	120,699						
2 Residential Small site - medium density	5	£104,833	212,384	200,070	187,838	175,691	163,629	151,650	139,757	127,947						
3 Residential Small site - higher density (flats)	5	£29,353	84,200	93,078	101,890	110,635	119,313	127,924	136,470	144,948						
4 Residential Small site - low density	10	£209,666	409,879	385,305	360,898	336,661	312,592	288,692	264,960	241,396						
5 Residential Small site - medium density	10	£209,666	424,769	400,138	375,676	351,383	327,258	303,302	279,513	255,894						
6 Residential Small site - higher density (flats)	10	£58,707	168,400	186,157	203,779	221,269	238,626	255,849	272,939	289,896						
7 Residential Medium site - low density	25	£524,165	1,024,697	963,260	902,246	841,653	781,480	721,730	662,399	603,491						
8 Residential Medium site - medium density	25	£524,165	762,881	704,900	647,320	590,143	533,369	476,907	421,027	365,400						
9 Residential Medium site - higher density (flats and houses)	25	£184,926	363,282	310,261	257,616	205,347	153,454	101,937	50,798	34						
10 Residential Medium site - low density	50	£1,109,997	2,024,717	1,903,016	1,782,151	1,662,119	1,542,921	1,424,558	1,307,029	1,190,335						
11 Residential Medium site - medium density	50	£1,109,997	2,097,823	1,975,847	1,854,704	1,734,397	1,614,924	1,496,285	1,378,480	1,261,414						
12 Residential Medium site - higher density (flats)	50	£310,799	1,162,181	1,230,779	1,298,853	1,366,404	1,433,434	1,499,939	1,565,922	1,631,382						
13 Residential Large site - low density	100	£2,358,744	3,859,245	3,626,489	3,395,328	3,165,761	2,937,789	2,711,412	2,486,628	2,263,439						
14 Residential Large site - medium density	100	£2,358,744	4,002,941	3,769,644	3,537,940	3,307,832	3,079,318	2,852,398	2,627,073	2,403,343						
15 Residential Large site - high density (flats and houses)	100	£917,289	2,346,687	2,133,794	1,922,386	1,712,467	1,504,035	1,297,090	1,091,633	887,662						
16 Residential Large site - low density	200	£5,391,415	7,767,169	7,295,942	6,827,948	6,363,186	5,901,657	5,443,362	4,988,300	4,536,471						
17 Residential Large site - medium density (houses and flats)	200	£3,773,990	5,813,003	5,368,061	4,926,208	4,487,445	4,051,772	3,619,189	3,189,695	2,763,292						
18 Strategic scale site - low density	500	£15,650,759	4,747,501	3,594,894	2,450,193	1,313,396	183,734	965,466	2,109,548	3,245,508						
19 Strategic scale site - medium density (houses and flats)	500	£9,596,975	2,685,790	1,564,215	445,098	684,478	1,813,391	2,934,365	4,047,397	5,152,488						
20 Strategic scale site - low density	600	£19,813,449	5,049,579	3,778,563	2,509,243	1,243,570	13,520	1,282,008	2,542,016	3,809,161						
21 Strategic scale site - medium density (houses and flats)	600	£15,190,311	2,777,662	1,529,163	289,267	957,435	2,200,126	3,448,646	4,690,032	5,922,562						
22 Strategic scale site - low density	600	£16,511,208	3,866,678	2,774,394	1,682,662	594,644	493,898	1,597,257	2,694,058	3,796,798						
23 Strategic scale site - medium density (houses and flats)	700	£16,511,208	3,744,588	2,481,698	1,219,674	34,177	1,308,675	2,579,607	3,852,648	5,125,076						
24 Housing for Elderly (C3) - high density	40	£211,343	1,646,906	1,674,960	1,703,014	1,731,068	1,759,121	1,787,175	1,815,229	1,843,283						
25 Housing for Elderly (C3) - high density	60	£273,289	2,515,115	2,554,493	2,593,870	2,633,248	2,672,626	2,712,003	2,751,381	2,790,759						
26 Housing for Elderly (C2) extra care	70	£308,209	2,985,966	3,028,788	3,071,608	3,114,429	3,157,251	3,200,071	3,242,892	3,285,714						
27 Retail (convenience)	-	£165,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433						
28 Retail (convenience)	-	£660,448	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738						
29 Office	-	£330,224	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712						
30 Office	-	£495,336	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068						
31 Industrial (40% plot ratio)	-	£660,448	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168						
32 Warehousing/logistics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984						
33 Warehousing/logistics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800						
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232						
35 Warehousing/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279						
36 Warehousing/logistics (25% plot ratio)	-	£19,813,449	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432						
37 Student housing development (low density) 200 b	200	£105,980	985,426	985,426	985,426	985,426	985,426	985,426	985,426	985,426						
38 Student housing development (high density) 250 b	250	£132,092	1,211,935	1,211,935	1,211,935	1,211,935	1,211,935	1,211,935	1,211,935	1,211,935						
39 Student housing development (high density) 300 b	300	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185						
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733						
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068						
42 Hotel (150 rooms)	-	£99,067	345	345	345	345	345	345	345	345						
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646						
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646						
45 Leisure use	-	£198,134	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630						
46 Community use	-	£199,954	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441						
47 Community use	-	£105,152	3,807,841	3,807,841	3,807,841	3,807,841	3,807,841	3,807,841	3,807,841	3,807,841						
48 Community use	-	£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240						

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£660,448 PER HA								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values				
							20% AH	25% AH	30% AH	35% AH	
1 Residential Small site - low density	5	£104,833	299,470	345,019	390,681	216,402	212,442	188,182	174,221	160,338	
2 Residential Small site - medium density	5	£104,833	296,921	352,436	408,051	223,763	209,575	195,487	181,497	167,506	
3 Residential Small site - higher density (flats)	5	£29,353	37,095	47,839	58,512	69,196	79,620	90,054	100,440	110,696	
4 Residential Small site - low density	10	£209,666	519,953	600,038	681,322	432,804	404,484	376,363	348,320	320,178	
5 Residential Small site - medium density	10	£209,666	523,147	604,872	687,100	443,160	414,150	385,140	356,130	327,120	
6 Residential Small site - higher density (flats)	10	£58,707	74,171	94,678	115,204	138,211	156,676	180,105	200,625	221,372	
7 Residential Medium site - low density	25	£524,165	1,297,300	1,225,094	1,153,305	1,082,011	1,011,212	940,509	871,101	801,798	
8 Residential Medium site - medium density	25	£524,165	1,027,385	958,876	890,847	823,991	756,208	689,601	623,468	557,809	
9 Residential Medium site - higher density (flats and houses)	25	£184,826	616,333	533,244	450,598	428,396	396,644	365,336	334,474	304,174	
10 Residential Large site - low density	50	£1,109,967	2,809,227	2,415,014	2,073,584	1,791,634	1,691,973	1,592,312	1,492,651	1,392,990	
11 Residential Medium site - medium density	50	£1,109,967	2,631,156	2,487,571	2,344,971	2,203,352	2,062,717	1,923,065	1,784,357	1,645,712	
12 Residential Medium site - higher density (flats)	50	£1,109,799	2,173,609	2,004,046	1,835,638	1,670,598	1,504,894	1,339,525	1,174,274	1,009,949	
13 Residential Large site - low density	100	£2,358,744	4,910,236	4,635,700	4,363,044	4,092,268	3,924,304	3,656,362	3,391,229	3,127,078	
14 Residential Large site - medium density	100	£2,358,744	4,553,933	4,178,854	4,555,655	4,234,340	3,963,903	3,697,948	3,431,674	3,167,890	
15 Residential Large site - higher density (flats and houses)	100	£591,720	1,937,289	1,360,384	3,307,590	2,946,157	2,591,230	2,236,303	1,881,376	1,527,450	
16 Residential Large site - low density	200	£5,391,415	9,807,717	9,255,053	8,706,179	8,151,098	7,591,807	7,032,308	6,458,601	5,885,685	
17 Residential Large site - medium density (houses at)	200	£5,373,790	7,762,335	7,268,368	6,748,093	6,231,419	5,718,377	5,206,967	4,703,188	4,201,040	
18 Strategic scale site - low density	500	£5,850,759	9,762,123	8,499,370	7,065,694	5,731,695	4,498,774	3,901,129	3,198,761	2,487,672	
19 Strategic scale site - medium density (houses at)	500	£9,906,725	7,625,109	6,566,198	5,499,610	4,432,478	3,365,346	2,298,214	1,231,082	169,950	
20 Strategic scale site - low density	1000	£9,813,448	9,080,012	7,579,292	6,105,800	4,646,533	3,198,492	1,758,674	1,314,812		
21 Strategic scale site - medium density (houses at)	600	£1,190,311	8,208,419	6,755,139	5,311,866	3,878,601	2,455,344	1,228,931	355,233	1,825,518	
22 Strategic scale site - low density	600	£1,165,112,08	8,581,831	7,130,276	6,047,443	4,792,035	3,538,087	2,298,934	1,044,698	200,701	
23 Strategic scale site - medium density (houses and houses)	600	£1,165,112,08	9,210,682	7,741,123	6,291,250	4,835,493	3,387,617	1,944,073	505,889	941,596	
24 Housing for Elderly (C2) - high density	100	£211,343	4,420,066	4,454,665	4,501,653	4,553,464	4,557,284	4,561,103	4,564,923	4,568,743	
25 Housing for Elderly (C3) - high density	600	£273,289	2,190,768	2,241,645	2,292,522	2,343,398	2,394,275	2,445,051	2,496,028	2,546,904	
26 Housing for Elderly (C2) extra care	70	£308,209	2,610,356	2,666,454	2,722,551	2,778,649	2,834,747	2,890,844	2,946,942	3,003,040	
27 Retail (comparison)		£168,112	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	
28 Retail (convenience)		£660,448	265,728	1,255,735	2,785,728	265,728	1,255,735	2,785,728	265,728	1,255,735	
29 Office		£330,224	8,762,412	8,768,112	8,774,812	8,780,512	8,786,212	8,791,912	8,797,612	8,803,312	
30 Office		£406,336	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	
31 Industrial (40% plot ratio)		£660,448	3,911,168	1,391,168	1,391,168	3,911,168	1,391,168	1,391,168	3,911,168	1,391,168	
32 Industrial Warehousing (60% plot ratio)		£660,448	780,984	1,780,984	1,780,984	780,984	1,780,984	1,780,984	780,984	1,780,984	
33 Industrial Warehousing (80% plot ratio)		£660,448	1,780,984	2,780,984	2,780,984	1,780,984	2,780,984	2,780,984	1,780,984	2,780,984	
34 Industrial with HQ office (30% plot ratio)		£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	
35 Warehousing (houses) (30% plot ratio)		£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	
36 Warehousing (houses) (25% plot ratio)		£12,617,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	
37 Student housing development (high density) 200 b		£208,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	
38 Student housing development (high density) 250 b		£218,920	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	
39 Student housing development (high density) 300 b		£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	
40 Hotel (100 rooms)		£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	
41 Hotel (125 rooms)		£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	
42 Hotel (150 rooms)		£99,067	34,345	34,345	34,345	34,345	34,345	34,345	34,345	34,345	
43 Leisure use		£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
44 Leisure use		£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	
45 Leisure use		£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	
46 Community use		£109,964	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	
47 Community use		£109,964	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	
48 Community use		£123,813	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	

BENCHMARK LAND VALUE 4 (LOWER GREENFIELD)			£247,000 PER HA									
Description	No of units	BLV	10% AH	5% AH	10% AH	15% AH	Residual land values					35% AH
			20%	25%	20%	25%	20%	25%	30%	35%	40%	
1 Residential Small site - low density	5	£39,206	29,497.6	25,519.4	23,040.6	21.602	242.48	18.82	17.427	16.008	14.721	80,359
2 Residential Small site - medium density	5	£39,206	266,521	235,436	236,051	223.763	209,575	195,487	174,221	147,407	167,506	
3 Residential Small site - higher density (flats)	5	£10,978	37,085	47,839	58,512	69.106	79,620	90,054	100,410	110,616		
4 Residential Small site - low density	10	£78,413	518,963	490,036	461,322	432.804	404,484	376,363	348,440	320,795		
5 Residential Small site - medium density	10	£78,413	518,963	490,036	461,322	432.804	404,484	376,363	348,440	320,795		
6 Residential Small site - higher density (flats)	10	£21,956	74,171	95,676	117,024	138.211	159,240	180,105	200,820	221,372		
7 Residential Medium site - low density	25	£196,032	1,297,380	1,225,094	1,153,305	1,082,011	1,011,212	940,909	871,101	801,738		
8 Residential Medium site - medium density	25	£196,032	1,027,385	998,876	890,847	823,291	756,206	689,601	623,468	557,809		
9 Residential Medium site - higher density (flats and	25	£59,160	616,333	553,244	490,598	428,396	366,644	305,336	244,473	184,054		
10 Residential Medium site - higher density (flats)	25	£415,126	2,415,126	2,415,126	2,415,126	2,415,126	2,415,126	2,415,126	2,415,126	2,415,126		
11 Residential Medium site - medium density	50	£415,126	2,631,156	2,487,511	2,344,971	2,203,352	2,062,717	1,923,065	1,784,397	1,646,712		
12 Residential Medium site - higher density (flats)	50	£116,235	713,609	600,046	485,639	370,598	305,894	241,356	122,574	103,949		
13 Residential Large site - low density	100	£882,143	4,910,236	4,635,700	4,363,044	4,092,268	3,823,374	3,556,362	3,291,229	3,027,978		
14 Residential Large site - medium density	100	£882,143	5,053,693	4,778,654	4,505,656	4,234,340	3,963,343	3,692,346	3,421,474	3,150,789		
15 Residential Large site - higher density (flats and	100	£247,000	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368		
16 Residential Large site - low density	200	£2,016,327	9,907,717	9,255,053	8,706,179	8,161,098	7,619,807	7,082,308	6,548,601	6,016,685		
17 Residential Large site - medium density (houses a	200	£1,411,429	7,792,335	7,268,368	6,748,093	6,231,419	5,715,377	5,200,967	4,703,188	4,210,040		
18 Strategic scale site - low density	500	£5,928,000	9,762,133	9,499,370	9,056,894	8,731,695	8,406,776	8,091,329	7,784,761	7,487,672		
19 Strategic scale site - medium density (houses and	500	£3,705,000	6,306,133	6,038,474	5,696,338	5,354,202	5,012,066	4,670,000	4,328,000	4,000,000		
20 Strategic scale site - low density	500	£7,410,000	10,555,958	9,909,012	9,259,292	8,610,800	8,068,533	7,531,492	7,000,000	6,475,000		
21 Strategic scale site - medium density (houses and	600	£5,681,000	8,208,419	7,855,139	7,511,866	7,178,601	6,845,344	6,512,088	6,178,831	5,845,574		
22 Strategic scale site - low density	600	£6,175,000	8,681,831	7,310,276	6,047,443	4,792,035	3,536,087	2,288,934	1,044,698	200,700		
23 Strategic scale site - medium density (houses and	700	£6,175,000	7,747,127	6,899,250	6,055,603	5,211,957	4,368,310	3,524,663	2,681,016	1,837,369		
24 Housing for Elderly (C3) - high density	40	£75,040	1,429,068	1,454,865	1,500,665	1,536,464	1,572,264	1,608,063	1,643,861	1,679,663		
25 Housing for Elderly (C2) extra care	70	£115,267	2,610,356	2,696,454	2,722,551	2,778,649	2,834,747	2,890,844	2,946,942	3,003,040		
26 Retail (comparison)		£61,750	741,433	741,433	741,433	741,433	741,433	741,433	741,433	741,433		
27 Retail (convenience)		£247,000	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368	1,354,368		
29 Office		£123,500	5,798,712	6,798,712	6,798,712	6,798,712	6,798,712	6,798,712	6,798,712	6,798,712		
30 Office		£185,250	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068		
31 Warehouse (40% plot ratio)		£247,000	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168		
32 Warehouse/logistics (50% plot ratio)		£247,000	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984		
33 Warehouse/logistics (60% plot ratio)		£247,000	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800		
34 Warehouse with HQ office (30% plot ratio)		£741,000	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232		
35 Warehouse/logistics (30% plot ratio)		£741,000	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279		
36 Warehouse/logistics (25% plot ratio)		£980,000	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432		
37 Student housing development (high density) 200 b		£30,525	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426		
38 Student housing development (high density) 250 b		£49,400	2,113,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305		
39 Student housing development (high density) 300 b		£59,227	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185		
40 Hotel (100 rooms)		£37,050	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733		
41 Hotel (125 rooms)		£37,050	40,668	40,668	40,668	40,668	40,668	40,668	40,668	40,668		
42 Hotel (150 rooms)		£37,050	348	348	348	348	348	348	348	348		
43 Leisure use		£741,100	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
44 Leisure use		£741,100	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
45 Leisure use		£741,100	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630	2,414,630		
46 Community use		£411,126	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441		
47 Community use		£358,500	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841		
48 Community use		£465,305	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240		

RUGBY LOCAL PLAN VIABILITY

Sales value £4,007 psn

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£22,500 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
1 Residential Small site - low density	5	£341,475	314,013	297,386	280,873	264,474	248,189	232,016	215,960	200,017	184,188	168,473	152,872
2 Residential Small site - medium density	5	£341,475	321,458	304,803	288,262	271,835	255,522	239,323	223,237	207,266	191,409	175,665	160,037
3 Residential Small site - higher density (flats)	5	£341,475	9,867	2,598	15,134	27,576	39,927	52,185	64,351	76,424	88,405	100,293	112,090
4 Residential Small site - low density	10	£682,950	628,025	594,772	561,745	528,947	496,378	464,035	431,920	400,035	368,377	336,946	305,744
5 Residential Small site - medium density	10	£682,950	642,916	609,606	576,524	543,669	511,043	478,644	446,475	414,532	382,817	351,331	320,073
6 Residential Small site - higher density (flats)	10	£682,950	19,735	5,197	30,268	55,153	79,854	104,370	128,701	152,848	176,811	200,588	224,180
7 Residential Medium site - low density	25	£1,707,375	1,570,064	1,468,930	1,404,364	1,322,368	1,240,943	1,160,087	1,079,802	1,000,086	920,941	842,365	764,359
8 Residential Medium site - medium density	25	£1,707,375	1,291,888	1,212,857	1,134,375	1,056,437	979,047	902,204	825,908	750,158	674,955	600,299	526,190
9 Residential Medium site - higher density (flats and houses)	25	£602,362	869,385	796,225	723,581	651,451	579,835	508,734	438,147	368,075	298,517	229,473	160,944
10 Residential Medium site - low density	50	£3,415,619	3,089,499	2,925,040	2,761,710	2,599,507	2,438,434	2,278,487	2,119,670	1,961,980	1,805,419	1,649,986	1,495,680
11 Residential Medium site - medium density	50	£3,415,619	3,161,428	2,996,698	2,833,096	2,670,623	2,509,278	2,349,060	2,189,972	2,030,011	1,875,177	1,719,473	1,564,897
12 Residential Medium site - higher density (flats)	50	£1,012,373	265,436	369,312	472,423	574,771	676,354	777,172	877,226	976,516	1,075,041	1,172,803	1,269,799
13 Residential Large site - low density	100	£7,683,190	5,961,228	5,644,911	5,330,760	5,018,777	4,708,961	4,401,311	4,095,830	3,792,516	3,491,368	3,192,388	2,895,575
14 Residential Large site - medium density	100	£7,683,190	6,104,924	5,788,065	5,473,372	5,160,847	4,850,490	4,542,299	4,236,275	3,932,418	3,630,729	3,331,207	3,033,852
15 Residential Large site - high density (flats and houses)	100	£2,993,807	4,354,081	4,061,396	3,770,724	3,482,096	3,195,504	2,910,944	2,628,420	2,347,930	2,069,473	1,793,052	1,518,663
16 Residential Large site - low density	200	£17,561,576	11,945,242	11,214,163	10,584,412	9,959,010	9,337,957	8,721,255	8,108,902	7,500,899	6,897,245	6,297,942	5,702,988
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	9,771,666	9,168,735	8,569,979	7,975,394	7,384,983	6,798,745	6,216,680	5,638,787	5,065,069	4,495,523	3,930,149
18 Strategic scale site - low density	500	£51,631,035	14,749,702	13,206,278	11,673,443	10,149,994	8,629,042	7,118,740	5,619,088	4,130,083	2,651,729	1,184,025	277,496
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	12,564,597	11,048,732	9,543,301	8,048,300	6,553,732	5,089,597	3,625,894	2,172,622	729,783	714,116	2,169,955
20 Strategic scale site - low density	600	£54,538,793	15,999,722	14,291,369	12,604,668	10,929,619	9,266,221	7,614,475	5,963,100	4,322,630	2,693,896	1,076,893	550,307
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	13,592,540	11,934,749	10,288,372	8,652,023	7,016,593	5,392,655	3,780,211	2,179,259	582,870	1,028,101	2,636,805
22 Strategic scale site - low density	700	£53,782,328	13,236,786	11,787,611	10,348,378	8,919,086	7,497,400	6,077,526	4,668,462	3,264,033	1,862,340	464,315	946,892
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	14,811,385	12,939,688	11,279,499	9,630,728	7,982,842	6,345,489	4,719,695	3,091,609	1,474,834	148,458	1,793,745
24 Housing for Elderly (C3) - high density	40	£888,414	1,211,226	1,254,771	1,298,316	1,341,862	1,385,407	1,428,952	1,472,497	1,516,042	1,559,587	1,603,132	1,646,678
25 Housing for Elderly (C3) - high density	60	£1,332,619	1,896,423	1,928,778	1,961,174	1,993,549	2,025,924	2,058,300	2,090,675	2,123,050	2,155,425	2,187,800	2,220,175
26 Housing for Elderly (C2) extra care	70	£1,003,937	2,234,746	2,304,120	2,373,495	2,442,869	2,512,243	2,581,618	2,650,992	2,720,366	2,789,741	2,859,114	2,928,488
27 Retail (comparison)	-	£757,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,012,373	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,012,373	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with HQ office (30% plot ratio)	-	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£404,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£481,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
44 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
45 Leisure use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
46 Community use	-	£336,021	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
47 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
1	Residential Small site - low density		5	£104,833	314,013	297,386	280,873	264,474	248,189	232,016	215,960	200,017	184,188	168,473	152,872
2	Residential Small site - medium density		5	£104,833	321,458	304,803	288,262	271,835	255,522	239,323	223,237	207,266	191,409	175,665	160,037
3	Residential Small site - higher density (flats)		5	£29,353	9,867	2,598	15,134	27,576	39,927	52,185	64,351	76,424	88,405	100,293	112,090
4	Residential Small site - low density		10	£209,666	628,025	594,772	561,745	528,947	496,378	464,035	431,920	400,035	368,377	336,946	305,744
5	Residential Small site - medium density		10	£209,666	642,916	609,606	576,524	543,669	511,043	478,644	446,475	414,532	382,817	351,331	320,073
6	Residential Small site - higher density (flats)		10	£32,877	19,735	5,197	30,268	55,153	79,854	104,370	128,701	152,848	176,811	200,588	224,180
7	Residential Medium site - low density		25	£524,165	1,485,888	1,404,364	1,322,368	1,240,943	1,160,087	1,079,802	1,000,086	920,941	842,365	764,359	686,353
8	Residential Medium site - medium density		25	£524,165	1,291,888	1,212,857	1,134,375	1,056,437	979,047	902,204	825,908	750,158	674,955	600,299	526,190
9	Residential Medium site - higher density (flats and houses)		25	£184,926	869,385	796,225	723,581	651,451	579,835	508,734	438,147	368,075	298,517	229,473	160,944
10	Residential Medium site - low density		50	£1,039,997	3,089,499	2,925,040	2,761,710	2,599,507	2,438,434	2,278,487	2,119,670	1,961,980	1,805,419	1,649,986	1,495,680
11	Residential Medium site - medium density		50	£1,039,997	3,161,428	2,996,698	2,833,096	2,670,623	2,509,278	2,349,060	2,189,972	2,030,011	1,875,177	1,719,473	1,564,897
12	Residential Medium site - higher density (flats)		50	£310,799	265,436	369,312	472,423	574,771	676,354	777,172	877,226	976,516	1,075,041	1,172,803	1,269,799
13	Residential Large site - low density		100	£2,358,744	5,961,228	5,644,911	5,330,760	5,018,777	4,708,961	4,401,311	4,095,830	3,792,516	3,491,368	3,192,388	2,895,575
14	Residential Large site - medium density		100	£2,358,744	6,104,904	5,788,065	5,473,372	5,160,847	4,850,490	4,542,299	4,236,275	3,932,418	3,630,729	3,331,207	3,033,852
15	Residential Large site - high density (flats and houses)		100	£917,289	4,354,081	4,061,396	3,770,724	3,482,096	3,195,504	2,910,944	2,628,420	2,347,930	2,069,473	1,793,052	1,518,663
16	Residential Large site - low density		200	£5,391,415	11,945,246	11,214,163	10,584,412	9,959,010	9,337,957	8,721,255	8,108,902	7,500,899	6,897,245	6,297,942	5,702,988
17	Residential Large site - medium density (houses and flats)		200	£3,773,990	9,771,666	9,242,812	8,713,068	8,183,324	7,653,580	7,123,836	6,594,092	6,064,348	5,534,604	5,004,860	4,475,116
18	Strategic scale site - low density		500	£15,875,750	14,740,702	13,206,278	11,673,443	10,149,954	8,626,442	7,112,140	5,619,088	4,100,983	2,651,729	1,184,028	277,498
19	Strategic scale site - medium density (houses and flats)		500	£9,806,725	12,564,597	11,048,312	9,543,301	8,048,300	6,558,322	5,089,597	3,625,904	2,172,622	729,783	114,116	269,905
20	Strategic scale site - low density		600	£19,813,449	15,889,722	14,291,369	12,604,668	10,929,619	9,269,217	7,614,475	5,963,180	4,322,630	2,693,698	1,076,983	520,307
21	Strategic scale site - medium density (houses and flats)		600	£15,190,311	13,592,540	11,934,749	10,268,372	8,602,023	7,016,593	5,395,655	3,780,211	2,179,259	952,670	1,028,101	2,636,805
22	Strategic scale site - low density		700	£15,875,750	14,740,702	13,206,278	11,673,443	10,149,954	8,626,442	7,112,140	5,619,088	4,100,983	2,651,729	1,184,028	277,498
23	Strategic scale site - medium density (houses and flats)		700	£15,875,750	14,740,702	13,206,278	11,673,443	10,149,954	8,626,442	7,112,140	5,619,088	4,100,983	2,651,729	1,184,028	277,498
24	Housing for Elderly (C3) - high density		40	£211,343	1,211,226	1,254,771	1,298,316	1,341,862	1,385,407	1,428,952	1,472,497	1,516,042	1,559,587	1,603,132	1,646,676
25	Housing for Elderly (C3) - high density		60	£273,289	1,886,423	1,928,799	1,991,174	2,053,549	2,115,924	2,178,299	2,240,674	2,303,050	2,365,425	2,427,800	2,490,175
26	Housing for Elderly (C2) extra care		70	£308,209	2,234,746	2,285,120	2,335,495	2,385,869	2,436,243	2,486,618	2,536,992	2,587,367	2,637,741	2,688,116	2,738,491
27	Retail (convenience)		1	£660,448	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433	1,471,433
28	Retail (convenience)		1	£660,448	1,254,771	1,254,771	1,254,771	1,254,771	1,254,771	1,254,771	1,254,771	1,254,771	1,254,771	1,254,771	1,254,771
29	Office		1	£330,224	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712	1,709,712
30	Office		1	£456,336	1,398,068	1,398,068	1,398,068	1,398,068	1,398,068	1,398,068	1,398,068	1,398,068	1,398,068	1,398,068	1,398,068
31	Industrial (40% plot ratio)		1	£660,448	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168	391,168
32	Warehousing/logistics (50% plot ratio)		1	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33	Warehousing/logistics (60% plot ratio)		1	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34	Warehousing with HO office (30% plot ratio)		1	£19,813,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35	Warehousing (30% plot ratio)		1	£19,813,449	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36	Warehousing/logistics (25% plot ratio)		1	£26,417,932	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432	38,613,432
37	Warehousing/logistics development (high density) 200 beds		1	£12,139,090	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
38	Warehousing/logistics development (high density) 250 beds		1	£12,139,090	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39	Student housing development (high density) 300 beds		1	£158,366	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40	Hotel (100 rooms)		1	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41	Hotel (125 rooms)		1	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42	Hotel (150 rooms)		1	£99,067	34,948	34,948	34,948	34,948	34,948	34,948	34,948	34,948	34,948	34,948	34,948
43	Leisure use		1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44	Leisure use		1	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45	Leisure use		1	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46	Community use		1	£198,134	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841	3,160,841
47	Community use		1	£123,819	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841	3,907,841
48	Community use		1	£123,819	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY

Sales value £4,166 psn

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£22,500 per unit

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
1 Residential Small site - low density	5	£341,475	368,550	349,753	331,085	312,545	294,135	275,853	257,701	239,677	221,781	204,016	186,379
2 Residential Small site - medium density	5	£341,475	375,905	357,169	338,473	319,906	301,467	283,158	264,978	246,926	229,003	211,208	193,543
3 Residential Small site - higher density (flats)	5	£95,615	56,224	41,955	27,790	13,728	234	14,315	28,291	42,162	55,927	69,589	83,144
4 Residential Small site - low density	10	£682,950	737,099	699,505	662,169	625,091	588,270	551,707	515,402	479,354	443,564	408,031	372,757
5 Residential Small site - medium density	10	£682,950	751,950	714,340	676,947	639,812	602,936	566,317	529,955	493,851	458,005	422,417	387,086
6 Residential Small site - higher density (flats)	10	£117,460	112,448	83,910	55,580	27,457	468	28,630	56,583	84,325	111,856	139,176	166,287
7 Residential Medium site - low density	25	£1,707,375	1,842,749	1,748,764	1,655,423	1,562,726	1,470,675	1,379,267	1,288,503	1,198,384	1,108,909	1,020,079	931,893
8 Residential Medium site - medium density	25	£1,707,375	1,556,392	1,466,837	1,377,901	1,289,584	1,201,887	1,114,808	1,028,348	942,507	857,285	772,682	688,696
9 Residential Medium site - higher density (flats and houses)	25	£602,362	1,122,435	1,039,207	956,964	874,503	793,026	712,132	631,822	552,095	472,952	394,392	316,415
10 Residential Medium site - low density	50	£3,415,619	3,619,770	3,434,167	3,249,822	3,066,778	2,884,994	2,704,482	2,525,244	2,347,278	2,170,586	1,995,188	1,821,022
11 Residential Medium site - medium density	50	£3,415,619	3,691,700	3,505,824	3,321,222	3,137,893	2,955,837	2,775,055	2,595,545	2,417,309	2,240,345	2,064,655	1,890,238
12 Residential Medium site - higher density (flats)	50	£1,012,373	179,993	80,433	59,209	178,954	297,814	415,788	532,878	649,083	764,402	878,837	992,386
13 Residential Large site - low density	100	£7,683,190	7,012,220	6,654,121	6,298,476	5,945,285	5,594,546	5,246,262	4,900,431	4,557,053	4,216,129	3,877,659	3,541,641
14 Residential Large site - medium density	100	£7,683,190	7,155,916	6,797,275	6,441,088	6,087,355	5,736,075	5,387,249	5,040,876	4,696,956	4,355,490	4,016,477	3,679,918
15 Residential Large site - high density (flats and houses)	100	£2,951,889	5,357,778	5,025,182	4,694,893	4,366,912	4,041,238	3,717,872	3,396,814	3,078,063	2,761,620	2,447,485	2,135,658
16 Residential Large site - low density	200	£17,561,576	13,984,901	13,168,578	12,457,082	11,750,502	11,048,840	10,352,092	9,660,263	8,973,349	8,291,353	7,614,272	6,942,106
17 Residential Large site - medium density (houses and flats)	200	£12,293,103	11,750,997	11,069,072	10,391,863	9,719,369	9,051,589	8,388,523	7,730,172	7,076,535	6,427,614	5,783,406	5,143,913
18 Strategic scale site - low density	500	£51,631,035	19,702,117	17,960,099	16,231,647	14,514,329	12,806,955	11,115,526	9,434,040	7,764,500	6,103,600	4,446,726	2,801,873
19 Strategic scale site - medium density (houses and flats)	500	£52,269,397	17,443,424	15,741,874	14,052,033	12,373,902	10,707,479	9,052,764	7,402,704	5,760,397	4,129,876	2,511,136	904,182
20 Strategic scale site - low density	600	£54,538,793	21,406,984	19,500,479	17,607,058	15,719,988	13,843,584	11,980,324	10,130,206	8,293,231	6,469,309	4,653,197	2,841,573
21 Strategic scale site - medium density (houses and flats)	600	£49,479,742	18,949,297	17,077,230	15,218,165	13,371,921	11,538,560	9,718,080	7,910,481	6,112,899	4,317,207	2,534,496	754,763
22 Strategic scale site - low density	600	£53,782,328	17,844,055	16,218,386	14,603,871	13,000,512	11,408,306	9,818,361	8,239,204	6,671,266	5,105,535	3,548,454	1,993,420
23 Strategic scale site - medium density (houses and flats)	700	£53,782,328	19,954,052	18,077,902	16,214,636	14,364,252	12,519,759	10,684,432	8,862,062	7,048,057	5,238,182	3,438,979	1,639,047
24 Housing for Elderly (C3) - high density	40	£688,414	993,386	1,044,677	1,095,968	1,147,258	1,198,549	1,249,840	1,301,131	1,352,421	1,403,712	1,455,004	1,506,295
25 Housing for Elderly (C3) - high density	60	£2,601,468	1,542,078	1,615,952	1,689,826	1,763,700	1,837,573	1,911,447	1,985,321	2,059,195	2,133,069	2,206,943	2,280,816
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,859,136	1,941,787	2,024,437	2,107,088	2,189,740	2,272,390	2,355,041	2,437,692	2,520,343	2,602,994	2,685,645
27 Retail (comparison)	-	£57,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738
29 Office	-	£1,012,373	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712
30 Office	-	£1,012,373	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse/logistics (60% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Industrial with H2 office (30% plot ratio)	-	£19,818,449	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232
35 Warehouse/logistics (30% plot ratio)	-	£684,538	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279
36 Warehouse/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£481,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348
43 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
44 Leisure use	-	£645,386	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646	2,416,646
45 Leisure use	-	£645,386	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
47 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441
48 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
1 Residential Small site - low density	5	£104,833	368,550	349,753	331,085	312,545	294,135	275,853	257,701	239,677	221,781	204,016	186,379
2 Residential Small site - medium density	5	£104,833	375,905	357,169	338,473	319,906	301,467	283,158	264,978	246,926	229,003	211,208	193,543
3 Residential Small site - higher density (flats)	5	£29,353	56,224	41,955	27,790	13,728	234	14,315	28,291	42,162	55,927	69,589	83,144
4 Residential Small site - low density	10	£209,666	737,099	699,505	662,169	625,091	588,270	551,707	515,402	479,354	443,564	408,031	372,757
5 Residential Small site - medium density	10	£209,666	751,950	714,340	676,947	639,812	602,936	566,317	529,955	493,851	458,005	422,417	387,086
6 Residential Small site - higher density (flats)	10	£58,707	112,448	83,910	55,580	27,457	468	28,630	56,583	84,325	111,856	139,176	166,287
7 Residential Medium site - low density	25	£524,165	1,842,749	1,748,764	1,655,423	1,562,726	1,470,675	1,379,267	1,288,503	1,198,384	1,108,909	1,020,079	931,893
8 Residential Medium site - medium density	25	£524,165	1,556,392	1,466,837	1,377,901	1,289,584	1,201,887	1,114,808	1,028,348	942,507	857,285	772,682	688,696
9 Residential Medium site - higher density (flats and houses)	25	£184,926	1,122,435	1,039,207	956,964	874,503	793,026	712,132	631,822	552,095	472,952	394,392	316,415
10 Residential Medium site - low density	50	£1,039,826	3,619,770	3,505,824	3,321,222	3,137,893	2,955,837	2,775,055	2,595,545	2,417,309	2,240,345	2,064,655	1,890,238
11 Residential Medium site - medium density	50	£1,039,826	3,691,700	3,505,824	3,321,222	3,137,893	2,955,837	2,775,055	2,595,545	2,417,309	2,240,345	2,064,655	1,890,238
12 Residential Medium site - higher density (flats)	50	£310,799	179,993	80,433	59,209	178,954	297,814	415,788	532,878	649,083	764,402	878,837	992,386
13 Residential Large site - low density	100	£2,358,744	7,012,220	6,654,121	6,298,476	5,945,285	5,594,546	5,246,262	4,900,431	4,557,053	4,216,129	3,877,659	3,541,641
14 Residential Large site - medium density	100	£2,358,744	7,155,916	6,797,275	6,441,088	6,087,355	5,736,075	5,387,249	5,040,876	4,696,956	4,355,490	4,016,477	3,679,918
15 Residential Large site - high density (flats and houses)	100	£917,289	5,357,778	5,025,182	4,694,893	4,366,912	4,041,238	3,717,872	3,396,814	3,078,063	2,761,620	2,447,485	2,135,658
16 Residential Large site - low density	200	£5,391,415	13,984,991	13,165,178	12,457,082	11,750,502	11,048,840	10,352,092	9,666,263	8,973,349	8,281,353	7,612,472	6,942,108
17 Residential Large site - medium density (houses and flats)	200	£5,373,990	11,750,997	11,089,072	10,391,963	9,718,998	9,051,559	8,384,923	7,720,172	7,076,535	6,427,614	5,783,406	5,143,913
18 Residential Large site - low density	500	£13,682,744	32,569,744	30,874,121	29,182,547	27,491,000	25,800,453	24,110,906	22,421,359	20,731,812	19,042,265	17,352,718	15,663,171
19 Strategic scale site - medium density (houses and flats)	500	£9,906,725	24,433,424	23,154,874	21,876,323	20,597,770	19,319,217	18,040,664	16,762,112	15,483,559	14,205,006	12,926,453	11,647,900
20 Strategic scale site - low density	500	£19,813,449	24,906,984	20,500,479	17,007,058	15,719,988	13,843,984	11,980,324	10,120,206	8,293,231	6,469,399	4,653,197	2,841,573
21 Strategic scale site - medium density (houses and flats)	100	£15,190,311	18,949,297	17,010,490	15,216,165	13,971,821	11,538,560	9,718,980	7,910,481	6,112,698	4,317,207	2,534,496	784,763
22 Strategic scale site - low density	100	£11,612,000	12,844,000	10,844,000	9,144,000	7,844,000	6,544,000	5,244,000	3,944,000	2,644,000	1,344,000	44,000	-
23 Strategic scale site - medium density (houses and flats)	700	£16,511,208	19,954,052	18,077,302	16,214,636	14,364,252	12,519,759	10,684,432	8,862,062	7,048,587	5,238,182	3,438,979	1,639,047
24 Housing for Elderly (C3) - high density	40	£21,343,993	39,398	1,044,877	1,095,968	1,147,238	1,198,549	1,249,840	1,301,131	1,352,421	1,403,712	1,455,004	1,506,295
25 Housing for Elderly (C3) - high density	60	£23,228,899	1,542,078	1,615,952	1,689,638	1,763,700	1,837,573	1,911,447	1,985,321	2,059,195	2,133,069	2,206,943	2,280,816
26 Housing for Elderly (C3) extra care	70	£23,228,899	1,869,136	1,943,010	2,016,884	2,090,758	2,164,632	2,238,506	2,312,380	2,386,254	2,460,128	2,534,002	2,607,876
27 Retail (comparison)	-	£163,172	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433
28 Retail (convenience)	-	£660,448	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738	1,265,738
29 Office	-	£332,224	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712	8,788,712
30 Warehouse	-	£495,338	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068	15,198,068
31 Warehouse (40% plot ratio)	-	£660,448	3,31,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168
32 Warehouse (fostics (50% plot ratio)	-	£660,448	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984
33 Warehouse (fostics (60% plot ratio)	-	£660,448	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800
34 Warehouse (HC office (30% plot ratio)	-	£660,448	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232	1,774,232
35 Warehouse (fostics (50% plot ratio)	-	£1,813,449	3,915,278	3,915,278	3,915,278	3,915,278	3,915,278	3,915,278	3,915,278	3,915,278	3,915,278	3,915,278	3,915,278
36 Warehouse (fostics (25% plot ratio)	-	£26,417,932	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432
37 Student housing development (high density) 200 beds	-	£105,680	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426
38 Student housing development (high density) 250 beds	-	£132,000	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305
39 Student housing development (high density) 300 beds	-	£152,367	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165	1,487,165
40 Hotel (100 rooms)	-	£99,067	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733
41 Hotel (125 rooms)	-	£99,067	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068
42 Hotel (150 rooms)	-	£99,067	548	548	548	548	548	548	548	548	548	548	548
43 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
44 Leisure use	-	£198,134	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646
45 Leisure use	-	£198,134	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030
46 Community use	-	£109,954	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441	3,659,441
47 Community use	-	£109,954	3,657,841	3,657,841	3,657,841	3,657,841	3,657,841	3,657,841	3,657,841	3,657,841	3,657,841	3,657,841	3,657,841
48 Community use	-	£123,815	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240

RUGBY LOCAL PLAN VIABILITY
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

AGBY LOCAL PLAN VIABILITY		Sales value £4,325 ps/m		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		S106:		£22,500 per unit	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)				£2,151,293 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		
1 Residential Small site - low density	5	£341,475	423,086	402,120	381,296	360,617	340,081	319,689	299,441	279,336	259,376	239,598	219,885		
2 Residential Small site - medium density	5	£341,475	430,532	409,537	388,685	367,976	347,414	326,994	306,717	286,585	266,598	246,751	227,049		
3 Residential Small site - higher density (flats)	5	£95,613	102,580	86,467	70,470	54,589	38,824	23,176	7,643	7,901	23,451	38,883	54,198		
4 Residential Small site - low density	10	£682,950	846,173	804,239	762,592	721,234	680,162	639,378	598,882	558,672	518,751	479,117	439,771		
5 Residential Small site - medium density	10	£682,950	861,064	819,073	777,371	735,956	694,828	653,988	613,435	573,170	533,193	493,502	454,099		
6 Residential Small site - higher density (flats)	10	£191,226	205,160	172,934	140,940	109,178	77,649	46,351	15,287	16,800	46,901	77,768	108,394		
7 Residential Medium site - low density	25	£1,707,375	2,115,432	2,010,598	1,906,481	1,803,084	1,700,406	1,598,446	1,497,205	1,396,682	1,296,878	1,197,792	1,099,425		
8 Residential Medium site - medium density	25	£1,707,375	1,820,895	1,720,816	1,621,428	1,522,731	1,424,726	1,327,411	1,230,788	1,134,855	1,039,614	945,064	851,205		
9 Residential Medium site - higher density (flats and	25	£602,362	1,375,486	1,282,190	1,189,546	1,097,555	1,006,217	915,531	825,497	736,115	647,387	559,310	471,886		
10 Residential Medium site - low density	50	£3,615,619	4,150,041	3,943,292	3,737,961	3,534,048	3,331,553	3,130,476	2,930,818	2,732,576	2,535,754	2,340,349	2,146,362		
11 Residential Medium site - medium density	50	£3,615,619	4,221,970	4,014,951	3,809,348	3,605,163	3,402,397	3,201,049	3,001,119	2,802,607	2,605,513	2,409,837	2,215,579		
12 Residential Medium site - higher density (flats)	50	£1,012,373	821,150	484,235	348,309	213,373	79,427	-	54,406	188,531	321,650	453,764	584,871		
13 Residential Large site - low density	100	£7,683,190	8,063,211	7,663,332	7,266,192	6,871,793	6,480,133	6,091,212	5,705,032	5,321,591	4,940,890	4,562,920	4,187,708		
14 Residential Large site - medium density	100	£7,683,190	8,206,908	7,806,496	7,408,804	7,013,863	6,621,661	6,232,198	5,845,476	5,461,494	5,080,251	4,701,748	4,325,985		
15 Residential Large site - high density (flats and hou	100	£2,987,907	6,361,475	5,988,978	5,619,062	5,251,727	4,886,973	4,524,799	4,165,208	3,808,187	3,453,767	3,101,919	2,752,651		
16 Residential Large site - low density	200	£17,561,576	19,905,294	19,108,125	18,316,457	17,530,258	16,748,529	15,974,270	15,204,482	14,440,163	13,681,315	12,927,937	12,180,028		
17 Residential Large site - medium density (houses a	200	£12,293,103	13,729,551	12,968,301	12,212,312	11,461,583	10,716,115	9,975,907	9,240,960	8,511,273	7,786,847	7,067,680	6,353,775		
18 Strategic scale site - low density	500	£51,631,035	24,654,531	22,715,540	20,789,851	18,877,462	16,976,373	15,092,583	13,220,096	11,360,909	9,515,021	7,682,434	5,863,148		
19 Strategic scale site - medium density (houses and	500	£32,269,397	22,321,552	20,425,186	18,541,864	16,671,587	14,814,354	12,970,166	11,139,022	9,320,923	7,515,867	5,723,895	3,932,962		
20 Strategic scale site - low density	600	£54,538,793	26,790,007	24,688,711	22,661,374	20,668,597	18,700,381	16,780,569	14,927,625	13,140,538	11,429,655	9,761,416	8,139,872		
21 Strategic scale site - medium density (houses and	600	£49,479,742	24,256,273	22,181,088	20,120,183	18,073,556	16,041,207	14,018,441	12,003,971	10,003,850	8,018,082	6,046,663	4,084,160		
22 Strategic scale site - low density	600	£53,782,326	22,415,880	20,614,330	18,825,145	17,048,322	15,280,469	13,520,111	11,772,172	10,036,652	8,307,338	6,585,974	4,874,631		
23 Strategic scale site - medium density (houses and	700	£53,782,326	25,255,243	23,175,354	21,109,750	19,056,981	17,010,395	14,978,156	12,960,264	10,954,744	8,953,175	6,966,040	4,983,072		
24 Housing for Elderly (C3) - high density	40	£688,414	775,546	834,583	893,619	952,655	1,011,692	1,070,728	1,129,765	1,189,801	1,247,838	1,306,875	1,365,911		
25 Housing for Elderly (C3) - high density	50	£890,190	1,217,733	1,303,106	1,388,478	1,473,850	1,559,223	1,644,595	1,729,968	1,815,340	1,900,713	1,986,085	2,071,459		
26 Housing for Elderly (C2) extra care	70	£1,003,937	1,483,525	1,579,453	1,675,380	1,771,308	1,867,236	1,963,163	2,059,091	2,155,018	2,250,946	2,346,873	2,442,801		
27 Retail (convenience)	-	£537,823	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433	4,741,433		
28 Retail (convenience)	-	£2,151,293	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738	1,285,738		
29 Office	-	£1,075,847	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712	8,798,712		
30 Office	-	£1,613,470	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068	13,198,068		
31 Industrial (40% plot ratio)	-	£2,151,293	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168	1,391,168		
32 Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984	1,780,984		
33 Warehousing/logistics (50% plot ratio)	-	£2,151,293	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800	2,170,800		
34 Industrial with HQ office (30% plot ratio)	-	£64,538,793	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232	19,774,232		
35 Warehousing/logistics (30% plot ratio)	-	£64,538,793	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279	34,915,279		
36 Warehousing/logistics (25% plot ratio)	-	£86,051,724	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432	38,813,432		
37 Student housing development (high density) 200 b	-	£344,235	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426	935,426		
38 Student housing development (high density) 250 b	-	£430,259	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305	1,211,305		
39 Student housing development (high density) 300 b	-	£515,807	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185	1,487,185		
40 Hotel (100 rooms)	-	£322,694	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733	75,733		
41 Hotel (125 rooms)	-	£322,694	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068	40,068		
42 Hotel (150 rooms)	-	£322,694	348	348	348	348	348	348	348	348	348	348	348		
43 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
44 Leisure use	-	£645,388	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646	2,414,646		
45 Leisure use	-	£645,388	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030	2,416,030		
46 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441		
47 Community use	-	£358,157	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441	3,160,441		
48 Community use	-	£403,299	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240	4,655,240		

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

		£660,248 PER HA											
		£660,248 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
1 Residential Small site - low density	5	£104,833	423,086	402,120	381,296	360,617	340,081	319,689	299,441	279,336	259,376	239,598	219,885
2 Residential Small site - medium density	5	£104,833	430,532	409,537	388,685	367,976	347,414	326,994	306,717	286,585	266,598	246,751	227,049
3 Residential Small site - higher density (flats)	5	£29,353	102,580	86,467	70,470	54,589	38,824	23,176	7,643	7,901	23,451	38,883	54,198
4 Residential Small site - low density	10	£209,666	846,173	804,239	762,592	721,234	680,162	639,378	598,882	558,672	518,751	479,117	439,771
5 Residential Small site - medium density	10	£209,666	861,064	819,073	777,371	735,956	694,828	653,988	613,435	573,170	533,193	493,502	454,099
6 Residential Small site - higher density (flats)	10	£58,707	205,160	172,934	140,940	109,178	77,649	46,351	15,287	16,800	46,901	77,768	108,394
7 Residential Medium site - low density	25	£524,165	2,115,432	2,010,598	1,906,481	1,803,084	1,700,406	1,598,446	1,497,205	1,396,682	1,296,878	1,197,792	1,099,425
8 Residential Medium site - medium density	25	£524,165	1,820,895	1,720,816	1,621,428	1,522,731	1,424,726	1,327,411	1,230,788	1,134,855	1,039,614	945,064	851,205
9 Residential Medium site - higher density (flats and	25	£104,833	1,375,486	1,282,190	1,189,546	1,097,555	1,006,217	915,531	825,497	736,115	647,387	559,310	471,886
10 Residential Medium site - low density	50	£1,039,997	4,150,041	3,943,292	3,737,961	3,534,048	3,331,553	3,130,476	2,930,818	2,732,576	2,535,754	2,340,349	2,146,362
11 Residential Medium site - medium density	50	£1,039,997	4,221,970	4,014,951	3,809,348	3,605,163	3,402,397	3,201,049	3,001,119	2,802,607	2,605,513	2,409,837	2,215,579
12 Residential Medium site - higher density (flats)	50	£310,799	821,150	484,235	348,309	213,373	79,427	-	54,406	188,531	321,650	453,764	584,871
13 Residential Large site - low density	100	£2,358,744	8,063,211	7,663,332	7,266,192	6,871,793	6,480,133	6,091,212	5,705,032	5,321,591	4,940,890	4,562,920	4,187,

Appendix 11 - Appraisal outputs - £22,500 per unit S106 with growth

BY LOCAL PLAN VIABILITY

Sales value £3,054 ps/m

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£22,500 per unit

CHMARK LAND VALUE 1 (SECONDARY OFFICES)		£21,293 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								
Residential Small site - low density	5	£341,475	221,986	213,101	204,274	195,505	186,793	178,141	169,546	161,009	152,529	144,109	135,746								
Residential Small site - medium density	5	£341,475	229,430	220,518	211,663	202,866	194,126	185,446	176,822	168,257	159,750	151,301	142,910								
Residential Small site - higher density (flats)	5	£95,613	87,318	83,538	79,713	75,840	71,920	67,954	63,942	59,883	55,777	51,624	47,426								
Residential Small site - low density	10	£682,950	443,971	426,201	408,547	391,009	373,587	356,281	339,091	322,017	305,059	288,217	271,491								
Residential Small site - medium density	10	£682,950	458,861	441,035	423,325	405,731	388,253	370,890	353,645	336,514	319,500	302,602	285,820								
Residential Small site - higher density (flats)	10	£191,226	174,636	167,078	159,425	151,680	143,842	135,909	127,883	119,765	111,567	103,294	94,946								
Residential Medium site - low density	25	£1,707,375	1,109,927	1,065,502	1,021,368	977,523	933,967	890,702	847,728	805,043	762,647	720,542	678,728								
Residential Medium site - medium density	25	£1,707,375	1,109,927	1,065,502	1,021,368	977,523	933,967	890,702	847,728	805,043	762,647	720,542	678,728								
Residential Medium site - higher density (flats and houses)	25	£602,362	400,239	382,339	364,700	347,327	330,204	313,347	296,751	280,416	264,342	248,529	232,966								
Residential Medium site - low density	50	£3,615,619	2,201,613	2,112,895	2,024,736	1,936,796	1,848,674	1,761,139	1,674,192	1,587,834	1,502,065	1,416,886	1,332,295								
Residential Medium site - medium density	50	£3,615,619	2,274,718	2,185,725	2,096,897	2,007,913	1,918,517	1,829,251	1,740,493	1,651,865	1,563,876	1,476,529	1,389,811								
Residential Medium site - higher density (flats)	50	£1,012,373	1,199,215	1,241,210	1,282,882	1,324,233	1,365,261	1,405,966	1,446,348	1,486,409	1,526,148	1,565,561	1,604,654								
Residential Large site - low density	100	£7,683,190	4,201,393	4,033,765	3,867,229	3,701,784	3,537,431	3,374,170	3,212,000	3,050,923	2,890,936	2,732,042	2,574,238								
Residential Large site - medium density	100	£7,683,190	4,345,088	4,178,919	4,009,841	3,843,854	3,678,960	3,515,156	3,352,445	3,189,825	3,030,297	2,870,860	2,712,515								
Residential Large site - high density (flats and houses)	100	£2,987,907	2,372,448	2,420,112	2,468,798	2,516,802	2,564,629	2,612,810	2,659,882	2,707,369	2,754,812	2,802,234	2,849,643								
Residential Large site - low density	200	£17,561,576	8,488,265	8,138,561	7,791,151	7,446,032	7,103,205	6,762,672	6,424,431	6,088,482	5,754,825	5,423,461	5,094,389								
Residential Large site - medium density (houses and flats)	200	£12,293,103	6,384,378	6,055,152	5,728,121	5,403,290	5,080,654	4,760,218	4,441,978	4,125,935	3,812,091	3,500,443	3,190,994								
Strategic scale site - low density	500	£51,631,035	6,597,225	5,739,408	4,887,296	4,040,627	3,199,688	2,364,329	1,534,612	710,514	109,730	935,891	1,756,320								
Strategic scale site - medium density (houses and flats)	500	£32,269,397	4,351,673	3,517,749	2,689,329	1,866,412	1,048,999	237,090	578,629	1,396,000	2,212,156	3,022,671	3,827,542								
Strategic scale site - low density	600	£54,538,793	7,300,859	6,339,520	5,384,517	4,435,624	3,493,440	2,557,364	1,627,598	704,141	218,637	1,152,781	2,090,458								
Strategic scale site - medium density (houses and flats)	600	£49,479,742	4,839,722	3,905,008	2,976,472	2,054,114	1,137,933	220,538	702,734	1,623,281	2,537,497	3,445,381	4,355,431								
Strategic scale site - low density	600	£53,782,328	6,080,050	5,244,481	4,414,404	3,589,818	2,770,724	1,952,243	1,137,315	327,923	486,945	1,306,945	2,122,618								
Strategic scale site - medium density (houses and flats)	700	£53,782,328	6,235,625	5,272,856	4,316,428	3,366,339	2,415,770	1,470,479	531,577	410,781	1,362,034	2,306,728	3,256,366								
Housing for Elderly (C3) - high density	40	£688,414	1,697,031	1,713,722	1,730,412	1,747,102	1,763,792	1,780,483	1,797,173	1,813,863	1,830,553	1,847,244	1,863,934								
Housing for Elderly (C3) - high density	60	£2,980,190	2,592,410	2,614,601	2,636,792	2,658,982	2,681,173	2,703,364	2,725,555	2,747,746	2,769,936	2,792,127	2,814,318								
Housing for Elderly (C2) extra care	70	£1,003,937	3,078,579	3,101,185	3,123,791	3,146,398	3,169,004	3,191,611	3,214,216	3,236,823	3,259,430	3,282,036	3,304,643								
Hotel (comparison)	-	£537,823	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251								
Retail (convenience)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953								
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074								
Office	-	£1,813,470	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612								
Industrial (40% plot ratio)	-	£2,151,293	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877								
Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119								
Warehousing/logistics (60% plot ratio)	-	£2,151,293	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362								
Industrial with HQ office (30% plot ratio)	-	£64,538,793	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585								
Warehousing/logistics (30% plot ratio)	-	£64,538,793	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713								
Warehousing/logistics (25% plot ratio)	-	£86,051,724	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137								
Student housing development (high density) 200 beds	-	£344,235	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353								
Student housing development (high density) 250 beds	-	£430,259	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232								
Student housing development (high density) 300 beds	-	£151,851	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110								
Hotel (100 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366								
Hotel (125 rooms)	-	£322,694	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313								
Hotel (150 rooms)	-	£322,694	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986								
Leisure use	-	£845,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566								
Leisure use	-	£845,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566								
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113								
Community use	-	£336,021	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930								
Community use	-	£403,299	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748								

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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	
Residential Small site - low density	5	£104,833	221,986	213,101	204,274	195,505	186,793	178,141	169,546	161,009	152,529	144,109	135,746	
Residential Small site - medium density	5	£104,833	229,430	220,518	211,663	202,866	194,126	185,446	176,822	168,257	159,750	151,301	142,910	
Residential Small site - higher density (flats)	5	£29,353	97,318	93,538	89,713	85,840	81,920	77,954	73,942	69,883	65,777	61,624	57,426	
Residential Small site - low density	10	£268,606	443,971	426,201	408,547	391,009	373,587	356,281	339,091	322,017	305,059	288,217	271,491	
Residential Small site - medium density	10	£268,606	459,851	441,923	423,995	406,067	388,139	370,211	352,283	334,355	316,427	298,499	280,571	
Residential Small site - higher density (flats)	10	£58,777	174,636	167,078	159,425	211,690	223,840	235,989	247,883	259,755	271,553	283,249	294,850	
Residential Medium site - low density	25	£524,165	1,109,927	1,065,502	1,021,366	977,523	933,967	890,702	847,728	805,043	762,647	720,542	678,747	
Residential Medium site - medium density	25	£524,165	1,227,988	1,183,740	1,139,492	1,095,244	1,051,000	1,006,756	962,512	918,268	874,024	829,780	785,536	
Residential Medium site - higher density (flats and houses)	25	£254,165	827,988	786,240	744,492	702,744	661,000	619,256	577,512	535,768	494,024	452,280	410,536	
Residential Medium site - low density	50	£1,109,927	2,201,613	2,132,262	2,052,756	1,936,798	1,846,674	1,761,139	1,674,102	1,587,834	1,502,065	1,416,986	1,332,295	
Residential Medium site - medium density	50	£1,109,927	2,274,718	2,185,725	2,096,807	2,007,913	1,915,517	1,831,711	1,744,493	1,657,855	1,571,825	1,486,373	1,401,511	
Residential Medium site - higher density (flats)	50	£310,739	1,099,216	1,041,100	1,029,852	1,024,253	1,025,291	1,025,998	1,026,448	1,026,498	1,026,146	1,025,551	1,024,654	
Residential Large site - low density	100	£2,584,744	4,201,352	4,033,128	3,867,221	3,701,312	3,535,403	3,369,494	3,203,585	3,037,676	2,871,767	2,705,858	2,539,949	
Residential Large site - medium density	100	£2,584,744	4,348,085	4,176,919	4,009,841	3,843,854	3,676,950	3,510,156	3,343,252	3,176,350	3,009,450	2,842,550	2,675,650	
Residential Large site - high density (flats and houses)	100	£917,289	2,572,448	2,420,112	2,268,798	2,116,507	1,969,239	1,820,992	1,678,769	1,527,567	1,382,387	1,238,206	1,093,086	
Residential Large site - low density	200	£5,391,451	8,488,265	8,135,561	7,791,154	7,446,072	7,100,526	6,755,072	6,424,431	6,088,452	5,754,825	5,425,451	5,094,389	
Residential Large site - medium density	200	£5,391,451	8,635,795	8,272,591	7,919,387	7,566,183	7,212,979	6,859,775	6,506,571	6,153,367	5,800,163	5,446,959	5,093,755	
Strategic scale site - low density	500	£15,850,759	6,597,225	5,739,408	4,997,205	4,040,827	3,190,668	2,354,329	1,534,612	1,074,514	108,730	935,881	1,756,320	
Strategic scale site - medium density (houses and flats)	500	£19,626,725	4,351,673	3,517,749	2,689,329	1,866,412	1,049,989	237,090	578,622	1,386,000	2,212,158	3,027,671	3,827,542	
Strategic scale site - low density	600	£19,813,449	7,300,831	6,339,520	5,384,517	4,433,854	3,493,440	2,552,343	1,627,598	704,141	218,637	1,571,781	2,080,485	
Strategic scale site - medium density (houses and flats)	600	£19,813,449	8,439,722	7,365,008	6,290,294	5,215,580	4,140,866	3,066,152	2,041,438	1,016,724	238,217	1,571,781	2,080,485	
Strategic scale site - low density	600	£16,511,208	6,080,050	5,244,481	4,414,004	3,589,818	2,770,724	1,957,263	1,131,315	327,923	488,945	1,306,945	1,212,618	
Strategic scale site - medium density (houses and flats)	600	£16,511,208	6,325,625	5,272,856	4,316,428	3,366,339	2,415,770	1,470,479	531,577	410,781	1,362,034	2,306,226	3,256,936	
Housing for Elderly (C3) - high density	40	£211,343	1,697,031	1,713,722	1,730,412	1,747,102	1,763,792	1,780,483	1,797,173	1,813,863	1,830,553	1,847,244	1,863,934	
Housing for Elderly (C3) - high density	40	£273,289	2,562,410	2,601,311	2,640,212	2,679,113	2,718,014	2,756,915	2,795,816	2,834,717	2,873,618	2,912,519	2,951,420	
Housing for Elderly (C2) extra care	70	£273,289	3,078,579	3,101,185	3,123,791	3,146,396	3,168,904	3,191,811	3,214,718	3,237,625	3,259,532	3,281,439	3,303,346	
Retail (comparison)			£1,165, 112	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	
Retail (convenience)			£660,448	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	
Office			£302,324	1,607,074	1,607,074	1,607,074	1,607,074	1,607,074	1,607,074	1,607,074	1,607,074	1,607,074	1,607,074	
Office			£495,336	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	
Industrial (40% plot ratio)			£660,448	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	
Warehouse/logistics (50% plot ratio)			£660,448	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	
Warehouse/logistics (60% plot ratio)			£660,448	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	
Industrial with HQ (40% plot ratio)			£19,813,449	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	
Warehouse/logistics (30% plot ratio)			£19,813,449	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	
Warehouse/logistics (25% plot ratio)			£26,417,932	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	
Student housing development (high density) 200 beds			£105,680	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	
Student housing development (high density) 300 beds			£105,680	295,222	295,222	295,222	295,222	295,222	295,222	295,222	295,222	295,222	295,222	
Student housing development (high density) 300 beds			£158,366	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	
Hotel (100 rooms)			£99,067	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	
Hotel (120 rooms)			£99,067	1,429,313	1,429,313	1,429,313	1,429,313	1,429,313	1,429,313	1,429,313	1,429,313	1,429,313	1,429,313	
Leisure use			£109,067	1,815,698	1,815,698	1,815,698	1,815,698	1,815,698	1,815,698	1,815,698	1,815,698	1,815,698	1,815,698	
Leisure use			£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use			£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use			£198,134	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	
Community use			£109,067	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	
Community use			£103,199	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	
Community use			£123,813	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	

BY LOCAL PLAN VIABILITY

Sales value £3,213 psn

CHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

S106:

£22,500 per unit

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	
Residential Small site - low density	5	£341,475	290,910	279,292	267,732	256,258	244,861	233,541	222,297	211,131	200,041	189,028	178,091	
Residential Small site - medium density	5	£341,475	298,355	286,699	275,121	263,619	252,194	240,846	229,574	218,380	207,261	196,220	185,256	
Residential Small site - higher density (flats)	5	£95,613	27,775	36,364	44,891	53,355	61,756	70,094	78,369	86,582	94,731	102,818	110,843	
Residential Small site - low density	10	£682,950	581,819	558,564	535,463	512,515	489,721	467,081	444,595	422,261	400,081	378,056	356,183	
Residential Small site - medium density	10	£682,950	596,709	573,399	550,242	527,238	504,387	481,691	459,148	436,758	414,523	392,441	370,512	
Residential Small site - higher density (flats)	10	£119,226	55,549	72,729	89,781	106,709	123,511	140,188	156,739	173,164	189,463	205,637	221,685	
Residential Medium site - low density	25	£1,707,375	1,454,547	1,396,411	1,338,658	1,281,289	1,224,304	1,167,703	1,111,486	1,055,653	1,000,204	945,139	890,458	
Residential Medium site - medium density	25	£1,707,375	1,562,279	1,497,221	1,432,511	1,367,559	1,302,867	1,237,934	1,173,262	1,108,271	1,043,461	978,130	912,899	
Residential Medium site - higher density (flats and houses)	25	£602,362	720,047	699,422	678,145	656,917	635,739	614,602	593,504	572,445	551,426	530,446	509,505	
Residential Medium site - low density	50	£3,615,619	2,874,865	2,758,251	2,642,409	2,527,339	2,413,040	2,299,514	2,186,780	2,074,778	1,963,568	1,853,130	1,743,463	
Residential Medium site - medium density	50	£3,615,619	2,946,795	2,829,939	2,713,796	2,598,554	2,483,884	2,370,087	2,257,062	2,144,808	2,033,327	1,922,617	1,812,680	
Residential Medium site - higher density (flats)	50	£1,012,373	632,557	606,845	581,133	555,421	529,709	504,000	478,291	452,582	426,873	401,164	375,455	
Residential Large site - low density	100	£7,683,190	5,529,645	5,309,214	5,090,237	4,872,713	4,655,643	4,442,026	4,228,862	4,017,152	3,806,896	3,596,093	3,390,744	
Residential Large site - medium density	100	£7,683,190	5,673,341	5,452,369	5,232,849	5,014,784	4,798,171	4,583,012	4,369,307	4,157,062	3,946,257	3,736,912	3,529,021	
Residential Large site - high density (flats and houses)	100	£2,987,907	3,840,930	3,638,166	3,436,771	3,236,745	3,038,095	2,840,705	2,644,672	2,450,317	2,257,129	2,065,310	1,874,859	
Residential Large site - low density	200	£17,561,576	11,967,125	10,614,504	9,164,878	7,717,252	6,270,626	4,824,000	3,377,374	1,930,748	752,122	306,506	6,680,294	
Residential Large site - medium density (houses and flats)	200	£12,293,103	8,885,875	8,456,815	8,030,637	7,607,341	7,184,045	6,760,749	6,337,453	5,914,157	5,490,861	5,067,565	4,644,269	
Strategic scale site - low density	500	£51,631,035	12,921,379	11,814,175	10,714,308	9,621,779	8,535,812	7,454,462	6,380,467	5,313,828	4,254,542	3,202,611	2,158,036	
Strategic scale site - medium density (houses and flats)	500	£32,269,397	10,594,136	9,511,080	8,435,195	7,366,541	6,305,100	5,250,889	4,203,851	3,164,045	2,131,449	1,106,067	87,895	
Strategic scale site - low density	600	£54,538,793	14,189,625	12,957,099	11,734,543	10,519,256	9,312,138	8,113,190	6,922,410	5,739,800	4,565,359	3,395,919	2,230,593	
Strategic scale site - medium density (houses and flats)	600	£49,479,742	11,653,737	10,452,606	9,259,484	8,074,374	6,897,274	5,726,209	4,557,991	3,397,828	2,245,721	1,101,669	34,889	
Strategic scale site - low density	600	£53,782,328	11,944,645	10,884,569	9,831,534	8,782,180	7,737,841	6,700,578	5,670,387	4,647,270	3,626,280	2,610,131	1,601,103	
Strategic scale site - medium density (houses and flats)	700	£53,782,328	13,043,499	11,820,654	10,600,117	9,387,324	8,182,703	6,986,255	5,797,979	4,612,087	3,431,845	2,259,830	1,089,810	
Housing for Elderly (C3) - high density	40	£688,414	1,421,723	1,448,202	1,474,681	1,501,161	1,527,640	1,554,119	1,580,598	1,607,078	1,633,557	1,660,036	1,686,516	
Housing for Elderly (C3) - high density	60	£890,190	2,182,500	2,219,222	2,255,945	2,292,668	2,329,390	2,366,114	2,402,837	2,439,559	2,476,282	2,513,006	2,549,729	
Housing for Elderly (C2) extra care	70	£1,003,209	2,603,878	2,643,264	2,683,650	2,722,036	2,761,421	2,800,806	2,840,192	2,879,577	2,918,962	2,958,349	2,997,734	
Retail (comparison)	-	£537,823	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	
Retail (convenience)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	
Office	-	£1,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	
Industrial (40% plot ratio)	-	£2,151,293	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	
Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	
Warehousing/logistics (60% plot ratio)	-	£2,151,293	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	
Industrial with HQ office (30% plot ratio)	-	£64,538,793	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	
Warehousing/logistics (30% plot ratio)	-	£64,538,793	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	
Warehousing/logistics (25% plot ratio)	-	£86,051,724	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	
Student housing development (high density) 200 beds	-	£344,235	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	
Student housing development (high density) 250 beds	-	£430,259	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	
Student housing development (high density) 300 beds	-	£515,851	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	
Hotel (100 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	
Hotel (125 rooms)	-	£322,694	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	
Hotel (150 rooms)	-	£322,694	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	
Leisure use	-	£645,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use	-	£645,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use	-	£645,388	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	
Community use	-	£403,299	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	

BY LOCAL PLAN VIABILITY

CHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £3,372 ps/m

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£22,500 per unit

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	Max AH
Residential Small site - low density	5	£341,475	359,834	352,861	331,190	317,011	302,928	288,940	275,049	261,253	247,552	233,947	220,438	50%
Residential Small site - medium density	5	£341,475	367,275	352,861	336,579	324,372	310,261	296,246	282,326	268,502	254,772	241,139	227,602	50%
Residential Small site - higher density (flats)	5	£59,613	31,258	20,475	9,771	870	11,591	22,234	32,797	43,281	53,687	64,013	74,260	50%
Residential Small site - low density	10	£682,950	719,667	690,928	662,380	634,022	605,896	577,882	550,098	522,505	495,105	467,894	440,875	50%
Residential Small site - medium density	10	£682,950	734,535	705,762	677,158	648,745	620,522	592,491	564,651	537,003	509,545	482,279	455,204	50%
Residential Small site - higher density (flats)	10	£191,226	62,516	40,951	19,542	1,740	23,183	44,468	65,594	86,563	107,373	128,025	148,520	50%
Residential Medium site - low density	25	£1,707,375	1,799,168	1,727,319	1,655,949	1,585,056	1,514,641	1,444,703	1,375,244	1,306,263	1,237,760	1,169,736	1,102,188	50%
Residential Medium site - medium density	25	£1,707,375	1,496,562	1,428,202	1,360,302	1,292,864	1,225,885	1,159,366	1,093,308	1,027,709	962,571	897,893	833,675	50%
Residential Medium site - higher density (flats and houses)	25	£602,362	1,039,855	976,506	913,591	851,113	789,068	727,460	666,287	605,549	545,247	485,379	425,947	35%
Residential Medium site - low density	50	£3,615,619	3,545,027	3,401,689	3,259,307	3,117,879	2,977,407	2,837,890	2,699,328	2,561,721	2,425,071	2,289,374	2,154,633	50%
Residential Medium site - medium density	50	£3,615,619	3,616,957	3,473,347	3,330,693	3,188,995	3,048,251	2,908,463	2,769,326	2,631,752	2,494,829	2,359,862	2,223,850	50%
Residential Medium site - higher density (flats)	50	£1,012,373	65,900	152,481	238,434	323,759	408,456	492,527	575,969	658,782	740,970	822,528	903,459	50%
Residential Large site - low density	100	£7,683,190	6,857,898	6,584,664	6,313,245	6,043,642	5,775,854	5,509,881	5,245,724	4,983,383	4,722,856	4,464,145	4,207,249	50%
Residential Large site - medium density	100	£7,683,190	7,001,594	6,727,818	6,455,858	6,185,713	5,917,383	5,650,868	5,386,169	5,123,285	4,862,217	4,602,963	4,345,525	50%
Residential Large site - high density (flats and houses)	100	£2,987,807	3,039,415	4,856,221	4,604,745	4,354,982	4,106,933	3,860,597	3,615,975	3,373,065	3,131,870	2,892,389	2,654,621	45%
Residential Large site - low density	200	£17,561,576	13,942,382	13,083,846	12,529,038	11,977,958	11,430,606	10,886,983	10,347,087	9,810,921	9,278,482	8,749,771	8,224,788	50%
Residential Large site - medium density (houses and flats)	200	£12,293,103	11,387,373	10,858,479	10,333,153	9,811,392	9,293,198	8,778,569	8,267,508	7,759,795	7,252,968	6,749,792	6,250,177	50%
Strategic scale site - low density	500	£51,631,035	19,180,287	17,823,122	16,475,008	15,135,947	13,805,936	12,484,978	11,173,070	9,870,216	8,576,412	7,291,659	6,015,959	50%
Strategic scale site - medium density (houses and flats)	500	£32,269,397	16,775,222	15,449,287	14,132,236	12,824,068	11,524,785	10,234,385	8,952,870	7,680,238	6,416,490	5,161,626	3,915,645	50%
Strategic scale site - low density	600	£54,538,793	21,020,569	19,519,815	18,029,084	16,548,373	15,077,684	13,617,018	12,166,372	10,725,748	9,292,329	7,866,282	6,450,290	45%
Strategic scale site - medium density (houses and flats)	600	£49,479,742	18,408,456	16,942,084	15,485,548	14,037,675	12,585,415	11,163,023	9,740,497	8,327,838	6,925,047	5,532,124	4,149,066	50%
Strategic scale site - low density	600	£53,782,328	17,738,622	16,450,911	15,171,807	13,901,309	12,639,418	11,381,739	10,131,854	8,890,609	7,658,003	6,434,035	5,212,545	50%
Strategic scale site - medium density (houses and flats)	700	£53,782,328	19,760,257	18,273,775	16,797,242	15,330,080	13,867,393	12,414,691	10,971,973	9,539,239	8,116,491	6,697,118	5,286,047	50%
Housing for Elderly (C3) - high density	40	£688,414	1,148,415	1,182,683	1,218,952	1,255,219	1,291,488	1,327,757	1,364,025	1,400,294	1,436,561	1,472,830	1,509,098	50%
Housing for Elderly (C3) - high density	60	£208,190	1,772,589	1,823,844	1,875,096	1,926,354	1,977,609	2,028,863	2,080,119	2,131,374	2,182,628	2,233,884	2,285,139	50%
Housing for Elderly (C2) extra care	70	£1,003,937	2,129,179	2,185,343	2,241,508	2,297,673	2,353,838	2,410,002	2,466,167	2,522,331	2,578,496	2,634,661	2,690,826	50%
Retail (comparison)	-	£537,823	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	50%
Retail (convenience)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	50%
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	50%
Office	-	£1,913,447	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	50%
Industrial (40% plot ratio)	-	£2,151,293	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	50%
Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	50%
Warehousing/logistics (60% plot ratio)	-	£2,151,293	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	50%
Industrial with HQ office (30% plot ratio)	-	£54,538,793	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	50%
Warehousing/logistics (50% plot ratio)	-	£54,538,793	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	50%
Warehousing/logistics (25% plot ratio)	-	£86,051,724	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	50%
Student housing development (high density) 200 beds	-	£344,235	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	50%
Student housing development (high density) 250 beds	-	£430,258	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	50%
Student housing development (high density) 300 beds	-	£515,851	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	50%
Hotel (100 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	50%
Hotel (125 rooms)	-	£322,694	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	50%
Hotel (150 rooms)	-	£322,694	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	50%
Leisure use	-	£845,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	50%
Leisure use	-	£845,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	50%
Leisure use	-	£845,388	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	50%
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	50%
Community use	-	£336,021	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	50%
Community use	-	£403,295	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	50%

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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	
Residential Small site - low density	5	£104,833	359,834	345,463	331,190	317,011	302,928	288,940	275,049	261,253	247,552	233,947	220,438	
Residential Small site - medium density	5	£104,833	367,279	352,861	336,579	324,372	310,261	296,246	282,326	268,502	254,772	241,139	227,602	
Residential Small site - higher density (flats)	5	£29,353	31,258	20,475	9,771	870	11,591	22,234	32,797	43,281	53,687	64,013	74,260	
Residential Small site - low density	10	£209,666	719,667	690,928	662,380	634,022	605,896	577,882	550,098	522,505	495,105	467,894	440,875	
Residential Small site - medium density	10	£209,666	734,535	705,762	677,158	648,745	620,522	592,491	564,651	537,003	509,545	482,279	455,204	
Residential Small site - higher density (flats)	10	£58,707	62,516	40,951	19,542	1,740	23,183	44,468	65,594	86,563	107,373	128,025	148,520	
Residential Medium site - low density	25	£524,165	1,799,168	1,727,319	1,655,949	1,585,056	1,514,641	1,444,703	1,375,244	1,306,263	1,237,760	1,169,736	1,102,188	
Residential Medium site - medium density	25	£524,165	1,496,562	1,428,202	1,360,302	1,292,864	1,225,885	1,159,366	1,093,308	1,027,709	962,571	897,893	833,675	
Residential Medium site - higher density (flats and houses)	25	£184,628	1,039,855	976,506	913,591	851,113	789,068	727,460	666,287	605,549	545,247	485,379	425,947	
Residential Medium site - low density	50	£1,109,997	3,545,027	3,401,689	3,259,307	3,117,879	2,977,407	2,837,890	2,699,328	2,561,721	2,425,071	2,289,374	2,154,633	
Residential Medium site - medium density	50	£1,109,997	3,616,957	3,473,347	3,330,693	3,188,995	3,048,251	2,908,463	2,769,326	2,631,752	2,494,829	2,359,862	2,223,850	
Residential Medium site - higher density (flats)	50	£310,799	65,900	152,481	238,434	323,759	408,456	492,527	575,969	658,782	740,970	822,238	903,459	
Residential Large site - low density	100	£2,358,744	6,857,889	6,584,664	6,319,245	6,043,642	5,775,854	5,509,881	5,245,724	4,983,363	4,722,856	4,464,145	4,207,249	
Residential Large site - medium density	100	£2,358,744	7,011,594	6,727,319	6,455,858	6,182,135	5,908,216	5,634,217	5,359,218	5,084,219	4,809,219	4,534,219	4,259,219	
Residential Large site - high density (flats and houses)	100	£917,289	5,109,411	4,856,221	4,604,745	4,354,982	4,106,935	3,860,597	3,615,975	3,373,065	3,131,870	2,892,399	2,654,621	
Residential Large site - low density	200	£5,391,415	13,642,382	13,083,864	12,529,038	11,977,958	11,426,968	10,876,963	10,327,047	9,777,041	9,227,041	8,677,041	8,127,041	
Residential Large site - medium density (houses and flats)	200	£3,773,950	11,387,373	10,858,479	10,333,153	9,807,828	9,282,503	8,757,178	8,231,853	7,706,528	7,181,203	6,655,878	6,130,553	
Strategic scale site - low density	600	£18,193,449	53,102,567	51,052,272	49,001,977	46,951,682	44,901,387	42,851,092	40,800,797	38,750,502	36,700,207	34,650,002	32,600,002	
Strategic scale site - medium density (houses and flats)	500	£9,906,725	27,677,222	25,440,287	24,132,266	22,824,245	21,516,224	20,208,203	18,900,182	17,592,161	16,284,140	14,976,119	13,668,100	
Strategic scale site - low density	600	£18,193,449	21,020,569	19,519,815	18,020,064	16,549,373	15,077,684	13,610,993	12,146,302	10,727,613	9,320,229	7,896,252	6,450,290	
Strategic scale site - medium density (houses and flats)	600	£15,190,311	18,498,698	17,288,622	16,078,546	14,878,470	13,678,394	12,478,318	11,278,242	10,078,166	8,878,090	7,678,014	6,477,938	
Strategic scale site - low density	600	£15,190,311	16,450,911	15,171,807	13,901,703	12,631,600	11,361,497	10,091,394	8,821,291	7,551,188	6,281,085	5,010,982	3,740,879	
Strategic scale site - medium density (houses and flats)	700	£21,511,208	19,760,257	18,273,775	16,797,242	15,330,680	13,867,303	12,414,691	10,971,973	9,539,239	8,116,491	6,697,719	5,296,047	
Housing for Elderly (C3) - high density	400	£661,243	1,146,415	1,102,863	1,078,952	1,055,041	1,031,130	1,007,219	1,004,292	1,001,365	1,001,365	1,001,365	1,001,365	
Housing for Elderly (C3) - high density	400	£273,289	1,772,589	1,823,844	1,875,098	1,926,354	1,977,609	2,028,863	2,080,117	2,131,371	2,182,626	2,233,881	2,285,136	
C308 (elderly) - 122 extra care	400	£1,008,000	2,129,178	2,185,343	2,241,508	2,297,673	2,353,838	2,409,999	2,466,160	2,522,321	2,578,482	2,634,643	2,690,804	
Retail (comparison)	1	£165,112	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	
Retail (convenience)	1	£660,448	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	
Office	1	£330,224	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	
Warehouse	1	£465,326	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	
Industrial (40% plot ratio)	1	£660,448	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	
Warehouse/logistics (50% plot ratio)	1	£660,448	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	
Warehouse/logistics (60% plot ratio)	1	£660,448	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	
Warehouse/logistics (70% plot ratio)	1	£660,448	1,870,655	1,870,655	1,870,655	1,870,655	1,870,655	1,870,655	1,870,655	1,870,655	1,870,655	1,870,655	1,870,655	
Warehouse/logistics (80% plot ratio)	1	£660,448	2,161,948	2,161,948	2,161,948	2,161,948	2,161,948	2,161,948	2,161,948	2,161,948	2,161,948	2,161,948	2,161,948	
Warehouse/logistics (90% plot ratio)	1	£660,448	2,453,241	2,453,241	2,453,241	2,453,241	2,453,241	2,453,241	2,453,241	2,453,241	2,453,241	2,453,241	2,453,241	
Warehouse/logistics (25% plot ratio)	1	£261,477,932	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	
Student housing development (high density) 200 beds	1	£106,618	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	
Student housing development (high density) 300 beds	1	£132,090	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	
Student housing development (high density) 500 beds	1	£168,134	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	
Hotel (100 rooms)	1	£99,067	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	
Hotel (125 rooms)	1	£99,067	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	
Hotel (150 rooms)	1	£99,067	1,816,958	1,816,958	1,816,958	1,816,958	1,816,958	1,816,958	1,816,958	1,816,958	1,816,958	1,816,958	1,816,958	
Hotel (180 rooms)	1	£108,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use	1	£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use	1	£198,134	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	
Community use	1	£109,954	3,926,113	3,926,113	3,926,113	3,926,113	3,926,113	3,926,113	3,926,113	3,926,113	3,926,113	3,926,113	3,926,113	
Community use	1	£103,159	4,739,620	4,739,620	4,739,620	4,739,620	4,739,620	4,739,620	4,739,620	4,739,620	4,739,620	4,739,620	4,739,620	
Community use	1	£123,813	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	

BY LOCAL PLAN VIABILITY

Sales value £3,531 psn

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£22,500 per unit

CHMARK LAND VALUE 1 (SECONDARY OFFICES)		Residual land values												Max AH
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	
Residential Small site - low density	5	£341,475	381,046	366,490	352,031	337,668	323,402	309,232	295,158	281,181	267,300	253,515	239,828	10%
Residential Small site - medium density	5	£341,475	388,491	373,907	359,420	345,029	330,735	316,537	302,435	288,430	274,521	260,708	246,992	15%
Residential Small site - higher density (flats)	5	£95,613	42,132	31,574	21,094	10,688	359	10,057	20,402	30,668	40,859	50,972	61,009	20%
Residential Small site - low density	10	£682,950	762,092	732,981	704,063	675,337	646,803	618,464	590,317	562,361	534,600	507,031	479,655	25%
Residential Small site - medium density	10	£682,950	776,082	747,815	718,840	690,058	661,469	633,073	604,870	576,860	549,041	521,416	493,683	30%
Residential Small site - higher density (flats)	10	£191,226	84,263	63,150	42,187	21,376	718	20,113	40,802	61,337	81,718	101,944	122,017	35%
Residential Medium site - low density	25	£1,707,375	1,905,230	1,832,452	1,760,158	1,688,341	1,617,010	1,546,159	1,475,790	1,405,904	1,336,500	1,267,578	1,199,137	40%
Residential Medium site - medium density	25	£1,707,375	1,992,285	1,923,407	1,851,991	1,781,037	1,710,543	1,640,512	1,570,461	1,500,390	1,430,300	1,360,195	1,290,075	45%
Residential Medium site - higher density (flats and houses)	25	£602,362	1,121,104	1,057,813	994,954	932,528	870,533	808,971	747,842	687,146	626,882	567,051	507,652	50%
Residential Medium site - low density	50	£3,615,619	3,746,806	3,601,842	3,457,839	3,314,798	3,172,719	3,031,602	2,891,446	2,752,253	2,614,021	2,476,751	2,340,443	55%
Residential Medium site - medium density	50	£3,615,619	3,818,735	3,673,499	3,529,226	3,385,913	3,243,563	3,102,175	2,960,748	2,822,283	2,683,780	2,546,239	2,409,659	60%
Residential Medium site - higher density (flats)	50	£1,012,373	17,726	64,991	147,400	229,211	310,422	391,035	471,051	550,468	629,287	707,508	785,131	65%
Residential Large site - low density	100	£7,683,190	7,250,437	6,974,538	6,700,464	6,428,213	6,157,787	5,889,185	5,622,407	5,357,455	5,094,326	4,833,022	4,573,542	70%
Residential Large site - medium density	100	£7,683,190	7,394,134	7,117,692	6,843,076	6,570,284	6,299,315	6,030,172	5,762,852	5,497,357	5,233,687	4,971,841	4,711,818	75%
Residential Large site - high density (flats and houses)	100	£2,987,907	4,422,110	4,189,136	3,956,162	3,723,188	3,490,214	3,257,240	3,024,266	2,791,292	2,558,318	2,325,344	2,092,370	80%
Residential Large site - low density	200	£17,561,576	14,387,683	13,824,312	13,264,356	12,706,146	12,150,683	11,600,965	11,051,993	10,502,766	9,953,287	9,404,553	8,855,819	85%
Residential Large site - medium density (houses and flats)	200	£12,293,103	12,051,699	11,521,413	10,994,686	10,471,516	9,951,903	9,435,849	8,920,353	8,414,028	7,905,104	7,396,768	6,888,018	90%
Strategic scale site - low density	500	£51,631,035	20,930,339	19,564,810	18,206,346	16,860,948	15,522,614	14,193,346	12,873,142	11,562,003	10,259,929	8,966,921	7,682,977	95%
Strategic scale site - medium density (houses and flats)	500	£32,269,397	18,431,390	17,100,841	15,779,184	14,466,358	13,162,423	11,867,360	10,581,168	9,303,848	8,035,399	6,775,823	5,525,117	100%
Strategic scale site - low density	600	£54,538,793	22,787,903	21,284,898	19,791,702	18,308,585	16,835,456	15,372,316	13,919,165	12,476,002	11,040,616	9,613,637	8,196,666	
Strategic scale site - higher density (houses and flats)	600	£49,479,742	20,073,733	18,606,362	17,147,849	15,690,130	14,260,204	12,831,071	11,411,731	10,002,184	8,602,431	7,212,470	5,832,303	
Strategic scale site - low density	600	£53,782,328	19,058,587	17,774,608	16,499,162	15,232,249	13,973,868	12,724,020	11,482,705	10,249,924	9,025,673	7,807,956	6,595,250	
Strategic scale site - medium density (houses and flats)	700	£53,782,328	21,241,316	19,761,328	18,291,189	16,830,895	15,380,448	13,939,849	12,509,097	11,088,192	9,673,002	8,265,443	6,867,770	
Housing for Elderly (C3) - high density	40	£688,414	1,143,690	1,176,375	1,208,790	1,241,205	1,273,619	1,306,034	1,338,449	1,370,863	1,403,278	1,435,693	1,468,108	
Housing for Elderly (C3) - high density	60	£207,190	1,771,498	1,816,845	1,862,190	1,907,537	1,952,883	1,998,228	2,043,575	2,088,921	2,134,267	2,179,613	2,224,959	
Housing for Elderly (C2) extra care	70	£1,003,937	2,130,900	2,180,023	2,229,145	2,278,268	2,327,390	2,376,513	2,425,636	2,474,759	2,523,882	2,573,004	2,622,127	
Retail (comparison)	-	£537,823	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	50%
Retail (convenience)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	50%
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	50%
Office	-	£1,913,470	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	50%
Industrial (40% plot ratio)	-	£2,151,293	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	50%
Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	50%
Warehousing/logistics (60% plot ratio)	-	£2,151,293	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	50%
Industrial with HQ office (30% plot ratio)	-	£64,538,793	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	50%
Warehousing/logistics (30% plot ratio)	-	£64,538,793	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	50%
Warehousing/logistics (25% plot ratio)	-	£86,051,724	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	50%
Student housing development (high density) 200 beds	-	£344,235	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	50%
Student housing development (high density) 250 beds	-	£430,258	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	50%
Student housing development (high density) 300 beds	-	£515,851	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	50%
Hotel (100 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	50%
Hotel (125 rooms)	-	£322,694	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	50%
Hotel (150 rooms)	-	£322,694	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	50%
Leisure use	-	£645,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	50%
Leisure use	-	£645,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	50%
Leisure use	-	£645,388	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	50%
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	50%
Community use	-	£336,021	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	50%
Community use	-	£403,295	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	50%

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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	
Residential Small site - low density	5	£104,833	381,046	366,490	352,031	337,668	323,402	309,232	295,158	281,181	267,300	253,515	239,828	
Residential Small site - medium density	5	£104,833	388,491	373,907	359,420	345,029	330,735	316,537	302,435	288,430	274,521	260,708	246,992	
Residential Small site - higher density (flats)	5	£29,353	42,132	31,574	21,094	10,688	359	10,057	20,402	30,668	40,859	50,972	61,009	
Residential Small site - low density	10	£209,666	762,092	732,981	704,063	675,337	646,803	618,464	590,317	562,361	534,600	507,031	479,655	
Residential Small site - medium density	10	£209,666	776,962	747,815	718,840	690,058	661,469	633,073	604,870	576,860	549,041	521,416	493,683	
Residential Small site - higher density (flats)	10	£58,707	84,263	63,150	42,187	21,376	718	20,113	40,802	61,337	81,718	101,944	122,017	
Residential Medium site - low density	25	£524,165	1,905,230	1,832,452	1,760,158	1,688,341	1,617,010	1,546,159	1,475,790	1,405,904	1,336,500	1,267,578	1,199,137	
Residential Medium site - medium density	25	£524,165	1,992,285	1,923,407	1,851,991	1,781,037	1,710,543	1,640,512	1,570,461	1,500,390	1,430,300	1,360,195	1,290,075	
Residential Medium site - higher density (flats and houses)	25	£184,628	1,121,104	1,057,813	994,954	932,528	870,533	808,971	747,842	687,146	626,882	567,051	507,652	
Residential Medium site - low density	50	£1,099,997	3,746,806	3,601,842	3,457,839	3,314,798	3,172,719	3,031,602	2,891,446	2,752,253	2,614,021	2,476,751	2,340,443	
Residential Medium site - medium density	50	£1,099,997	3,818,735	3,673,499	3,529,226	3,385,913	3,243,619	3,101,175	2,961,748	2,822,285	2,684,700	2,546,239	2,408,659	
Residential Large site - higher density (flats)	10	£210,769	712,228	684,482	657,408	630,422	603,422	576,408	549,379	522,340	495,287	468,224	441,161	
Residential Large site - low density	10	£238,744	725,432	697,138	670,446	642,813	615,197	587,593	560,007	532,425	504,850	477,283	449,718	
Residential Large site - medium density	10	£238,744	739,134	711,692	684,076	657,284	629,375	603,172	576,852	549,357	523,687	497,184	471,516	
Residential Large site - high density (flats and houses)	10	£917,289	5,442,179	5,186,700	4,936,927	4,686,861	4,438,601	4,191,847	3,946,900	3,703,568	3,462,123	3,222,994	2,984,171	
Residential Large site - low density	200	£3,917,415	14,887,683	13,824,512	13,264,352	12,708,146	12,155,653	11,606,965	11,061,983	10,520,766	9,982,987	9,445,953	8,910,564	
Residential Large site - medium density (houses and flats)	200	£3,773,990	12,651,699	11,827,413	11,094,996	10,362,579	9,630,162	8,897,745	8,165,328	7,432,911	6,700,494	5,968,077	5,235,660	
Strategic scale site - low density	50	£1,850,759	20,930,339	19,564,810	18,208,156	16,860,346	15,522,614	14,185,360	12,873,142	11,562,003	10,259,929	8,966,921	7,682,917	
Strategic scale site - medium density	50	£9,066,725	18,431,390	17,100,841	15,778,164	14,460,396	13,162,423	11,867,360	10,581,168	9,303,848	8,038,399	6,778,623	5,525,177	
Strategic scale site - low density	60	£1,813,449	22,787,903	21,274,908	19,791,702	18,306,558	16,846,668	15,372,318	13,918,163	12,476,032	11,049,616	9,613,587	8,196,266	
Strategic scale site - medium density (houses and flats)	60	£1,100,274	12,100,274	11,000,274	9,900,274	8,800,274	7,700,274	6,600,274	5,500,274	4,400,274	3,300,274	2,200,274	1,100,274	
Strategic scale site - low density	60	£1,651,120	19,058,987	17,774,008	16,499,162	15,232,249	13,973,688	12,724,020	11,482,705	10,249,924	9,025,673	7,807,956	6,596,595	
Strategic scale site - medium density (houses and flats)	70	£1,651,120	21,341,360	19,761,328	18,201,180	16,640,205	15,079,418	13,539,849	12,509,997	11,088,192	9,673,002	8,265,443	6,867,770	
Housing for Elderly (C3) - high density	40	£211,343	1,141,965	1,176,375	1,201,790	1,231,205	1,260,619	1,300,034	1,334,449	1,370,863	1,408,278	1,436,993	1,468,108	
Housing for Elderly (C3) - high density	40	£273,280	1,717,468	1,816,843	1,963,156	2,107,571	2,251,986	2,396,401	2,540,816	2,685,231	2,829,646	2,974,061	3,118,476	
Housing for Elderly (C2) extra care	70	£308,209	2,130,960	2,180,023	2,229,145	2,278,266	2,327,389	2,376,511	2,425,636	2,474,759	2,523,882	2,573,004	2,622,127	
Residential (C3) - high density	165	£1,165,112	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	
Retail (convenience)	6	£660,448	964,963	964,963	964,963	964,963	964,963	964,963	964,963	964,963	964,963	964,963	964,963	
Office	2	£392,274	1,207,074	1,207,074	1,207,074	1,207,074	1,207,074	1,207,074	1,207,074	1,207,074	1,207,074	1,207,074	1,207,074	
Office	4	£495,336	16,810,812	16,810,812	16,810,812	16,810,812	16,810,812	16,810,812	16,810,812	16,810,812	16,810,812	16,810,812	16,810,812	
Industrial (40% plot ratio)	1	£660,448	966,877	966,877	966,877	966,877	966,877	966,877	966,877	966,877	966,877	966,877	966,877	
Warehousing/logistics (50% plot ratio)	1	£660,448	1,286,119	1,286,119	1,286,119	1,286,119	1,286,119	1,286,119	1,286,119	1,286,119	1,286,119	1,286,119	1,286,119	
Warehousing/logistics (60% plot ratio)	1	£660,448	1,429,262	1,429,262	1,429,262	1,429,262	1,429,262	1,429,262	1,429,262	1,429,262	1,429,262	1,429,262	1,429,262	
Industrial with HQ (30% plot ratio)	1	£18,813,449	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	
Warehousing/logistics (30% plot ratio)	1	£18,813,449	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	
Warehousing/logistics (25% plot ratio)	1	£26,417,932	28,966,137	28,966,137	28,966,137	28,966,137	28,966,137	28,966,137	28,966,137	28,966,137	28,966,137	28,966,137	28,966,137	
Student housing development (high density) 200 beds	1	£105,680	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	
Student housing development (high density) 300 beds	1	£105,680	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	296,363	
Student housing development (high density) 300 beds	1	£158,366	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	
Hotel (100 rooms)	1	£99,067	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	
Hotel (120 rooms)	1	£99,067	1,426,913	1,426,913	1,426,913	1,426,913	1,426,913	1,426,913	1,426,913	1,426,913	1,426,913	1,426,913	1,426,913	
Leisure use	1	£99,067	1,816,868	1,816,868	1,816,868	1,816,868	1,816,868	1,816,868	1,816,868	1,816,868	1,816,868	1,816,868	1,816,868	
Leisure use	1	£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use	1	£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Leisure use	1	£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	
Community use	1	£103,159	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	3,828,113	
Community use	1	£103,159	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	
Community use	1	£123,813	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	

BY LOCAL PLAN VIABILITY

Sales value £3,690 psn

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£22,500 per unit

CHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
Residential Small site - low density	5	£341,475	449,971	432,672	415,489	398,422	381,469	364,632	347,910	331,303	314,811	298,435	282,173
Residential Small site - medium density	5	£341,475	457,415	440,089	422,878	405,783	388,802	371,937	355,187	338,552	322,032	305,627	289,338
Residential Small site - higher density (flats)	5	£95,613	100,718	87,829	75,033	62,328	49,716	37,195	24,766	12,429	184	12,166	24,426
Residential Small site - low density	10	£682,950	899,940	865,344	830,979	796,843	762,938	729,264	695,820	662,606	629,623	596,870	564,346
Residential Small site - medium density	10	£682,950	914,631	880,178	845,756	811,565	777,604	743,874	710,373	677,104	644,063	611,254	578,676
Residential Small site - higher density (flats)	10	£191,226	201,434	175,659	150,066	124,657	99,432	74,390	49,532	24,857	368	24,333	48,852
Residential Medium site - low density	25	£1,707,375	2,249,851	2,163,360	2,077,447	1,992,108	1,907,345	1,823,160	1,739,549	1,656,514	1,574,057	1,492,174	1,410,867
Residential Medium site - medium density	25	£1,707,375	1,926,566	1,844,389	1,762,763	1,681,691	1,601,170	1,521,202	1,441,787	1,362,924	1,284,614	1,206,856	1,129,650
Residential Medium site - higher density (flats and houses)	25	£602,362	1,440,912	1,364,895	1,289,400	1,214,422	1,139,966	1,066,028	992,611	919,713	847,334	775,476	704,137
Residential Medium site - low density	50	£3,615,619	4,416,968	4,245,280	4,074,737	3,905,339	3,737,086	3,569,978	3,404,014	3,239,197	3,075,524	2,912,995	2,751,612
Residential Medium site - medium density	50	£3,615,619	4,488,897	4,316,937	4,146,123	3,976,454	3,807,930	3,640,550	3,474,316	3,309,226	3,145,282	2,982,483	2,820,628
Residential Medium site - higher density (flats)	50	£1,012,373	575,264	471,659	389,730	296,696	165,277	64,627	35,862	136,655	236,699	335,992	434,533
Residential Large site - low density	100	£7,683,190	8,578,690	8,249,989	7,923,472	7,599,142	7,276,998	6,957,041	6,639,270	6,323,685	6,010,286	5,698,954	5,384,273
Residential Large site - medium density	100	£7,683,190	8,722,387	8,393,143	8,066,084	7,741,212	7,418,527	7,096,028	6,779,715	6,463,588	6,149,647	5,835,539	5,520,625
Residential Large site - high density (flats and houses)	100	£2,987,907	6,710,660	6,406,754	6,104,901	5,805,098	5,507,348	5,211,650	4,918,003	4,626,408	4,336,864	4,049,373	3,763,933
Residential Large site - low density	200	£17,561,576	18,941,255	16,275,530	15,614,252	14,957,418	14,305,030	13,657,088	13,013,592	12,374,540	11,739,934	11,109,774	10,484,060
Residential Large site - medium density (houses and flats)	200	£12,293,103	14,553,196	13,920,587	13,291,856	12,667,390	12,047,190	11,431,257	10,819,590	10,212,188	9,609,051	9,010,182	8,415,578
Strategic scale site - low density	500	£51,631,035	27,189,245	25,573,757	23,969,046	22,375,115	20,791,963	19,219,588	17,657,994	16,107,177	14,567,140	13,037,880	11,519,401
Strategic scale site - medium density (houses and flats)	500	£32,269,397	24,596,414	23,019,653	21,453,454	19,897,812	18,352,731	16,819,289	15,294,247	13,780,845	12,278,001	10,785,718	9,303,994
Strategic scale site - low density	600	£54,538,793	29,891,775	27,816,466	26,053,013	24,301,416	22,561,674	20,833,787	19,117,756	17,413,580	15,721,260	14,040,795	12,372,186
Strategic scale site - medium density (houses and flats)	600	£49,479,742	26,775,546	25,042,786	23,321,838	21,612,106	19,914,187	18,227,881	16,553,190	14,890,111	13,236,647	11,598,797	9,970,560
Strategic scale site - low density	600	£53,782,328	24,825,944	23,314,284	21,812,723	20,321,263	18,839,901	17,368,639	15,907,477	14,456,414	13,015,452	11,584,588	10,160,763
Strategic scale site - medium density (houses and flats)	700	£53,782,328	27,927,887	26,184,175	24,452,125	22,731,736	21,023,010	19,325,945	17,640,543	15,966,802	14,304,723	12,648,922	11,004,416
Housing for Elderly (C3) - high density	40	£688,414	868,652	810,856	753,059	695,263	637,467	579,671	521,874	464,078	406,282	348,486	290,690
Housing for Elderly (C3) - high density	60	£960,190	1,361,588	1,241,466	1,121,344	1,001,222	881,100	760,978	640,857	520,735	400,613	280,491	160,369
Housing for Elderly (C2) extra care	70	£1,003,937	1,656,200	1,722,102	1,788,004	1,853,905	1,919,807	1,985,709	2,051,612	2,117,513	2,183,415	2,249,317	2,315,218
Retail (comparison)	-	£537,823	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251
Retail (convenience)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074
Office	-	£1,913,440	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612
Industrial (40% plot ratio)	-	£2,151,293	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877
Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119
Warehousing/logistics (60% plot ratio)	-	£2,151,293	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362
Industrial with HQ office (30% plot ratio)	-	£64,538,793	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585
Warehousing/logistics (50% plot ratio)	-	£64,538,793	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713
Warehousing/logistics (25% plot ratio)	-	£86,051,724	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137
Student housing development (high density) 200 beds	-	£344,235	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353
Student housing development (high density) 250 beds	-	£430,258	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232
Student housing development (high density) 300 beds	-	£515,851	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110
Hotel (100 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366
Hotel (125 rooms)	-	£322,694	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313
Hotel (150 rooms)	-	£322,694	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986
Leisure use	-	£645,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	-	£645,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	-	£645,388	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113
Community use	-	£360,021	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930
Community use	-	£403,295	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
Residential Small site - low density	5	£104,833	449,971	432,672	415,489	398,422	381,469	364,632	347,910	331,303	314,811	298,435	282,173
Residential Small site - medium density	5	£104,833	457,415	440,089	422,878	405,783	388,802	371,937	355,187	338,552	322,032	305,627	289,338
Residential Small site - higher density (flats)	5	£29,353	100,718	87,829	75,033	62,328	49,716	37,195	24,768	12,429	184	12,166	24,426
Residential Small site - low density	10	£209,666	899,940	865,344	830,979	796,843	762,938	729,264	695,820	662,606	629,623	596,870	564,346
Residential Small site - medium density	10	£209,666	914,631	880,178	845,756	811,565	777,604	743,874	710,373	677,104	644,063	611,254	578,676
Residential Small site - higher density (flats)	10	£58,707	201,434	175,659	150,066	124,657	99,432	74,390	49,532	24,857	368	24,333	48,852
Residential Medium site - low density	25	£524,165	2,249,851	2,163,360	2,077,447	1,992,108	1,907,345	1,823,160	1,739,549	1,656,514	1,574,057	1,492,174	1,410,867
Residential Medium site - medium density	25	£524,165	1,926,566	1,844,389	1,762,763	1,681,691	1,601,170	1,521,202	1,441,787	1,362,924	1,284,614	1,206,856	1,129,650
Residential Medium site - higher density (flats and houses)	25	£184,628	1,440,912	1,364,895	1,289,400	1,214,422	1,139,966	1,066,028	992,611	919,713	847,334	775,476	704,137
Residential Medium site - low density	50	£1,109,997	4,488,897	4,316,937	4,146,123	3,976,454	3,807,930	3,640,550	3,474,316	3,309,226	3,145,282	2,982,483	2,820,628
Residential Medium site - medium density	50	£1,109,997	4,488,897	4,316,937	4,146,123	3,976,454	3,807,930	3,640,550	3,474,316	3,309,226	3,145,282	2,982,483	2,820,628
Residential Medium site - higher density (flats)	50	£310,799	575,264	471,659	389,730	296,696	165,277	64,627	35,862	136,655	236,699	335,992	434,533
Residential Large site - low density	100	£2,358,744	8,578,690	8,249,989	7,923,472	7,599,142	7,276,998	6,957,041	6,639,270	6,323,685	6,010,286	5,698,954	5,384,273
Residential Large site - medium density	100	£2,358,744	8,722,387	8,393,143	8,066,084	7,741,212	7,418,527	7,096,028	6,779,715	6,463,588	6,149,647	5,835,539	5,520,625
Residential Large site - high density (flats and houses)	100	£917,289	6,710,660	6,406,754	6,104,901	5,805,098	5,507,348	5,211,650	4,918,003	4,626,408	4,336,864	4,049,373	3,763,933
Residential Large site - low density	200	£5,391,415	18,941,255	16,275,530	15,614,252	14,957,418	14,305,308	13,657,088	13,013,592	12,374,540	11,739,934	11,109,774	10,484,060
Residential Large site - medium density (houses and flats)	200	£3,773,990	14,553,196	13,920,587	13,311,856	12,667,380	12,042,190	11,431,257	10,819,590	10,212,185	9,604,120	9,010,152	8,415,518
Strategic scale site - low density (houses and flats)	600	£15,918,411	52,989,245	51,239,123	49,489,001	47,738,879	45,988,757	44,238,635	42,488,513	40,738,391	38,988,269	37,238,147	35,488,025
Strategic scale site - medium density (houses and flats)	500	£9,906,725	24,596,414	23,019,653	21,453,454	19,897,812	18,342,170	16,786,529	15,249,247	13,702,845	12,276,011	10,785,718	9,303,994
Strategic scale site - low density	600	£15,918,411	29,751,726	27,816,466	26,053,013	24,301,416	22,661,674	21,023,931	19,385,187	17,747,444	16,109,700	14,471,956	12,834,212
Strategic scale site - medium density (houses and flats)	600	£15,918,411	26,775,546	25,042,796	23,321,639	21,612,106	19,914,167	18,223,887	16,533,607	14,890,111	13,286,647	11,696,707	10,070,960
Strategic scale site - low density (houses and flats)	600	£15,918,411	24,625,944	23,114,284	21,612,721	20,102,158	18,591,595	17,081,032	15,570,469	14,059,906	12,549,343	11,038,780	9,528,217
Strategic scale site - medium density (houses and flats)	700	£16,511,208	27,957,887	26,184,175	24,452,125	22,731,736	21,023,010	19,325,945	17,640,874	15,966,802	14,304,723	12,649,632	11,004,541
Housing for Elderly (C3) - high density	40	£2,113,343	8,952,692	8,101,856	7,353,099	6,605,263	5,857,427	5,109,591	4,361,755	3,613,919	2,866,083	2,118,247	1,370,411
Housing for Elderly (C3) - high density	60	£2,723,289	3,361,588	3,421,466	3,481,344	3,541,222	3,601,101	3,660,979	3,720,857	3,780,735	3,840,613	3,900,492	3,960,370
Housing for Elderly (C3) - high density	80	£2,029,229	2,668,200	2,728,078	2,787,956	2,847,834	2,907,712	2,967,590	3,027,468	3,087,346	3,147,224	3,207,102	3,266,980
Retail (comparison)	1	£165,112	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251
Retail (convenience)	1	£660,448	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953
Office	1	£30,224	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074
Warehouse	1	£495,326	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612
Industrial (40% plot ratio)	1	£660,448	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877
Warehouse/logistics (50% plot ratio)	1	£660,448	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119
Warehouse/logistics (60% plot ratio)	1	£660,448	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362
Warehouse/logistics (70% plot ratio)	1	£19,813,419	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713
Warehouse/logistics (30% plot ratio)	1	£19,813,419	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713
Warehouse/logistics (25% plot ratio)	1	£26,417,932	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137
Student housing/development (high density) 200 beds	1	£106,680	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353
Student housing/development (high density) 300 beds	1	£132,090	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232
Student housing/development (high density) 250 beds	1	£128,536	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110
Hotel (100 rooms)	1	£99,067	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366
Hotel (125 rooms)	1	£99,067	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313
Hotel (150 rooms)	1	£99,067	1,815,998	1,815,998	1,815,998	1,815,998	1,815,998	1,815,998	1,815,998	1,815,998	1,815,998	1,815,998	1,815,998
Leisure (14)	1	£108,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	1	£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	1	£198,134	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960
Community use	1	£109,954	3,526,113	3,526,113	3,526,113	3,526,113	3,526,113	3,526,113	3,526,113	3,526,113	3,526,113	3,526,113	3,526,113
Community use	1	£203,035	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930
Community use	1	£123,813	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748

BY LOCAL PLAN VIABILITY

CHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £3,848 psn

£2,151,293 PER HA

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£22,500 per unit

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	Max AH
Residential Small site - low density	5	£341,475	£18,896	£488,854	£476,947	£459,175	£439,537	£420,032	£400,661	£381,425	£362,322	£343,354	£324,520	50%
Residential Small site - medium density	5	£341,475	£26,340	£506,271	£486,336	£466,536	£446,870	£427,337	£407,938	£388,674	£369,543	£350,547	£331,684	45%
Residential Small site - higher density (flats)	5	£95,613	£159,303	£144,083	£126,972	£113,969	£99,073	£84,285	£69,605	£55,033	£40,568	£26,211	£11,961	20%
Residential Small site - low density	10	£682,950	£1,037,789	£997,708	£957,895	£918,350	£879,073	£840,064	£801,323	£762,850	£724,645	£686,708	£649,039	45%
Residential Small site - medium density	10	£682,950	£1,052,678	£1,012,542	£972,672	£933,072	£893,739	£854,674	£815,877	£777,348	£739,086	£701,093	£663,368	45%
Residential Small site - higher density (flats)	10	£116,605	£116,605	£286,167	£257,945	£227,938	£198,146	£168,571	£139,210	£110,065	£81,135	£52,421	£23,923	40%
Residential Medium site - low density	25	£1,707,375	£2,594,471	£2,494,269	£2,394,737	£2,295,875	£2,197,682	£2,100,160	£2,003,308	£1,907,126	£1,811,612	£1,716,770	£1,622,597	45%
Residential Medium site - medium density	25	£1,707,375	£2,260,848	£2,165,370	£2,070,535	£1,976,344	£1,882,797	£1,789,893	£1,697,632	£1,606,016	£1,515,043	£1,424,714	£1,335,028	25%
Residential Medium site - higher density (flats and houses)	25	£602,362	£1,760,719	£1,671,979	£1,583,845	£1,496,318	£1,409,397	£1,323,085	£1,237,378	£1,152,279	£1,067,787	£983,901	£900,622	50%
Residential Medium site - low density	50	£3,615,619	£5,087,130	£4,888,718	£4,691,635	£4,495,878	£4,301,452	£4,108,354	£3,916,583	£3,726,140	£3,537,026	£3,349,239	£3,162,781	50%
Residential Medium site - medium density	50	£3,615,619	£5,159,059	£4,960,376	£4,763,021	£4,566,995	£4,372,296	£4,178,926	£3,986,884	£3,796,100	£3,606,785	£3,418,727	£3,231,998	35%
Residential Medium site - higher density (flats)	50	£1,012,373	£1,132,803	£1,007,264	£882,614	£758,853	£635,980	£513,997	£392,903	£272,698	£153,381	£34,954	£83,936	0%
Residential Large site - low density	100	£7,683,190	£9,906,943	£9,525,438	£9,146,480	£8,770,072	£8,396,210	£8,024,896	£7,656,132	£7,289,915	£6,921,730	£6,555,281	£6,191,422	25%
Residential Large site - medium density	100	£7,683,190	£10,050,640	£9,668,592	£9,289,093	£8,912,142	£8,537,739	£8,165,884	£7,796,577	£7,428,421	£7,058,848	£6,691,865	£6,327,474	30%
Residential Large site - high density (flats and houses)	100	£2,987,907	£7,979,142	£7,624,809	£7,272,814	£6,923,336	£6,576,195	£6,231,452	£5,889,106	£5,549,157	£5,211,606	£4,876,452	£4,543,696	50%
Residential Large site - low density	200	£17,561,576	£19,494,495	£18,726,748	£17,964,146	£17,206,689	£16,454,378	£15,707,211	£14,965,189	£14,228,313	£13,496,582	£12,769,995	£12,048,554	10%
Residential Large site - medium density (houses and flats)	200	£12,293,103	£17,030,227	£16,298,268	£15,571,254	£14,849,183	£14,132,058	£13,419,876	£12,712,640	£12,010,348	£11,313,000	£10,620,597	£9,933,138	30%
Strategic scale site - low density	500	£51,631,035	£33,421,966	£31,556,958	£29,704,450	£27,864,440	£26,036,930	£24,221,919	£22,419,407	£20,629,394	£18,851,881	£17,086,866	£15,334,351	50%
Strategic scale site - medium density (houses and flats)	500	£32,269,397	£30,761,437	£28,938,467	£27,127,743	£25,329,267	£23,543,039	£21,769,059	£20,007,326	£18,257,841	£16,520,803	£14,795,613	£13,082,871	0%
Strategic scale site - low density	600	£54,538,793	£6,358,163	£4,313,660	£3,282,866	£2,265,785	£2,262,412	£2,272,748	£2,296,795	£2,334,550	£2,386,016	£2,441,190	£2,500,074	50%
Strategic scale site - higher density (houses and flats)	600	£49,479,742	£33,465,611	£31,467,491	£29,482,812	£27,511,574	£25,553,777	£23,607,430	£21,673,802	£19,753,626	£17,846,902	£15,953,632	£14,073,813	0%
Strategic scale site - low density	600	£53,782,328	£30,554,037	£28,815,689	£27,088,999	£25,373,971	£23,670,601	£21,978,892	£20,298,842	£18,630,452	£16,973,721	£15,328,362	£13,690,805	0%
Strategic scale site - medium density (houses and flats)	700	£53,782,328	£34,568,484	£32,562,200	£30,569,386	£28,590,039	£26,624,163	£24,671,754	£22,732,814	£20,807,343	£18,892,610	£16,989,307	£15,099,500	0%
Housing for Elderly (C3) - high density	40	£688,414	£693,344	£645,336	£597,330	£549,322	£501,315	£453,307	£405,300	£357,294	£309,286	£261,279	£213,272	0%
Housing for Elderly (C3) - high density	60	£960,190	£61,678	£1,028,087	£1,009,497	£989,907	£970,317	£950,727	£931,137	£911,547	£891,957	£872,367	£852,777	0%
Housing for Elderly (C2) extra care	70	£1,003,937	£1,811,500	£1,264,182	£1,346,862	£1,429,544	£1,512,224	£1,594,904	£1,677,584	£1,760,264	£1,842,944	£1,925,624	£2,008,304	0%
Retail (comparison)	-	£537,823	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	£4,032,251	50%
Retail (convenience)	-	£2,151,293	£994,953	£994,953	£994,953	£994,953	£994,953	£994,953	£994,953	£994,953	£994,953	£994,953	£994,953	50%
Office	-	£1,075,647	£11,207,074	£11,207,074	£11,207,074	£11,207,074	£11,207,074	£11,207,074	£11,207,074	£11,207,074	£11,207,074	£11,207,074	£11,207,074	50%
Office	-	£1,813,470	£16,810,612	£16,810,612	£16,810,612	£16,810,612	£16,810,612	£16,810,612	£16,810,612	£16,810,612	£16,810,612	£16,810,612	£16,810,612	50%
Industrial (40% plot ratio)	-	£2,151,293	£996,877	£996,877	£996,877	£996,877	£996,877	£996,877	£996,877	£996,877	£996,877	£996,877	£996,877	50%
Warehousing/logistics (50% plot ratio)	-	£2,151,293	£1,288,119	£1,288,119	£1,288,119	£1,288,119	£1,288,119	£1,288,119	£1,288,119	£1,288,119	£1,288,119	£1,288,119	£1,288,119	50%
Warehousing/logistics (60% plot ratio)	-	£2,151,293	£1,579,362	£1,579,362	£1,579,362	£1,579,362	£1,579,362	£1,579,362	£1,579,362	£1,579,362	£1,579,362	£1,579,362	£1,579,362	50%
Industrial with HQ office (30% plot ratio)	-	£54,538,793	£5,670,585	£5,670,585	£5,670,585	£5,670,585	£5,670,585	£5,670,585	£5,670,585	£5,670,585	£5,670,585	£5,670,585	£5,670,585	50%
Warehousing/logistics (50% plot ratio)	-	£54,538,793	£26,043,713	£26,043,713	£26,043,713	£26,043,713	£26,043,713	£26,043,713	£26,043,713	£26,043,713	£26,043,713	£26,043,713	£26,043,713	50%
Warehousing/logistics (25% plot ratio)	-	£86,051,724	£28,956,137	£28,956,137	£28,956,137	£28,956,137	£28,956,137	£28,956,137	£28,956,137	£28,956,137	£28,956,137	£28,956,137	£28,956,137	50%
Student housing development (high density) 200 beds	-	£344,235	£238,353	£238,353	£238,353	£238,353	£238,353	£238,353	£238,353	£238,353	£238,353	£238,353	£238,353	50%
Student housing development (high density) 250 beds	-	£430,259	£255,232	£255,232	£255,232	£255,232	£255,232	£255,232	£255,232	£255,232	£255,232	£255,232	£255,232	50%
Student housing development (high density) 300 beds	-	£515,851	£272,110	£272,110	£272,110	£272,110	£272,110	£272,110	£272,110	£272,110	£272,110	£272,110	£272,110	50%
Hotel (100 rooms)	-	£322,694	£1,085,366	£1,085,366	£1,085,366	£1,085,366	£1,085,366	£1,085,366	£1,085,366	£1,085,366	£1,085,366	£1,085,366	£1,085,366	50%
Hotel (125 rooms)	-	£322,694	£1,428,313	£1,428,313	£1,428,313	£1,428,313	£1,428,313	£1,428,313	£1,428,313	£1,428,313	£1,428,313	£1,428,313	£1,428,313	50%
Hotel (150 rooms)	-	£322,694	£1,816,986	£1,816,986	£1,816,986	£1,816,986	£1,816,986	£1,816,986	£1,816,986	£1,816,986	£1,816,986	£1,816,986	£1,816,986	50%
Leisure use	-	£845,388	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	50%
Leisure use	-	£845,388	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	£2,914,566	50%
Leisure use	-	£845,388	£2,915,950	£2,915,950	£2,915,950	£2,915,950	£2,915,950	£2,915,950	£2,915,950	£2,915,950	£2,915,950	£2,915,950	£2,915,950	50%
Community use	-	£358,157	£3,826,113	£3,826,113	£3,826,113	£3,826,113	£3,826,113	£3,826,113	£3,826,113	£3,826,113	£3,826,113	£3,826,113	£3,826,113	50%
Community use	-	£336,021	£4,739,930	£4,739,930	£4,739,930	£4,739,930	£4,739,930	£4,739,930	£4,739,930	£4,739,930	£4,739,930	£4,739,930	£4,739,930	50%
Community use	-	£403,299	£5,653,748	£5,653,748	£5,653,748	£5,653,748	£5,653,748	£5,653,748	£5,653,748	£5,653,748	£5,653,748	£5,653,748	£5,653,748	50%

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
Residential Small site - low density	5	£104,833	518,894	488,854	478,947	459,175	439,537	420,032	400,661	381,425	362,322	343,354	324,520
Residential Small site - medium density	5	£104,833	536,340	506,271	486,336	466,536	446,870	427,337	407,938	388,674	369,543	350,547	331,684
Residential Small site - higher density (flats)	5	£29,353	159,303	144,083	126,972	113,969	99,073	84,285	69,605	55,033	40,568	26,211	11,961
Residential Small site - low density	10	£209,666	1,037,789	997,708	957,895	918,350	879,073	840,064	801,323	762,850	724,645	686,708	649,039
Residential Small site - medium density	10	£209,666	1,052,678	1,012,542	972,672	933,072	893,739	854,674	815,877	777,348	739,086	701,093	663,368
Residential Small site - higher density (flats)	10	£57,708	318,605	286,167	257,945	227,938	198,146	168,571	139,210	110,065	81,135	52,421	23,923
Residential Medium site - low density	25	£524,165	2,594,471	2,494,269	2,394,737	2,295,875	2,197,682	2,100,160	2,003,308	1,907,126	1,811,612	1,716,770	1,622,597
Residential Medium site - medium density	25	£524,165	2,260,848	2,165,370	2,070,535	1,976,344	1,882,797	1,789,893	1,697,632	1,606,016	1,515,043	1,424,714	1,335,028
Residential Medium site - higher density (flats and houses)	25	£184,928	1,760,719	1,671,979	1,583,845	1,496,318	1,409,397	1,323,085	1,237,378	1,152,279	1,067,787	983,901	900,606
Residential Large site - low density	50	£1,109,997	5,087,130	4,888,716	4,691,635	4,495,879	4,301,452	4,106,354	3,916,585	3,726,140	3,537,026	3,349,298	3,162,781
Residential Large site - medium density	50	£1,109,997	5,159,659	4,950,376	4,753,021	4,556,384	4,360,384	4,165,886	3,972,983	3,783,066	3,593,140	3,403,214	3,213,288
Residential Medium site - higher density (flats)	50	£310,799	1,132,903	1,007,264	882,614	758,835	635,982	513,997	392,903	272,698	153,381	34,954	83,938
Residential Large site - low density	100	£2,358,744	9,906,943	9,525,438	9,146,870	8,770,772	8,396,210	8,025,884	7,656,537	7,289,951	6,921,730	6,555,281	6,191,422
Residential Large site - medium density	100	£2,358,744	10,050,640	9,688,592	9,289,093	8,912,142	8,537,719	8,165,884	7,796,577	7,428,421	7,058,848	6,691,895	6,327,474
Residential Large site - higher density (flats and houses)	100	£709,124	7,624,939	7,272,874	6,921,874	6,571,589	6,221,919	5,873,889	5,526,537	5,179,885	4,833,932	4,489,579	4,145,726
Residential Large site - low density	250	£5,391,415	19,494,495	18,726,748	17,964,146	17,206,689	16,454,378	15,707,211	14,965,189	14,228,313	13,486,592	12,750,956	12,048,554
Residential Large site - medium density	250	£3,773,990	17,020,227	16,298,266	15,576,254	14,849,183	14,132,058	13,419,876	12,712,640	12,010,348	11,313,500	10,620,597	9,933,138
Strategic scale site - low density	500	£15,850,799	34,421,969	31,556,958	29,120,450	27,864,440	26,036,930	24,221,919	22,419,407	20,629,394	18,851,881	17,086,866	15,334,351
Strategic scale site - medium density (houses and flats)	500	£3,806,725	30,761,437	29,538,497	28,774,745	28,329,287	27,543,629	26,759,959	25,976,326	25,192,641	24,408,903	23,625,165	22,841,427
Strategic scale site - low density	1000	£19,813,413	43,854,033	40,313,916	37,143,890	34,313,890	31,829,860	29,589,860	27,489,860	25,489,860	23,589,860	21,689,860	19,813,413
Strategic scale site - medium density (houses and flats)	1000	£15,190,311	30,455,611	31,467,491	29,482,812	27,511,574	25,553,777	23,607,430	21,673,842	19,753,626	17,845,921	15,953,632	14,073,813
Strategic scale site - low density	2000	£16,511,208	35,484,037	28,815,689	26,078,998	25,373,971	24,671,901	23,970,826	23,269,751	22,568,676	21,867,601	21,166,526	20,465,451
Strategic scale site - medium density (houses and flats)	2000	£16,511,208	34,588,448	32,562,200	30,569,368	28,550,095	26,524,163	24,517,734	22,532,134	20,567,343	18,632,610	16,698,307	14,800,500
Housing for Elderly (C2) - high density	70	£273,299	1,863,344	1,645,348	1,427,353	1,249,358	1,071,363	893,368	715,373	537,378	359,383	181,388	1,151,393
Housing for Elderly (C3) - high density	80	£273,299	1,951,678	1,628,087	1,400,497	1,174,908	1,249,318	1,323,729	1,398,138	1,472,548	1,546,960	1,621,370	1,695,781
Housing for Elderly (C2) extra care	70	£308,209	1,181,500	1,264,182	1,346,862	1,429,544	1,512,224	1,594,906	1,677,586	1,760,267	1,842,949	1,925,629	2,008,310
Retail (comparison)	1	£165,121	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251
Retail (convenience)	1	£69,673	899,673	899,673	899,673	899,673	899,673	899,673	899,673	899,673	899,673	899,673	899,673
Office	2	£330,224	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074
Office	1	£495,336	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612
Industrial (40% plot ratio)	1	£960,448	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877
Warehouse/logistics (20% plot ratio)	1	£960,448	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119
Warehouse/logistics (30% plot ratio)	1	£960,448	1,679,822	1,579,822	1,529,363	1,478,904	1,428,445	1,377,986	1,327,527	1,277,068	1,226,609	1,176,150	1,125,691
Industrial with HQ office (30% plot ratio)	1	£19,813,449	5,870,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585
Warehouse/logistics (30% plot ratio)	1	£19,813,449	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713
Warehouse/logistics (25% plot ratio)	1	£26,417,932	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137
Student housing development (high density) 200 beds	1	£105,058	258,253	258,253	258,253	258,253	258,253	258,253	258,253	258,253	258,253	258,253	258,253
Student housing development (high density) 250 beds	1	£132,090	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232
Student housing development (high density) 300 beds	1	£158,366	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110
Hotel (100 rooms)	1	£99,067	1,095,366	1,095,366	1,095,366	1,095,366	1,095,366	1,095,366	1,095,366	1,095,366	1,095,366	1,095,366	1,095,366
Hotel (150 rooms)	1	£99,067	1,428,913	1,428,913	1,428,913	1,428,913	1,428,913	1,428,913	1,428,913	1,428,913	1,428,913	1,428,913	1,428,913
Hotel (150 rooms)	1	£99,067	1,616,996	1,616,996	1,616,996	1,616,996	1,616,996	1,616,996	1,616,996	1,616,996	1,616,996	1,616,996	1,616,996
Leisure use	1	£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	1	£198,134	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	1	£198,134	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960	2,915,960
Community use	1	£109,954	3,858,113	3,858,113	3,858,113	3,858,113	3,858,113	3,858,113	3,858,113	3,858,113	3,858,113	3,858,113	3,858,113
Community use	1	£109,954	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930
Community use	1	£123,813	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748

BY LOCAL PLAN VIABILITY

Sales value £4,007 ps/m

AH tenure

Rented 70%

SO 30% Frst Hms 0%

S106:

£22,500 per unit

CHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
Residential Small site - low density	5	£341,475	587,818	565,035	542,405	519,928	497,604	475,432	453,413	431,547	409,834	388,273	366,865
Residential Small site - medium density	5	£341,475	587,818	565,035	542,405	519,928	497,604	475,432	453,413	431,547	409,834	388,273	366,865
Residential Small site - higher density (flats)	5	£95,613	217,888	200,338	182,912	165,609	148,430	131,376	114,444	97,636	80,953	64,392	47,955
Residential Small site - low density	10	£682,950	1,175,637	1,130,071	1,084,811	1,039,857	995,207	950,865	906,827	863,094	819,698	776,546	733,731
Residential Small site - medium density	10	£682,950	1,175,637	1,130,071	1,084,811	1,039,857	995,207	950,865	906,827	863,094	819,698	776,546	733,731
Residential Small site - higher density (flats)	10	£191,226	435,776	400,676	365,824	331,219	296,861	262,750	228,888	195,273	161,904	128,784	95,911
Residential Medium site - low density	25	£1,707,375	2,939,091	2,825,177	2,712,028	2,599,642	2,488,019	2,377,161	2,267,067	2,157,736	2,049,169	1,941,366	1,834,327
Residential Medium site - medium density	25	£1,707,375	2,939,091	2,825,177	2,712,028	2,599,642	2,488,019	2,377,161	2,267,067	2,157,736	2,049,169	1,941,366	1,834,327
Residential Medium site - higher density (flats and houses)	25	£602,362	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119
Residential Medium site - low density	50	£3,615,619	5,757,292	5,532,156	5,308,533	5,086,420	4,865,819	4,646,729	4,429,151	4,213,084	3,998,528	3,785,494	3,573,951
Residential Medium site - medium density	50	£3,615,619	5,757,292	5,532,156	5,308,533	5,086,420	4,865,819	4,646,729	4,429,151	4,213,084	3,998,528	3,785,494	3,573,951
Residential Medium site - higher density (flats)	50	£1,012,373	1,690,341	1,542,868	1,396,434	1,251,039	1,106,684	963,367	821,090	679,851	539,652	400,492	262,370
Residential Large site - low density	100	£7,683,190	11,235,197	10,800,887	10,369,489	9,941,000	9,515,422	9,092,752	8,668,417	8,246,531	7,827,594	7,411,607	6,998,571
Residential Large site - medium density	100	£7,683,190	11,235,197	10,800,887	10,369,489	9,941,000	9,515,422	9,092,752	8,668,417	8,246,531	7,827,594	7,411,607	6,998,571
Residential Large site - high density (flats and houses)	100	£2,918,851	9,247,624	8,842,864	8,440,847	8,041,573	7,645,042	7,251,255	6,860,209	6,471,907	6,086,348	5,703,532	5,322,338
Residential Large site - low density	200	£17,561,576	22,047,735	21,177,966	20,314,041	19,455,961	18,603,726	17,757,334	16,916,788	16,082,086	15,253,228	14,430,217	13,610,704
Residential Large site - medium density (houses and flats)	200	£12,293,103	19,506,870	18,675,949	17,850,652	17,030,977	16,216,925	15,408,496	14,605,691	13,808,507	13,016,948	12,231,011	11,450,697
Strategic scale site - low density	500	£51,631,035	39,618,492	37,505,786	35,407,277	33,322,968	31,252,852	29,196,936	27,155,218	25,127,698	23,114,375	21,115,248	19,130,321
Strategic scale site - medium density (houses and flats)	500	£32,269,397	39,618,492	37,505,786	35,407,277	33,322,968	31,252,852	29,196,936	27,155,218	25,127,698	23,114,375	21,115,248	19,130,321
Strategic scale site - low density	600	£54,538,793	43,103,255	40,788,728	38,489,763	36,206,358	33,938,515	31,686,234	29,449,514	27,228,356	25,022,759	22,832,723	20,658,249
Strategic scale site - medium density (houses and flats)	600	£49,479,742	40,109,528	37,845,432	35,596,603	33,363,039	31,144,739	28,941,704	26,753,935	24,581,431	22,424,192	20,282,219	18,155,509
Strategic scale site - low density	600	£53,782,328	36,257,823	34,293,147	32,341,687	30,403,445	28,478,420	26,566,613	24,668,023	22,779,935	20,904,837	19,042,973	17,194,341
Strategic scale site - medium density (houses and flats)	700	£53,782,328	36,257,823	34,293,147	32,341,687	30,403,445	28,478,420	26,566,613	24,668,023	22,779,935	20,904,837	19,042,973	17,194,341
Housing for Elderly (C3) - high density	40	£688,414	318,036	378,818	441,599	503,382	565,163	626,945	688,727	750,509	812,290	874,072	935,854
Housing for Elderly (C3) - high density	60	£102,207	541,766	630,709	719,651	808,594	897,536	986,478	1,075,421	1,164,363	1,253,305	1,342,249	1,431,191
Housing for Elderly (C2) extra care	70	£1,003,927	708,801	806,261	905,720	1,005,181	1,104,641	1,204,101	1,303,561	1,403,022	1,502,482	1,601,941	1,701,401
Retail (comparison)	-	£537,823	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251
Retail (convenience)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074
Industrial (40% plot ratio)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953
Warehouse/logistics (50% plot ratio)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953
Warehouse/logistics (60% plot ratio)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953
Industrial with HQ office (30% plot ratio)	-	£54,538,793	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585
Warehouse/logistics (30% plot ratio)	-	£54,538,793	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713
Warehouse/logistics (25% plot ratio)	-	£86,051,724	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137
Student housing development (high density) 200 beds	-	£344,235	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353
Student housing development (high density) 250 beds	-	£430,259	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232
Student housing development (high density) 300 beds	-	£115,851	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110
Hotel (100 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366
Hotel (125 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366
Hotel (150 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366
Leisure use	-	£45,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	-	£45,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Leisure use	-	£45,388	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566	2,914,566
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113
Community use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113
Community use	-	£403,299	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
Residential Small site - low density	5	£104,833	587,818	565,035	542,405	519,928	497,604	475,432	453,413	431,547	409,834	388,273	366,865
Residential Small site - medium density	5	£104,833	587,818	565,035	542,405	519,928	497,604	475,432	453,413	431,547	409,834	388,273	366,865
Residential Small site - higher density (flats)	5	£29,353	217,888	200,338	182,912	165,609	148,430	131,376	114,444	97,636	80,953	64,392	47,955
Residential Small site - low density	10	£209,666	1,175,637	1,130,071	1,084,811	1,039,857	995,207	950,865	906,827	863,094	819,698	776,546	733,731
Residential Small site - medium density	10	£209,666	1,175,637	1,130,071	1,084,811	1,039,857	995,207	950,865	906,827	863,094	819,698	776,546	733,731
Residential Small site - higher density (flats)	10	£58,707	435,776	400,676	365,824	331,219	296,861	262,750	228,888	195,273	161,904	128,784	95,911
Residential Medium site - low density	25	£524,165	2,939,091	2,825,177	2,712,028	2,599,642	2,488,019	2,377,161	2,267,067	2,157,736	2,049,169	1,941,366	1,834,327
Residential Medium site - medium density	25	£524,165	2,939,091	2,825,177	2,712,028	2,599,642	2,488,019	2,377,161	2,267,067	2,157,736	2,049,169	1,941,366	1,834,327
Residential Medium site - higher density (flats and houses)	25	£184,928	2,939,091	2,825,177	2,712,028	2,599,642	2,488,019	2,377,161	2,267,067	2,157,736	2,049,169	1,941,366	1,834,327
Residential Medium site - low density	50	£1,099,997	5,757,292	5,532,156	5,308,533	5,086,420	4,865,819	4,646,729	4,429,151	4,213,084	3,998,528	3,785,494	3,573,951
Residential Medium site - medium density	50	£1,099,997	5,757,292	5,532,156	5,308,533	5,086,420	4,865,819	4,646,729	4,429,151	4,213,084	3,998,528	3,785,494	3,573,951
Residential Medium site - higher density (flats)	50	£310,799	1,690,341	1,542,868	1,396,434	1,251,039	1,106,684	963,367	821,090	679,851	539,652	400,492	262,370
Residential Large site - low density	100	£2,358,744	11,235,197	10,800,887	10,369,489	9,941,000	9,515,422	9,092,752	8,668,417	8,246,531	7,824,645	7,402,759	7,000,000
Residential Large site - medium density	100	£2,358,744	11,235,197	10,800,887	10,369,489	9,941,000	9,515,422	9,092,752	8,668,417	8,246,531	7,824,645	7,402,759	7,000,000
Residential Large site - high density (flats and houses)	100	£971,289	9,247,634	8,842,864	8,440,441	8,045,573	7,645,042	7,251,255	6,860,209	6,471,097	6,086,348	5,703,532	5,322,338
Residential Large site - low density	200	£5,391,415	22,047,735	21,177,966	20,310,840	19,451,561	18,603,726	17,757,334	16,916,788	16,082,098	15,253,228	14,430,217	13,610,704
Residential Large site - medium density (houses and flats)	200	£5,391,415	22,047,735	21,177,966	20,310,840	19,451,561	18,603,726	17,757,334	16,916,788	16,082,098	15,253,228	14,430,217	13,610,704
Strategic site - low density	500	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Strategic site - medium density (houses and flats)	500	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Strategic site - low density	600	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Strategic site - medium density (houses and flats)	600	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Strategic site - low density	800	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Strategic site - medium density (houses and flats)	800	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Strategic site - low density	1000	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Strategic site - medium density (houses and flats)	1000	£18,859,500	93,616,796	90,325,786	87,032,776	83,739,766	80,446,756	77,153,746	73,860,736	70,567,726	67,274,716	63,981,706	60,688,696
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084,11	90,045,75
Housing for Elderly (C3) - high density	40	£21,134,33	110,430,35	108,391,99	106,353,63	104,315,27	102,276,91	100,238,55	98,199,19	96,160,83	94,122,47	92,084	

MARKET LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 PER HA

1000

100

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BY LOCAL PLAN VIABILITY

Sales value £4,325 psn

AH tenure

Rented 70%

SO 30%

Fst Hms 0%

S106:

£22,500 per unit

CHMARK LAND VALUE 1 (SECONDARY OFFICES)

£2,151,293 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
Residential Small site - low density	5	£341,475	725,666	697,399	669,321	641,435	613,739	586,233	558,917	531,792	504,856	478,111	451,558
Residential Small site - medium density	5	£341,475	733,112	704,816	676,711	648,796	621,072	593,538	566,194	539,040	512,077	485,305	458,722
Residential Small site - higher density (flats)	5	£95,613	335,059	312,847	290,791	268,889	247,145	225,555	204,122	182,843	161,722	140,754	119,944
Residential Small site - low density	10	£682,950	1,451,333	1,394,798	1,336,644	1,282,870	1,227,477	1,172,464	1,117,833	1,063,583	1,009,713	956,224	903,114
Residential Small site - medium density	10	£682,950	1,466,223	1,409,632	1,353,422	1,297,592	1,242,143	1,187,074	1,132,387	1,078,080	1,024,153	970,608	917,444
Residential Small site - higher density (flats)	10	£191,226	670,118	625,694	581,581	537,780	494,290	451,111	408,244	365,688	323,443	281,510	239,887
Residential Medium site - low density	25	£1,707,375	3,628,332	3,486,994	3,346,609	3,207,174	3,068,692	2,931,161	2,794,583	2,658,957	2,524,262	2,390,559	2,257,787
Residential Medium site - medium density	25	£1,707,375	3,263,693	3,128,314	2,993,851	2,860,304	2,727,676	2,595,964	2,465,170	2,335,293	2,206,332	2,078,289	1,951,163
Residential Medium site - higher density (flats and houses)	25	£602,362	2,720,144	2,593,229	2,467,182	2,342,004	2,217,695	2,094,254	1,971,682	1,849,979	1,729,143	1,609,177	1,490,079
Residential Medium site - low density	50	£3,615,619	7,097,616	6,819,034	6,542,329	6,267,501	5,994,552	5,723,481	5,454,287	5,186,970	4,921,532	4,657,972	4,396,241
Residential Medium site - medium density	50	£1,69,545	6,890,692	6,610,615	6,338,617	6,065,396	5,794,054	5,524,588	5,257,001	4,991,292	4,727,459	4,464,521	4,201,558
Residential Medium site - higher density (flats)	50	£1,012,373	2,805,059	2,613,898	2,424,075	2,235,414	2,048,091	1,862,108	1,677,464	1,494,159	1,312,194	1,131,568	952,281
Residential Large site - low density	100	£7,683,190	13,891,702	13,347,473	12,806,731	12,269,659	11,736,254	11,206,518	10,680,451	10,158,053	9,639,323	9,124,261	8,612,868
Residential Large site - medium density	100	£7,683,190	14,033,268	13,488,323	12,947,049	12,409,443	11,875,505	11,345,236	10,816,835	10,295,704	9,776,440	9,260,846	8,748,920
Residential Large site - high density (flats and houses)	100	£2,987,907	11,784,581	11,278,973	10,776,793	10,276,048	9,782,736	9,290,858	8,800,222	8,310,962	7,825,171	7,342,847	6,863,992
Residential Large site - low density	200	£17,561,576	27,154,216	26,080,401	25,013,831	23,954,503	22,902,421	21,857,581	20,819,041	19,782,236	18,752,726	17,730,512	16,715,594
Residential Large site - medium density (houses and flats)	200	£12,293,103	24,460,156	23,431,312	22,409,448	21,394,563	20,386,659	19,385,735	18,391,792	17,404,828	16,424,844	15,451,841	14,480,181
Strategic scale site - low density	500	£51,631,035	52,011,545	49,403,441	46,812,932	44,240,018	41,684,697	39,146,971	36,626,840	34,124,303	31,639,362	29,172,014	26,722,260
Strategic scale site - medium density (houses and flats)	500	£32,269,397	49,073,576	46,518,888	43,981,475	41,461,337	38,958,471	36,472,881	34,004,563	31,553,521	29,119,752	26,703,257	24,304,035
Strategic scale site - low density	600	£54,538,793	56,837,772	53,685,346	50,552,174	48,036,263	45,243,612	42,468,220	39,712,087	36,975,213	34,257,598	31,559,241	28,880,145
Strategic scale site - medium density (houses and flats)	600	£49,479,742	53,365,436	50,571,316	47,796,104	45,039,799	42,302,404	39,583,915	36,884,335	34,203,664	31,541,901	28,899,045	26,275,098
Strategic scale site - low density	600	£53,782,328	47,601,054	45,183,134	42,781,547	40,396,291	38,027,367	35,674,774	33,336,514	31,018,586	28,714,989	26,427,724	24,154,447
Strategic scale site - medium density (houses and flats)	700	£53,782,328	54,321,898	51,528,566	48,754,113	45,998,539	43,261,846	40,544,032	37,845,098	35,164,525	32,500,547	29,855,462	27,229,271
Housing for Elderly (C3) - high density	40	£688,414	228,638	148,787	88,737	11,499	82,659	174,219	255,579	336,938	418,298	499,658	581,018
Housing for Elderly (C3) - high density	60	£990,190	273,581	157,474	41,366	75,965	193,972	311,979	429,985	547,992	665,999	784,005	902,012
Housing for Elderly (C2) extra care	70	£1,003,937	238,694	107,818	23,438	156,458	289,475	422,493	555,511	688,530	821,548	954,567	1,087,584
Retail (comparison)	-	£537,823	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251	4,032,251
Retail (convenience)	-	£2,151,293	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953	994,953
Office	-	£1,075,647	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074	11,207,074
Office	-	£1,813,470	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612	16,810,612
Industrial (40% plot ratio)	-	£2,151,293	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877	996,877
Warehousing/logistics (50% plot ratio)	-	£2,151,293	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119	1,288,119
Warehousing/logistics (60% plot ratio)	-	£2,151,293	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362	1,579,362
Industrial with HQ office (30% plot ratio)	-	£54,538,793	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585	5,670,585
Warehousing/logistics (30% plot ratio)	-	£54,538,793	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713	26,043,713
Warehousing/logistics (25% plot ratio)	-	£86,051,724	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137	28,956,137
Student housing development (high density) 200 beds	-	£344,235	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353	238,353
Student housing development (high density) 250 beds	-	£430,258	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232	255,232
Student housing development (high density) 300 beds	-	£151,851	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110	272,110
Hotel (100 rooms)	-	£322,694	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366	1,085,366
Hotel (125 rooms)	-	£322,694	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313	1,428,313
Hotel (150 rooms)	-	£322,694	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986	1,816,986
Leisure use	-	£845,388	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950
Leisure use	-	£845,388	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950	2,915,950
Leisure use	-	£358,157	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113	3,826,113
Community use	-	£336,021	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930	4,739,930
Community use	-	£403,299	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748	5,653,748

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£660,448 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
Residential Small site - low density	5	£104,833	725,666	697,399	669,321	641,435	613,739	586,233	558,917	531,792	504,856	478,111	451,558
Residential Small site - medium density	5	£104,833	733,112	704,816	676,711	648,796	621,072	593,538	566,194	539,040	512,077	485,305	458,722
Residential Small site - higher density (flats)	5	£29,353	335,059	312,847	290,791	268,889	247,145	225,555	204,122	182,843	161,722	140,754	119,944
Residential Small site - low density	10	£209,666	1,451,333	1,394,798	1,336,644	1,282,870	1,227,477	1,172,464	1,117,833	1,063,583	1,009,713	956,224	903,114
Residential Small site - medium density	10	£209,666	1,466,223	1,409,632	1,353,422	1,297,592	1,242,143	1,187,074	1,132,387	1,078,080	1,024,153	970,608	917,444
Residential Small site - higher density (flats)	10	£58,707	670,118	625,694	581,581	537,780	494,290	451,111	408,244	365,688	323,443	281,510	239,887
Residential Medium site - low density	25	£524,165	3,628,332	3,486,994	3,346,609	3,207,174	3,068,692	2,931,161	2,794,583	2,658,957	2,524,262	2,390,559	2,257,787
Residential Medium site - medium density	25	£524,165	3,263,693	3,128,314	2,993,851	2,860,304	2,727,676	2,595,964	2,465,170	2,335,293	2,206,332	2,078,289	1,951,163
Residential Medium site - higher density (flats and houses)	25	£184,928	2,720,144	2,593,229	2,467,182	2,342,004	2,217,695	2,094,254	1,971,682	1,849,979	1,729,143	1,609,177	1,490,079
Residential Medium site - low density	50	£1,109,997	7,097,616	6,819,034	6,542,329	6,267,501	5,994,552	5,723,481	5,454,287	5,186,970	4,921,532	4,657,972	4,396,241
Residential Medium site - medium density	50	£1,109,997	6,819,034	6,610,615	6,338,617	6,065,396	5,794,054	5,524,588	5,257,001	4,991,292	4,727,459	4,464,521	4,201,558
Residential Medium site - higher density (flats)	50	£310,799	2,805,059	2,613,898	2,424,075	2,235,414	2,048,091	1,862,108	1,677,464	1,494,159	1,312,194	1,131,568	952,281
Residential Large site - low density	100	£2,358,744	13,891,702	13,347,473	12,806,731	12,269,659	11,736,254	11,206,518	10,680,451	10,158,053	9,639,323	9,124,261	8,612,868
Residential Large site - medium density	100	£2,358,744	14,033,268	13,488,323	12,947,049	12,409,443	11,875,505	11,345,236	10,816,835	10,295,704	9,776,440	9,260,846	

Appendix 12 - Lodge Farm and North West Rugby/Cosford appraisals

North-West Rugby / Cosford site (114)
Full policy and planning obligation requirements

North-West Rugby / Cosford site (114)
Full policy and planning obligation requirements

Appraisal Summary for Stage 1 Homes England

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales	Adjustment	Net Sales
Market units	2,604	2,580,564	340.00	336,940	877,391,760	0	877,391,760
Intermediate units	340	285,940	244.00	205,204	69,769,360	0	69,769,360
Rented units	776	652,616	168.00	141,288	109,639,488	0	109,639,488
Retail / F&B	1	26,910	250.00	6,727,500	6,727,500	0	6,727,500
Employment floorspace	1	645,840	200.00	129,168,000	129,168,000	0	129,168,000
Totals	3,722	4,191,870			1,192,696,108	0	1,192,696,108

NET REALISATION1,192,696,108

EXPENSES

ACQUISITION COSTS

Residualised Price (633.00 Acres @ 63,100.47 /Acre)		39,942,600	
			39,942,600
Stamp Duty	5.00%	1,997,130	
Agent Fee	1.00%	399,426	
Legal Fee	0.80%	319,541	
			2,716,097

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Market units	2,580,564	130.00	335,473,320
Intermediate units	285,940	130.00	37,172,200
Rented units	652,616	130.00	84,840,080
Retail / F&B	26,910	150.00	4,036,500
Employment floorspace	645,840	120.00	77,500,800
Totals	4,191,870 ft²		539,022,900
Contingency		5.00%	26,305,422
			565,328,322
Other Construction Costs			
Future Homes Standard		3.20%	14,639,539
External works		15.00%	68,622,840
On site plot infrastructure	3,720 un	25,000.00 /un	93,000,000
EV charging points	3,720 un	500.00 /un	1,860,000
BNG		0.70%	3,202,399
			181,324,778

Municipal Costs

Building Safety Levy	2,580,564 ft²	2.62	6,761,078
GP surgery			7,648,475
Primary school			28,000,000
Secondary school			35,000,000
Sports pitches infra & maintenance			12,724,417
A426 widening of roundabout			1,555,000
Brownsover Rd - New Canal Bridge			7,598,000
B4112 main St - New roundabout			4,474,000
Brownsover Road - New roundabout			3,826,000
Widening of A4071/B4112 roundabout			1,850,000
Bus contributions			5,000,000
Other residual S106 items	3,720 un	2,646.00 /un	9,843,120
			124,280,090

PROFESSIONAL FEES

Architect	7.00%	49,787,415	
			49,787,415

MARKETING & LEASING

Marketing	2.00%	17,547,835	
			17,547,835

DISPOSAL FEES

Sales Agent Fee	1.00%	11,926,961	
Sales Legal Fee	0.25%	2,981,740	
			14,908,701

MISCELLANEOUS FEES

Profit on private	17.50%	153,543,558	
Profit on affordable	6.00%	10,764,531	
Profit on commercial	15.00%	20,384,325	
			184,692,414

TOTAL COSTS BEFORE FINANCE1,180,528,252

FINANCE

Multiple Finance Rates Used (See Assumptions)			
Total Finance Cost			12,167,856

TOTAL COSTS1,192,696,108

PROFIT0

North-West Rugby / Cosford site (114)
Full policy and planning obligation requirements
Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
IRR% (without Interest)	10.80%
Profit Erosion (finance rate 7.000)	N/A

Lodge Farm
Full policy and planning obligation requirements

Lodge Farm
Full policy and planning obligation requirements

Appraisal Summary for Stage 1 Homes England

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market units	1,876	1,859,116	340.00	336,940	632,099,440
Intermediate units	241	202,681	244.00	205,204	49,454,164
Rented units	563	473,483	168.00	141,288	79,545,144
Retail / F&B	1	26,910	250.00	6,727,500	6,727,500
Employment floorspace	1	172,224	200.00	34,444,800	34,444,800
Community floorspace	<u>1</u>	<u>1,646</u>	250.00	411,500	<u>411,500</u>
Totals	2,683	2,736,060			802,682,548

NET REALISATION802,682,548

EXPENSES

ACQUISITION COSTS

Residualised Price (Negative land)	(85,603,399)	(85,603,399)
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CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Market units	1,859,116	130.00	241,685,080	
Intermediate units	202,681	130.00	26,348,530	
Rented units	473,483	130.00	61,552,790	
Retail / F&B	26,910	150.00	4,036,500	
Employment floorspace	172,224	120.00	20,666,880	
Community floorspace	<u>16,146</u>	150.00	<u>2,421,900</u>	
Totals	2,750,560 ft²		356,711,680	356,711,680
Contingency		5.00%	18,951,218	18,951,218

Other Construction Costs

Future Homes Standard		3.20%	10,546,765	
External works		15.00%	49,437,960	
On site plot infrastructure	2,680 un	25,000.00 /un	67,000,000	
EV charging points	2,680 un	500.00 /un	1,340,000	
BNG		0.70%	2,307,105	130,631,830

Municipal Costs

Building Safety Levy	1,859,116 ft²	2.62	4,870,884	
GP surgery			5,500,000	
Primary school			28,000,000	
Secondary school			35,000,000	
Sports pitches infra & maintenance			9,455,669	
A426 widening of roundabout			1,555,000	
Residual S106	2,680 un	2,646.00 /un	7,091,280	
Bus and travel planning			10,000,000	
Strategic cycling route			7,303,000	
A45 by pass road			30,000,000	
A45/M45 Thurlsaton Interchange			61,000,000	
A5/A428 Halfway House Roundabout			1,000,000	
Norton Lane / A361			600,000	201,375,833

PROFESSIONAL FEES

Architect	7.00%	33,406,660	33,406,660
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MARKETING & LEASING

Marketing	2.00%	12,641,989	12,641,989
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DISPOSAL FEES

Sales Agent Fee	1.00%	8,026,825	
Sales Legal Fee	0.25%	2,006,706	10,033,532

MISCELLANEOUS FEES

Profit on private	17.50%	110,617,402	
Profit on affordable	6.00%	7,739,958	
Profit on commercial	15.00%	6,175,845	124,533,205

TOTAL COSTS802,682,548

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%

Lodge Farm

Full policy and planning obligation requirements

IRR% (without Interest) 0.00%

Profit Erosion (finance rate 7.000) N/A