

Appendix I Development Appraisal Assumptions

East Cambridgeshire District Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Site Size Appraised = Bed Fla	Dwelling Mix (BF = Bed Flat; BH = (dph)		Site Type		Percei	ntage Affordable Housi	ng & Tenure Mix	Construction Duration		
эле эле грргазеа	Bed House	(dph)	J. C. 1, p. C. 1	Private Mix	20% Affordable Tenure Split 70% AR; 30% LCHO* Sample Only	Private Mix	30% Affordable Tenure Split 70% AR; 30% LCHO*	Private Mix	40% Affordable Tenure Split 70% AR; 30% LCHO*	(months)
1 Dwelling	1 x 4BH	40	Brownfield	N/A	N/A	1 x 4BH	N/A	1 x 4BH	N/A	6
3 Dwellings	3 x 4BH	40	Brownfield	N/A	N/A	3 x 4BH	Commuted Sum	3 x 4BH	Commuted Sum	6
15 Dwellings	5 x 2BH; 10 x 3BH	40	Brownfield	4 x 2BH; 8 x 3BH	2 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 7 x 3BH	1 x 2BH, 3 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 6 x 3BH	4 x 3BH AR; 2 x 2BH LCHO	9
15 Dwellings	5 x 2BH; 10 x 3BH	40	Brownfield / Greenfield	4 x 2BH; 8 x 3BH	2 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 7 x 3BH	1 x 2BH, 3 x 3BH AR; 1 x 2BH LCHO	3 x 2BH; 6 x 3BH	4 x 3BH AR; 2 x 2BH LCHO	9
100 Dwellings	4 x 1BF; 9 x 2BF; 9 x 2BH; 31 x 3BH; 47 x 4BH	40	Brownfield / Greenfield	N/A	N/A	3 x 1BF; 6 x 2BF; 4 x 2BH; 24 x 3BH; 33 x 4BH	7 x 3BH, 14 x 4BH AR; 1 x 1BF, 3 x 2BF, 5 x 2BH LCHO	3 x 1BF; 3 x 2BF; 1 x 2BH; 20 x 3BH; 33 x 4BH	3 x 2BF; 11 x 3BH, 14 x 4BH AR; 1 x 1BF, 3 x 2BF, 8 x 2BH	24
400 Dwellings**	16 x 1BF; 32 x 2BF; 32 x 2BH; 124 x 3BH; 188 x 4BH	30	Greenfield	N/A	N/A	12 x 1BF; 24 x 2BF; 16 x 2BH; 96 x 3BH; 132 x 4BH		12 x 1BF; 12 x 2BF; 4 x 2BH; 80 x 3BH; 132 x 4BH	12 x 2BF; 44 x	96

^{*}Policy position. Actual percentage will vary due to numbers rounding.

** Representative of part of large scale strategic greenfield site

Unit Sizes (sq m)	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

Open Market Value*1	Value Level 1	Value Level 2 - E.g Littleport / Soham	Value Level 3 - E.g. Littleport / Soham	Value Level 4 - E.g. Ely	Value Level 5 - E.g Bottisham / South	Value Level 6
1-bed flat	£72,000	£81,000	£99,000	£117,000	£135,000	£148,500
2-bed flat	£96,000	£108,000	£132,000	£156,000	£180,000	£198,000
2-bed house	£120,000	£135,000	£165,000	£195,000	£225,000	£247,500
3-bed house	£152,000	£171,000	£209,000	£247,000	£285,000	£313,500
4-bed house	£200,000	£225,000	£275,000	£325,000	£375,000	£412,500
Value (£ / m²)	£1,600	£1,800	£2,200	£2,600	£3,000	£3,300

Dwelling mix on larger schemes based on AECOM Infrastructure Investment Strategy Housing Mix & Tenure as agreed with ECDC. Affordable housing mix proportion of private mix.

Development Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
	C1 201
Build Costs Flats (Generally) (£/m²) ¹	£1,201
Build Costs Houses (Mixed Developments) (£/m²)1	£1,047
Build Costs - Houses (One Off Generally) (£/m²) ¹	£1,606
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
Contingencies (% of build cost)	5%
Professional & Other Fees (% of build cost)	15.0%
Sustainable Design / Construction Standards (% of	4%
build cost) ²	4%
Lifetime Homes / Other (£ per unit)3	£545
Planning obligations /non-CIL costs (£ per unit)	£1,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
FINANCE & ACQUISITION COSTS	
Arrangement Fee - (% of loan)	1.0%
Miscellaeneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.00%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 5%
Finance Rate - Build (%)	6.0%
Finance Rate - Land (%)	6.0%

Notional amount.

Notes:

Build costs taken from 2nd Quarter 2011 and rebased to East Cambridgeshire Location Factor of 108 without externals, contingencies or fees

Above build costs include externals at 21% for houses; 14% for flats added.

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. flats; houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCIS data: Flats (Generally): £1,009/m² GIA; Houses Mixed Development: £827/m²; one off housing: £1,269/m² GIA.

² The above costs are based on the Cost of Building to the Code for Sustanable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. The Council's design standards guidance requires CodeLevel 4 to be met on all schemes.

³ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc). There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from ES45 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the develling (it is easier to design larger dwellings that incorporate infetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outstandard house type is modified (it is more cost effective whether a standard house type is modified (it is more cost effective whether a standard house the standard house type is modified (it is more cost effective whether a standard house the standard ho

East Cambridgeshire District Council - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Sheet

			Site	Site Size	Build Period	Values Rang	e - Annual Ren	ts f per sa m	Build Cost (£	External	Total Build	
Use Class / Type	Example Scheme Type	GIA (m²)	Coverage		(Months)**	Low	Mid	High	per sq m)*	works cost	Cost	Notes:
												BCIS - Hypermarkets / Supermarkets - generally. Externals calculated from "Building" http://www.building.co.uk/data/cost-
A1 - Large Retail	Large Supermarket - out of town brownfield / greenfield	4000	35%	1.14	9	£180	£230	£280	1197	20%	£1,436	model-supermarkets/1029095.article
A1 - Medium Retail	Retail warehouse	1000	40%	0.25	7	£130	£180	£230	610	20%	£732	BCIS - Retail warehouses - up to 1,000 sq m.
A1, A2, A3, A4, A5 - Small Retail	Convenience Store - various locations - brownfield within towns	400	60%	0.07	3.5	£110	£140	£170	750	20%	£900	BCIS - Shops - Generally
B1(a) Offices - Town Centre	Office Building - town centre	1000	200%	0.05	6	£140	£170	£200	1369	20%	£1,643	BCIS - Offices - 3-5 Storey; airconditioned
B1(a) Offices - Business Park	Office Building - greenfield business park	3000	40%	0.75	10	£150	£180	£210	1279	20%	£1,535	BCIS - Offices - 1-2 Storey; airconditioned
B1 , B2, B8 - Industrial / Warehousing	Move-on type industrial unit including offices - industrial estate (also trade counter / industrial estate offices) - greenfield business park	500	40%	0.13	6.5	£70	£80	£90	858	20%	£1,030	BCIS - Advance factories / offices - mixed facilities (B1) - 500-2000m ²
B1, B2, B8 - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate - edge of town / greenfield business park / brownfield site	3000	40%	0.75	8	£60	£70	£80	621	20%	£745	BCIS - Advance factories / offices - mixed facilities (B1) - >2,000m²
C1 - Hotel	Hotel - brownfield within town	3000	50%	0.60	10	£130	£170	£210	1402	20%		
C2 - Residential Institution	Nursing Home	2100	60%	0.35	16	£140	£160	£180	1399	20%	£1,679	BCIS - Nursing Homes, convalescent homes, short stay medical homes
Equine - Commercial equestrian development	Stud farms, stables etc	1000	40%	0.25	9	£100.00	£150.00	£200.00	932	20%	£1,118	BCIS - Stud farms, stables and the like
Equine - Commercial equestrian development	Equine hospital / clinics etc	3000	40%	0.75	12	£100.00	£150.00	£200.00	1359	20%	£1,631	BCIS - Animal clinic

Paralle and Control	
Development Costs	
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs	Variable
Finance Costs	
Finance rate (including over lead-in and letting / sales	
period)	6.0%
Arrangement Fee (% of cost)	1.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Developer Profit (% of GDV)	20%
Yields	Variable
Site Acquisition Costs	
Agents Fees (% of site value)	1%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value)	0 to 5%

^{*}BCIS Median - Location Factor East Cambridgeshire (108); 4Q 2011
**BCIS Construction Duration Calculator



Appendix IIa Residential Results Summaries

Table 1: Residual Land Value Results by Scheme Type, Value Level & CIL Rate 70% Affordable Rent/30% LCHO - Greenfield Benchmark Comparison

						Poridual La	nd Value (£)							Residual Lan	d Value (£/Ha)			
						Kesiduai La	na value (£)							Residual Lan	d value (£/Ha)			
Development Scenario	Value Level	Site Density (dph)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² Cl
	1	40	-£278,120	-£299,797	-£321,474	-£343,151	-£364,828	-£375,666	-£386,505	-£408,182	-£741,653	-£799,458	-£857,263	-£915,069	-£972,874	-£1,001,777	-£1,030,679	-£1,088,485
	2	40	-£90,698	-£112,375	-£134,052	-£155,729	-£177,406	-£188,245	-£199,083	-£220,760	-£241,862	-£299,668	-£357,473	-£415,278	-£473,084		-£530,889	-£588,694
15 Houses (20% AH)	3	40	£248,324	£229,380	£210,436	£191,491	£172,547	£163,075	£153,603	£134,658	£662,198	£611,680	£561,162	£510,644	£460,125	£434,866	£409,607	£359,089
	4	40	£561,745	£543,267	£524,789	£506,310	£487,832	£478,593	£469,354	£450,875	£1,497,987	£1,448,712	£1,399,436	£1,350,161	£1,300,886	£1,276,248	£1,251,610	£1,202,335
	5	40	£854,920	£836,442	£817,964	£799,485	£781,007	£771,768	£762,529	£744,051	£2,279,788	£2,230,512	£2,181,237	£2,131,961	£2,082,686	£2,058,048	£2,033,410	£1,984,135
	6	40 40	£1,063,465 -£358.136	£1,044,987	£1,026,509 -£394,537	£1,008,030 -£412,737	£989,552 -£430,938	£980,313 -£440.038	£971,074 -£449.138	£952,595 -£467.339	£2,835,907	£2,786,632	£2,737,356	£2,688,081	£2,638,805	£2,614,168	£2,589,530	£2,540,255
	2	40		-£3/6,336 -£200.523	-£394,537 -£218.723	-£412,/3/ -£236.924	-£430,938 -£255.124	-£440,038 -£264.225		-£467,339 -£291.525	-£955,029	-£1,003,564	-£1,052,098	-£1,100,633	-£1,149,168	-£1,173,435	-£1,197,702	-£1,246,237
		40	-£182,322						-£273,325		-£486,193	-£534,728	-£583,262	-£631,797	-£680,332	-£704,599	-£728,866	-£777,401
15 Houses (30% AH)	3		£147,962	£132,056	£116,149	£100,243	£84,337	£76,384	£68,431	£52,525	£394,564	£352,148	£309,732	£267,316	£224,899	£203,691	£182,483	£140,067
	4	40	£444,062	£428,547	£423,449	£407,543	£391,637	£383,684	£375,731	£359,825	£1,184,164	£1,142,792	£1,129,199	£1,086,782	£1,044,366	£1,023,158	£1,001,950	£959,534
	5	40	£692,642	£677,127	£661,613	£646,098	£630,583	£622,826	£615,068	£599,554	£1,847,046	£1,805,673	£1,764,300	£1,722,928	£1,681,555	£1,660,869	£1,640,182	£1,598,809
	6	40	£867,741	£852,226	£836,712	£821,197	£805,682	£797,925	£790,167	£774,653	£2,313,977	£2,272,604	£2,231,231	£2,189,858	£2,148,486	£2,127,799	£2,107,113	£2,065,740
	1	40	-£384,025	-£400,282	-£416,540	-£432,798	-£449,056	-£457,184	-£465,313	-£481,571	-£1,024,066	-£1,067,420	-£1,110,774	-£1,154,128	-£1,197,482	-£1,219,159	-£1,240,836	-£1,284,190
	2	40	-£213,053	-£229,311	-£245,569	-£261,826	-£278,084	-£286,213	-£294,342	-£310,600	-£568,141	-£611,495	-£654,849	-£698,203	-£741,557	-£763,234	-£784,911	-£828,265
15 Houses (40% AH)	3	40	£112,642	£98,434	£84,225	£70,017	£55,809	£48,705	£41,601	£27,392	£300,378	£262,490	£224,601	£186,712	£148,824	£129,879	£110,935	£73,046
	4	40	£411,479	£397,271	£383,062	£368,854	£354,646	£347,542	£340,438	£326,229	£1,097,277	£1,059,388	£1,021,499	£983,611	£945,722	£926,778	£907,833	£869,945
	5	40	£640,131	£626,273	£612,414	£598,555	£584,696	£577,767	£570,838	£556,979	£1,707,017	£1,670,060	£1,633,104	£1,596,147	£1,559,191	£1,540,712	£1,522,234	£1,485,277
	6	40	£796,540	£782,681	£768,823	£754,964	£741,105	£734,176	£727,246	£713,388	£2,124,107	£2,087,150	£2,050,193	£2,013,237	£1,976,280	£1,957,802	£1,939,324	£1,902,367
	1	40	-£3,105,248	-£3,257,888	-£3,410,528	-£3,563,168	-£3,715,808	-£3,792,128	-£3,868,448	-£4,895,875		-£1,303,155	-£1,364,211	-£1,425,267	-£1,486,323	-£1,516,851	-£1,547,379	-£1,958,350
	2			-£1,883,870	-£2,036,510	-£2,189,150		-£2,418,110	-£2,494,430	-£3,524,980	-£692,492	-£753,548	-£814,604	-£875,660	-£936,716	-£967,244	-£997,772	-£1,409,992
100 Mixed (30% AH)	3			£667,461	£549,565	£431,670		£262,415	£201,712	-£783,190	£314,142	£266,984	£219,826	£172,668	£129,247	£104,966	£80,685	-£313,276
100 MIXEU (30% AH)	4	40	£2,907,870	£2,789,975	£2,672,080	£2,554,184	£2,436,289	£2,377,341	£2,318,394	£2,200,498	£1,163,148	£1,115,990	£1,068,832	£1,021,674	£974,516	£950,936	£927,357	£880,199
	5	40	£4,730,856	£4,612,961	£4,495,066	£4,377,170	£4,259,275	£4,200,327	£4,141,380	£2,640,854	£1.892.343	£1.845.184	£1.798.026	£1.750.868	£1,703,710	£1.680.131	£1.656.552	£1.056.341
	6	40	£6,012,468	£5,894,572	£5,776,677	£5,658,782	£5,540,886	£5,481,939	£5,422,991	£3,654,387	£2,404,987	£2,357,829	£2,310,671	£2,263,513	£2,216,354	£2,192,775	£2,169,196	£1,461,755
	1	40	-£3,443,329	-£3,579,327	-£3,715,325	-£3,851,323	-£3,987,321	-£4,055,320	-£4,123,319	-£4,259,317	-£1.377.332	-£1.431.731	-£1.486.130	-£1.540.529	-£1,594,928	-£1,622,128	-£1.649.328	-£1,703,727
	2	40	-£2,114,220	-£2,250,218	-£2,386,216	-£2,522,214	-£2,658,212	-£2,726,211	-£2,794,210	-£2,930,208	-£845.688	-£900.087	-£954.486	-£1.008.886	-£1.063.285		-£1.117.684	-£1,172,083
100 Mixed (40% AH)	3	40	£420,171	£324,513	£216,344	£108,175	£5	-£67,993	-£135,992	-£271,990	£168.068	£129.805	£86.538	£43,270	£2		-£54.397	-£108,796
100 Mixed (40% AH)	4	40	£2,473,312	£2,368,271	£2,263,229	£2,158,188	£2,053,146	£2,000,625	£1,948,105	£1,843,063	£989.325	£947.308	£905,292	£863.275	£821.258	£800.250	£779.242	£737.225
	5	40	£4,151,026	£4,045,985	£3,940,943	£3,835,902	£3,730,860	£3,678,339	£3,625,819	£3,520,777	£1.660.410	£1.618.394	£1.576.377	£1.534.361	£1,492,344	£1.471.336	£1.450.328	£1.408.311
	6	40	£5,292,906	£5,187,864	£5,082,823	£4,977,782	£4,872,740	£4,820,219	£4,767,699	£4,662,657	£2.117.162	£2.075.146	£2.033.129	£1,991,113	£1,949,096	£1,928,088	£1.907.079	£1.865.063
	1	30	-£6,089,169	-£6,648,630	-£7,208,091	-£7,767,551	-£8,327,012	-£8,606,742	-£7,767,551	-£9,445,933	-£456.688	-£498.647	-£540.607	-£582,566	-£624,526	-£645,506	-£582,566	-£708.445
	2	30	-£1,794,974	-£2,331,536	-£2,871,864	-£3,415,608	-£3,963,226	-£4,238,291	-£4,514,320	-£5,069,469	-£134.623	-£174.865	-£215.390	-£256,171	-£297.242	-£317.872	-£338.574	-£380,210
	3	30	£5,460,487	£5,042,552	£4,619,516	£4,191,240	£3,757,589	£3,538,735	£3,318,421	£2,873,592	£409,536	£378.191	£346,464	£314.343	£281.819	£265,405	£248,882	£215.519
400 Mixed (30% AH)	4	30	£12.136.242	£11.743.091	£11.347.142	£10.948.298	£10.546.349	£10.344.272	£10.141.450	£9.733.547	£910.218	£880.732	£851.036	£821.122	£790.976	£775.820	£760,609	£730.016
	5	30	£18.727.121	£18.344.732	£17.960.417	£17.573.864	£17.185.319	£16.990.429	£16.794.806	£16.402.296	£1.404.534	£1.375.855	£1.347.031	£1.318.040	£1.288.899	£1.274.282	£1.259.610	£1.230.172
	6	30	£23,649,875	£23,272,158	£22.892.822	£22.511.852	£22.129.234	£21.937.279	£21.744.954	£21.358.997	£1,773,741	£1,745,412	£1,716,962	£1,688,389	£1,659,693	£1,645,296	£1,630,872	£1,601,925
	1	30	-£7,233,663	-£7.732.127	-£8.230.591	-£8.729.055	-£9,227,518	-£9.476.750	-£8.729.055	-£10.224.446	-£542.525	-£579,910	-£617.294	-£654.679	-£692.054	-£710,756	-£654.679	-£766.833
	2	30	-£3.020.341	-£3.507.844	-£3,998,481	-£4,492,026	-£4.989.027	-£5,238,259	-£5.487.491	-£5,985,955	-£342,525 -£226.526	-£263.088	-E817,294 -E299.886	-£634,679 -£336,902	-£692,064 -£374,177	-£710,758 -£392,869	-£654,679 -£411.562	-£706,833 -£448,947
	3	30	£4.303.249	£3.921.810	£3.535.510	£3.144.226	£2.747.830	£2.547.728	£2,346,189	£1.939.172	£322.744	£263,088 £294.136	£265,163	£336,902 £235,817	£3/4,1// £206.087	£392,869 £191.080	£411,562 £175.964	-£448,947 F145.438
400 Mixed (40% AH)	4	30	£10.824.686	£10,470,790	£10,114,156	£9,754,986	£9,393,229	£9,211,366	£9.028.760	£8.661.477								22.107.100
	5	30	£18,727,121	£16,893,958	£10,114,156 £16.549.255	£16.202.850	£15.854.722	£15.679.877	£15,504,785	£15,152,879	£811,851	£785,309	£758,562	£731,624	£704,492	£690,852	£677,157	£649,611
	5	30	£18,727,121 £22.021.368	£21.683.195	£10,549,255 £21.343.625	£16,202,850 £21.002.643	£15,854,722 £20.660.239	£20.488.489	£15,504,785 £20,316,399	£19,971,111	£1,404,534 £1.651.603	£1,267,047 £1.626.240	£1,241,194 £1,600,772	£1,215,214 £1,575,198	£1,189,104 £1.549.518	£1,175,991 £1.536.637	£1,162,859 £1,523,730	£1,136,466 £1,497,833
	0	30	122,021,308	121,083,195	121,343,025	121,002,043	120,000,239	120,488,469	EZU,310,399	119,9/1,111	11,651,603	£1,626,240	£1,600,772	11,575,198	11,549,518	£1,536,637	11,523,730	11,497,833

Key:

Necative RLV

RLV between zero and greenfield enhancement value (c2:250,000/Ha)

RLV at or above greenfield enhancement value (c2:250,000/Ha)

Source: Dixon Searle LLP (September 2011)

Table 2: Residual Land Value Results by Scheme Type, Value Level & CIL Rate 70% Affordable Rent/30% LCHO - PDL Non-Residential Benchmark Comparison

						Pesidual I a	nd Value (£)							Pesidual Lan	d Value (£/Ha)			
Development Scenario	Value Level	Site Density (dph)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land . Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL
	1	40	-£97,287	-£99,825	-£102,362	-£104,900	-£107,437	-£108,706	-£109,975	-£112,512	-£3,891,491	-£3,992,991	-£4,094,491	-£4,195,991	-£4,297,491	-£4,348,241	-£4,398,991	-£4,500,491
	2	40	-£78,049	-£80,586	-£83,124	-£85,661	-£88,199	-£89,467	-£90,736	-£93,274		-£3,223,441	-£3,324,941	-£3,426,441	-£3,527,941		-£3,629,441	-£3,730,941
1 Houses	3	40	-£39,571	-£42,109	-£44,646	-£47,184	-£49,721	-£50,990	-£52,259	-£54,796	-£1,582,841	-£1,684,341	-£1,785,841	-£1,887,341	-£1,988,841		-£2,090,341	-£2,191,841
1 1100363	4	40	-£1,094	-£3,631	-£6,169	-£8,706	-£11,244	-£12,512	-£13,781	-£16,319	-£43,741	-£145,241	-£246,741	-£348,241	-£449,741	-£500,491	-£551,241	-£652,741
	5	40	£33,259	£31,001	£28,744	£26,486	£24,229	£23,100	£21,971	£19,714	£1,330,346	£1,240,047	£1,149,747	£1,059,448	£969,148	£923,998	£878,849	£788,549
	6	40	£58,932	£56,675	£54,417	£54,417	£49,902	£48,774	£47,645	£45,387	£2,357,291	£2,266,992	£2,176,692	£2,176,692	£1,996,093	£1,950,944	£1,905,794	£1,815,495
	1	40	-£114,734	-£122,347	-£129,959	-£137,572	-£145,184	-£148,990	-£152,797	-£160,409	-£1,529,789	-£1,631,289	-£1,732,789	-£1,834,289	-£1,935,789	-£1,986,539	-£2,037,289	-£2,138,789
	2	40	-£66,792	-£74,405	-£82,017	-£89,630	-£97,242	-£101,049	-£104,855	-£112,467	-£890,565	-£992,065	-£1,093,565	-£1,195,065	-£1,296,565		-£1,398,065	-£1,499,565
3 Houses (30% AH)	3	40	£25,881	£19,109	£12,336	£5,564	-£1,359	-£5,165	-£8,971	-£16,584	£345,080	£254,781	£164,481	£74,182	-£18,117	-£68,867	-£119,617	-£221,117
	4	40	£111,184	£104,411	£97,639	£90,866	£84,094	£80,708	£77,322	£70,549	£1,482,451	£1,392,152	£1,301,852	£1,211,553	£1,121,253	£1,076,104	£1,030,954	£940,655
	5	40	£196,487	£189,714	£182,942	£176,169	£169,397	£166,011	£162,624	£155,852	£2,619,823	£2,529,523	£2,439,224	£2,348,924	£2,258,625	£2,213,475	£2,168,325	£2,078,026
	6	40	£243,032	£236,259	£229,487	£222,714	£215,942	£212,555	£209,169	£202,397	£3,240,420	£3,150,121	£3,059,821	£2,969,522	£2,879,222	£2,834,073	£2,788,923	£2,698,623
	1	40	-£140,799	-£148,412	-£156,024	-£163,637	-£171,249	-£175,056	-£178,862	-£186,474	-£1,877,325	-£1,978,825	-£2,080,325	-£2,181,825	-£2,283,325		-£2,384,825	-£2,486,325
	2	40	-£96,116	-£103,728	-£111,341	-£118,953	-£126,566	-£130,372	-£134,178	-£141,791	-£1,281,543	-£1,383,043	-£1,484,543	-£1,586,043	-£1,687,543	-£1,738,293	-£1,789,043	-£1,890,543
3 Houses (40% AH)	3	40	-£6,748	-£14,361	-£21,973	-£29,586	-£37,198	-£41,005	-£44,811	-£52,423	-£89,979	-£191,479	-£292,979	-£394,479	-£495,979	-£546,729	-£597,479	-£698,979
- 11003C3 (4070 A11)	4	40	£73,502	£66,729	£59,957	£53,185	£46,412	£43,026	£39,640	£32,867	£980,025	£889,726	£799,426	£709,127	£618,827	£573,677	£528,528	£438,228
	5	40	£153,008	£146,235	£139,463	£132,690	£125,918	£122,531	£119,145	£112,373	£2,040,100	£1,949,801	£1,859,501	£1,769,202	£1,678,902	£1,633,752	£1,588,603	£1,498,303
	6	40	£189,394	£182,621	£175,849	£169,076	£162,304	£158,918	£155,531	£148,759	£2,525,248	£2,434,949	£2,344,649	£2,254,350	£2,164,050	£2,118,901	£2,073,751	£1,983,452
	1	40	-£278,120	-£299,797	-£321,474	-£343,151	-£364,828	-£375,666	-£386,505	-£408,182	-£741,653	-£799,458	-£857,263	-£915,069	-£972,874	-£1,001,777	-£1,030,679	-£1,088,485
	2	40	-£90,698	-£112,375	-£134,052	-£155,729	-£177,406	-£188,245	-£199,083	-£220,760	-£241,862	-£299,668	-£357,473	-£415,278	-£473,084	-£501,986	-£530,889	-£588,694
15 Houses (20% AH)	3	40	£248,324	£229,380	£210,436	£191,491	£172,547	£163,075	£153,603	£134,658	£662,198	£611,680	£561,162	£510,644	£460,125	£434,866	£409,607	£359,089
	4	40	£561,745	£543,267	£524,789	£506,310	£487,832	£478,593	£469,354	£450,875	£1,497,987	£1,448,712	£1,399,436	£1,350,161	£1,300,886	£1,276,248	£1,251,610	£1,202,335
	5	40	£854,920	£836,442	£817,964	£799,485	£781,007	£771,768	£762,529	£744,051	£2,279,788	£2,230,512	£2,181,237	£2,131,961	£2,082,686	£2,058,048	£2,033,410	£1,984,135
	6	40	£1,063,465	£1,044,987	£1,026,509	£1,008,030	£989,552	£980,313	£971,074	£952,595	£2,835,907	£2,786,632	£2,737,356	£2,688,081	£2,638,805	£2,614,168	£2,589,530	£2,540,255
	1	40	-£358,136	-£376,336	-£394,537	-£412,737	-£430,938	-£440,038	-£449,138	-£467,339	-£955,029	-£1,003,564	-£1,052,098	-£1,100,633	-£1,149,168	-£1,173,435	-£1,197,702	-£1,246,237
	2	40	-£182,322	-£200,523	-£218,723	-£236,924	-£255,124	-£264,225	-£273,325	-£291,525	-£486,193	-£534,728	-£583,262	-£631,797	-£680,332	-£704,599	-£728,866	-£777,401
15 Houses (30% AH)	3	40	£147,962	£132,056	£116,149	£100,243	£84,337	£76,384	£68,431	£52,525	£394,564	£352,148	£309,732	£267,316	£224,899	£203,691	£182,483	£140,067
	4	40	£444,062	£428,547	£423,449	£407,543	£391,637	£383,684	£375,731	£359,825	£1,184,164	£1,142,792	£1,129,199	£1,086,782	£1,044,366	£1,023,158	£1,001,950	£959,534
	5	40	£692,642	£677,127	£661,613	£646,098	£630,583	£622,826	£615,068	£599,554	£1,847,046	£1,805,673	£1,764,300	£1,722,928	£1,681,555	£1,660,869	£1,640,182	£1,598,809
	6	40	£867,741	£852,226	£836,712	£821,197	£805,682	£797,925	£790,167	£774,653	£2,313,977	£2,272,604	£2,231,231	£2,189,858	£2,148,486	£2,127,799	£2,107,113	£2,065,740
	1	40	-£384,025	-£400,282	-£416,540	-£432,798	-£449,056	-£457,184	-£465,313	-£481,571	-£1,024,066	-£1,067,420	-£1,110,774	-£1,154,128	-£1,197,482	-£1,219,159	-£1,240,836	-£1,284,190
	2	40	-£213,053	-£229,311	-£245,569	-£261,826	-£278,084	-£286,213	-£294,342	-£310,600	-£568,141	-£611,495	-£654,849	-£698,203	-£741,557	-£763,234	-£784,911	-£828,265
15 Houses (40% AH)	3	40	£112,642	£98,434	£84,225	£70,017	£55,809	£48,705	£41,601	£27,392	£300,378	£262,490	£224,601	£186,712	£148,824	£129,879	£110,935	£73,046
	4	40	£411,479	£397,271	£383,062	£368,854	£354,646	£347,542	£340,438	£326,229	£1,097,277	£1,059,388	£1,021,499	£983,611	£945,722	£926,778	£907,833	£869,945
	5	40	£640,131	£626,273	£612,414	£598,555	£584,696	£577,767	£570,838	£556,979	£1,707,017	£1,670,060	£1,633,104	£1,596,147	£1,559,191	£1,540,712	£1,522,234	£1,485,277
	6	40	£796,540	£782,681	£768,823	£754,964	£741,105	£734,176	£727,246	£713,388	£2,124,107	£2,087,150	£2,050,193	£2,013,237	£1,976,280	£1,957,802	£1,939,324	£1,902,367

Key: Negative RLV
RLV between zero and lower PDL value (c£250,000Ha) RLV between zero and lower PDL value (c£250,000Ha - £1,000,000ha) RLV at the zero shows the c£250,000Ha - £1,000,000ha) RLV at or above upper PDL value (c£1,000,000Ha)
Source: Dixon Searle LLP (September 2011)

Residu	al Land Value	Data Sum	mary & Result	Net RLV:	£375,731
DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA	Residential 15 Dwellings 1,295		CIL RATE /sq m	£100	
TOTAL NUMBER OF UNITS	Total 15	Private 10	Affordable 5	% AH 33%	
PERCENTAGE BY TENURE	% Private 67%	% SR 0%	%AR 27%	% Int 1 7%	% Int 2 0%
SITE SIZE (HA) VALUE / AREA <u>REVENUE</u>			0.38		
Affordable Housing Revenue Open Market Housing Revenue			£555,750 £2,314,000		
Total Value of Scheme			£2,869,750		
RESIDENTIAL BUILDING, MARKETING & \$106	S COSTS				
Build Costs Fees, Contingencies, Planning Costs etc Planning Application Costs Site Preparation / Survey Costs etc			£1,355,865 £271,173 £5,025 £67,500		
<u>Total Build Costs</u>			£1,699,563		
Section 106 / CIL Costs Marketing Costs & Legal Fees			£104,000 £97,343		
Total s106 & Marketing Costs			£201,343		
Finance on Build Costs			£42,770		
TOTAL DEVELOPMENT COSTS			£1,943,676		
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit Affordable Housing Profit			£462,800 £33,345		
Total Operating Profit			£496,145		
GROSS RESIDUAL LAND VALUE			£429,929		

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FINANCE & ACQUISITION COSTS

Total Finance & Acquisition Costs

Arrangement Fee / Misc Fees (Surveyors etc)	£4,299
Agents Fees	£4,299
Legal Fees	£3,224
Stamp Duty	£8,599
Interest on Land Purchase	£33,776

NET RESIDUAL LAND VALUE	£375,731 (ignores finance & acquisition
RLV (£ per Ha)	£1,001,950 costs if GRLV Negative)
Competing Use Value (EUV / AUV) £ per Ha	£1,235,000
EUV / AUV - £Total	£463,125
NRLV as % of GDV	13.1%

£54,198



Appendix IIb Commercial Results Summaries

Table 3: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate Greenfield Benchmark Comparison - 7.5% Yield

							Residual La	nd Value (£)							Residual Lan	d Value (£/Ha)			
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual La Value - £140 CIL
	Large Supermarket (Out of	L	1.14	£14,482	-£65,627	-£147,427	-£229,227	-£311,027	-£392,827	-£474,627	-£556,427	£12,703	-£57,568	-£129,322	-£201,077	-£272,831	-£344,585	-£416,340	-£488,0:
A1 Large Retail	Town)	M	1.14	£1,813,144	£1,743,415	£1,673,685	£1,603,956	£1,534,226	£1,464,497	£1,394,768	£1,325,038	£1,590,477	£1,529,311	£1,468,145	£1,406,979	£1,345,813	£1,284,646	£1,223,480	£1,162,3
	101111	Н	1.14	£3,612,502	£3,542,772	£3,473,043	£3,403,313	£3,333,584	£3,263,855	£3,194,125	£3,124,396	£3,168,861	£3,107,695	£3,046,529	£2,985,363	£2,924,197	£2,863,030	£2,801,864	£2,740
		L	0.25	£349,636	£331,855	£314,074	£296,292	£278,511	£260,730	£242,949	£225,168	£1,398,543	£1,327,418	£1,256,294	£1,185,170	£1,114,046	£1,042,921	£971,797	£900,0
A1 Medium Retail	Retail Warehouse	M	0.25	£800,871	£783,306	£765,742	£748,178	£730,613	£713,049	£695,485	£677,920	£3,203,482	£3,133,225	£3,062,967	£2,992,710	£2,922,453	£2,852,195	£2,781,938	£2,711
		н	0.25	£1,256,367	£1,238,803	£1,221,238	£1,203,674	£1,186,110	£1,168,545	£1,150,981	£1,133,417	£5,025,468	£4,955,211	£4,884,953	£4,814,696	£4,744,439	£4,674,181	£4,603,924	£4,533
		L	0.07	-£3,777	-£11,847	-£19,917	-£27,987	-£36,057	-£44,127	-£52,197	-£60,267	-£53,959	-£169,245	-£284,531	-£399,816	-£515,102	-£630,388	-£745,673	-£860,
A1-A5 Small Retail	Convenience Store	M	0.07	£115,408	£107,829	£100,251	£92,672	£85,094	£77,515	£69,936	£62,358	£1,648,686	£1,540,420	£1,432,155	£1,323,889	£1,215,624	£1,107,358	£999,092	£890,
		Н	0.07	£231,786	£224,291	£216,796	£209,301	£201,805	£194,310	£186,815	£179,320	£3,311,235	£3,204,159	£3,097,084	£2,990,009	£2,882,934	£2,775,859	£2,668,783	£2,561
B1(a) Offices	Town Centre Office Building	L M	0.05	-£646,414 -£329,763	-£666,714 -£350.063	-£687,014 -£370,363	-£707,314 -£390.663	-£727,614 -£410.963	-£747,914 -£431.263	-£768,214 -£451.563	-£788,514 -£471.863	-£12,928,271	-£13,334,271	-£13,740,271	-£14,146,271	-£14,552,271	-£14,958,271	-£15,364,271	-£15,77
B1(a) Offices	Town Centre Office Building	M	0.05	-£329,763 -£13.113	-£33,063 -£33,413	-£370,363 -£53.713	-£390,063 -£74.013	-£410,963 -£94.313	-£431,263 -£114.613	-£451,563 -£134.913	-£4/1,863 -£155.213	-£6,595,261 -£262,251	-£7,001,261 -£668,251	-£7,407,261 -£1.074.251	-£7,813,261 -£1,480,251	-£8,219,261 -£1,886,251	-£8,625,261 -£2,292,251	-£9,031,261 -£2.698.251	-£9,437
		-	0.75	-£1.325.323	-£1.386.823	-£1.448.323	-£1.509.823	-£1.571.323	-£1.632.823	-£1.694.323	-£1.755.823								
B1(a) Offices	Out of Town Office Building	M	0.75	-£1,323,323 -£375.471	-£1,380,823 -£436.971	-£498.471	-£1,309,823 -£559.971	-£621.471	-£1,032,823 -£682.971	-£744.471	-E1,753,823 -E805.971	-£1,767,098 -£500,628	-£1,849,098 -£582,628	-£1,931,098 -£664,628	-£2,013,098 -£746,628	-£2,095,098 -£828,628	-£2,177,098	-£2,259,098 -£992,628	-£2,341
	Cut of Town Office Building	Н	0.75	F486 559	F430,971	F387 241	F334 480	F281 719	F228 958	F180 633	£128.098	£648,745	£579.283	£516.321	£445,973	£375.625	£910,628 £305,277	£240.844	-£1,07
			0.13	-£308.139	-£318.301	-£328.464	-£338.626	-£348.789	-£358.951	-£369.114	-£379.276	-£2,370,296	-£2,448,469	-£2,526,642	-£2,604,815	-£2,682,989	-£2,761,162	-£2.839.335	-£2,91
1, B2, Industrial /	Move on type industrial unit	M	0.13	-£255.364	-£265.527	-£275.689	-£285.852	-£296.014	-£306.177	-£316.339	-£326.502	-£1,964,339	-£2,042,512	-£2,120,685	-£2,004,813 -£2,198,859	-£2,082,989 -£2,277.032	-£2,355,205	-£2,833,333 -£2,433,378	-£2,51:
B8 Warehousing	including offices	н	0.13	-£202.590	-£212.752	-£222.915	-£233.077	-£243.240	-£253,402	-£263.565	-£273.727	-£1,558,382	-£1,636,556	-£1,714,729	-£1,792,902	-£2,277,032 -£1.871.075	-£1,949,248	-£2,433,378 -£2,027,421	-£2,31.
		L	0.75	-£1.067.253	-£1.128.303	-£1.189.353	-£1.250.403	-£1.311.453	-£1.372.503	-£1.433.553	-£1,494,603	-£1,423,004	-£1,504,404	-£1,585,804	-£1,667,204	-£1,748,604	-£1,830,004	-£1,911,404	-£1,993
1, B2, Industrial /	Larege industrial warehousing	M	0.75	-£750.611	-£811.661	-£872.711	-£933,761	-£994.811	-£1.055.861	-£1.116.911	-£1.177.961	-£1,000,814	-£1.082.214	-£1,163,614	-£1,245,014	-£1,326,414	-£1.407.814	-£1,489,214	-£1,570
B8 Warehousing	including offices	Н	0.75	-£433,968	-£495,018	-£556,068	-£617,118	-£678,168	-£739,218	-£800,268	-£861,318	-£578,624	-£660,024		-£822,824	-£904,224	-£985,624	-£1,067,024	-£1.14
		L	0.60	-£2,519,976	-£2,581,476	-£2,642,976	-£2,704,476	-£2,765,976	-£2,827,476	-£2,888,976	-£2,950,476	-£4.199.960	-£4,302,460	-£4.404.960	-£4,507,460	-£4,609,960	-£4,712,460	-£4,814,960	-£4,91
C1 Hotel	Hotel - edge of town	M	0.60	-£1,253,506	-£1,315,006	-£1,376,506	-£1,438,006	-£1,499,506	-£1,561,006	-£1,622,506	-£1,684,006	-£2,089,177			-£2,396,677		-£2,601,677	-£2,704,177	-£2,80
		н	0.60	£11,542	-£48,536	-£110,036	-£171,536	-£233,036	-£294,536	-£356,036	-£417,536	£19,236			-£285,894		-£490,894	-£593,394	-£695
		L	0.35	-£1,593,543	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-£4,552,980	N/A	N/A	N/A	N/A	N/A	N/A	N/
C2 Residential Institution	Nursing Home	M	0.35	-£1,150,348	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-£3,286,708	N/A	N/A	N/A	N/A	N/A	N/A	N/
		Н	0.35	-£707,153	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-£2,020,436	N/A	N/A	N/A	N/A	N/A	N/A	N/
		۵	0.25	-£423,423	-£443,873	-£464,323	-£484,773	-£505,223	-£525,673	-£546,123	-£566,573				-£1,939,090		-£2,102,690	-£2,184,490	-£2,26
Equine	Commercial Equestrian centres	M	0.25	£93,382	£75,071	£56,759	£38,447	£20,136	£1,824	-£18,413	-£38,863	£373,530	£300,283	£227,036	£153,790	£80,543	£7,296	-£73,652	-£155
		н	0.25	£538,738	£521,305	£503,873	£486,441	£469,008	£451,576	£434,144	£421,966	£2,154,950	£2,085,221	£2,015,492	£1,945,762	£1,876,033	£1,806,303	£1,736,574	£1,68
		L	0.75	-£3,315,188	-£3,376,988	-£3,438,788	-£3,500,588	-£3,562,388	-£3,624,188	-£3,685,988	-£3,747,788	-£4,420,250			-£4,667,450		-£4,832,250	-£4,914,650	-£4,99
Equine	Equine Hospital / Clinics etc	M	0.75	-£1,732,183	-£1,793,983	-£1,855,783	-£1,917,583	-£1,979,383	-£2,041,183	-£2,102,983	-£2,164,783	-£2,309,577			-£2,556,777		-£2,721,577	-£2,803,977	-£2,88
		н	0.75	-£149.178	-£210.978	-£272,778	-£334,578	-£396,378	-£458,178	-£519,978	-£581,778	-£198,904	-£281,304	-£363,704	-£446.104	-£528,504	-£610.904	-£693.304	-£775

Table 4: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate PDL Non-Residential Benchmark Comparison - 7.5% Yield

							Residual La	nd Value (£)							Residual Lan	d Value (£/Ha)			
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual La Value - £140 CIL
		L	1.14	£14,482	-£65,627	-£147,427	-£229,227	-£311,027	-£392,827	-£474,627	-£556,427	£12,703	-£57,568	-£129,322	-£201,077	-£272,831	-£344,585	-£416,340	-£488,0
A1 Large Retail	Large Supermarket (Out of Town)	M	1.14	£1,813,144	£1,743,415	£1,673,685	£1,603,956	£1,534,226	£1,464,497	£1,394,768	£1,325,038	£1,590,477	£1,529,311	£1,468,145	£1,406,979	£1,345,813	£1,284,646	£1,223,480	£1,162
	Towny	н	1.14	£3,612,502	£3,542,772	£3,473,043	£3,403,313	£3,333,584	£3,263,855	£3,194,125	£3,124,396	£3,168,861	£3,107,695	£3,046,529	£2,985,363	£2,924,197	£2,863,030	£2,801,864	£2,74
		٦	0.25	£349,636	£331,855	£314,074	£296,292	£278,511	£260,730	£242,949	£225,168	£1,398,543	£1,327,418	£1,256,294	£1,185,170	£1,114,046	£1,042,921	£971,797	£900
A1 Medium Retail	Retail Warehouse	М	0.25	£800,871	£783,306	£765,742	£748,178	£730,613	£713,049	£695,485	£677,920	£3,203,482	£3,133,225	£3,062,967	£2,992,710	£2,922,453	£2,852,195	£2,781,938	£2,71
		н	0.25	£1,256,367	£1,238,803	£1,221,238	£1,203,674	£1,186,110	£1,168,545	£1,150,981	£1,133,417	£5,025,468	£4,955,211	£4,884,953	£4,814,696	£4,744,439	£4,674,181	£4,603,924	£4,53
		_	0.07	-£3,777	-£11,847	-£19,917	-£27,987	-£36,057	-£44,127	-£52,197	-£60,267	-£53,959	-£169,245	-£284,531	-£399,816		-£630,388	-£745,673	-£860
1-A5 Small Retail	Convenience Store	M	0.07	£115,408	£107,829	£100,251	£92,672	£85,094	£77,515	£69,936	£62,358	£1,648,686	£1,540,420	£1,432,155	£1,323,889	£1,215,624	£1,107,358	£999,092	£890
	H	Н	0.07	£231,786	£224,291	£216,796	£209,301	£201,805	£194,310	£186,815	£179,320	£3,311,235	£3,204,159	£3,097,084	£2,990,009	£2,882,934	£2,775,859	£2,668,783	£2,56
		L	0.05	-£646,414	-£666,714	-£687,014	-£707,314	-£727,614	-£747,914	-£768,214	-£788,514	-£12,928,271	-£13,334,271	-£13,740,271	-£14,146,271		-£14,958,271		-£15,7
B1(a) Offices Town Centre Office Building	М	0.05	-£329,763	-£350,063	-£370,363	-£390,663	-£410,963	-£431,263	-£451,563	-£471,863	-£6,595,261	-£7,001,261	-£7,407,261	-£7,813,261		-£8,625,261		-£9,4	
		н	0.05	-£13,113	-£33,413	-£53,713	-£74,013	-£94,313	-£114,613	-£134,913	-£155,213	-£262,251	-£668,251	-£1,074,251	-£1,480,251	-£1,886,251	-£2,292,251	-£2,698,251	-£3,1
B1(a) Offices Out of Town Office Buildi		_	0.75	-£1,325,323	-£1,386,823	-£1,448,323	-£1,509,823	-£1,571,323	-£1,632,823	-£1,694,323	-£1,755,823	-£1,767,098	-£1,849,098	-£1,931,098	-£2,013,098		-£2,177,098		-£2,3
	Out of Town Office Building	M	0.75	-£375,471	-£436,971	-£498,471	-£559,971	-£621,471	-£682,971	-£744,471	-£805,971	-£500,628	-£582,628	-£664,628	-£746,628	-£828,628	-£910,628	-£992,628	-£1,0
		Н	0.75	£486,559	£434,462	£387,241	£334,480	£281,719	£228,958	£180,633	£128,098	£648,745	£579,283	£516,321	£445,973	£375,625	£305,277	£240,844	£17
. B2. Industrial /	Move on type industrial unit	L	0.13	-£308,139	-£318,301	-£328,464	-£338,626	-£348,789	-£358,951	-£369,114	-£379,276	-£2,370,296	-£2,448,469	-£2,526,642	-£2,604,815	-£2,682,989	-£2,761,162		-£2,9
B8 Warehousing	including offices	М	0.13	-£255,364	-£265,527	-£275,689	-£285,852	-£296,014	-£306,177	-£316,339	-£326,502	-£1,964,339	-£2,042,512	-£2,120,685	-£2,198,859		-€2,355,205		-£2,5
		н	0.13	-£202,590	-£212,752	-£222,915	-£233,077	-£243,240	-£253,402	-£263,565	-£273,727	-£1,558,382	-£1,636,556	-£1,714,729	-£1,792,902	-£1,871,075	-£1,949,248	-£2,027,421	-£2,1
. B2. Industrial /	Larege industrial warehousing	_	0.75	-£1,067,253	-£1,128,303	-£1,189,353	-£1,250,403	-£1,311,453	-£1,372,503	-£1,433,553	-£1,494,603	-£1,423,004	-£1,504,404	-£1,585,804	-£1,667,204		-£1,830,004		-£1,9
B8 Warehousing	including offices	M	0.75	-£750,611	-£811,661	-£872,711	-£933,761	-£994,811	-£1,055,861	-£1,116,911	-£1,177,961	-£1,000,814	-£1,082,214	-£1,163,614	-£1,245,014	-£1,326,414	-£1,407,814	-£1,489,214	-£1,5
		Н	0.75	-£433,968	-£495,018	-£556,068	-£617,118	-£678,168	-£739,218	-£800,268	-£861,318	-£\$78,624	-£660,024	-£741,424	-£822,824	-£904,224	-£985,624	-£1,067,024	-£1,1
		L	0.60	-£2,519,976	-£2,581,476	-£2,642,976	-£2,704,476	-£2,765,976	-£2,827,476	-£2,888,976	-£2,950,476	-£4,199,960	-£4,302,460	-£4,404,960	-£4,507,460		-£4,712,460		-£4,9
C1 Hotel	Hotel - edge of town	M	0.60	-£1,253,506	-£1,315,006	-£1,376,506	-£1,438,006	-£1,499,506	-£1,561,006	-£1,622,506	-£1,684,006	-£2,089,177	-£2,191,677	-£2,294,177	-£2,396,677		-£2,601,677		-£2,8
		н	0.60	£11,542	-£48,536	-£110,036	-£171,536	-£233,036	-£294,536	-£356,036	-£417,536	£19,236	-£80,894	-£183,394	-£285,894	-£388,394	-£490,894	-£593,394	-£69
		L	0.35	-£1,593,543	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-£4,552,980	N/A	N/A	N/A	N/A	N/A	N/A	
C2 Residential Institution	Nursing Home	M	0.35	-£1,150,348	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-£3,286,708	N/A	N/A	N/A	N/A	N/A	N/A	P
C2 Residential Institution		H	0.35	-£707,153	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-£2,020,436	N/A	N/A	N/A	N/A	N/A	N/A	

Table 5: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate Greenfield Benchmark Comparison - 6.5% Yield

								Residual L	ind Value (£)							Residual Lan	d Value (£/Ha)			
	Scheme Type	Value Level	Tota Floor Area (m²)	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Lar Value - £140, CIL
	Large Supermarket (Out of	L	4000	1.14	£1,020,974	£951,244	£881,515	£811,786	£742,056	£672,327	£602,598	£532,868	£895,591	£834,425	£773,259	£712,093	£650,927	£589,760	£528,594	£467,42
A1 Large Retail	Town)	M	4000	1.14	£3,100,106	£3,030,377	£2,960,647	£2,890,918	£2,821,188	£2,751,459	£2,681,730	£2,612,000	£2,719,391	£2,658,225	£2,597,059	£2,535,893	£2,474,727	£2,413,561	£2,352,394	£2,291,22
iowiij	Н	4000	1.14	£5,179,238	£5,109,509	£5,039,779	£4,970,050	£4,900,321	£4,830,591	£4,760,862	£4,691,132	£4,543,191	£4,482,025	£4,420,859	£4,359,693	£4,298,527	£4,237,361	£4,176,194	£4,115,02	
A1 Medium Retail Retail Warehouse		L	1000	0.25	£529,505	£511,940	£494,376	£476,812	£459,247	£441,683	£429,352	£411,571	£2,118,019	£2,047,762	£1,977,504	£1,907,247	£1,836,990	£1,766,732	£1,717,408	£1,646,28
	Retail Warehouse	M	1000	0.25	£1,055,821	£1,038,256	£1,020,692	£1,003,128	£985,563	£967,999	£950,435	£932,870	£4,223,283	£4,153,025	£4,082,768	£4,012,511	£3,942,253	£3,871,996	£3,801,739	£3,731,48
		н	1000	0.25	£1,582,137	£1,564,572	£1,547,008	£1,529,444	£1,511,879	£1,494,315	£1,476,751	£1,459,186	£6,328,547	£6,258,289	£6,188,032	£6,117,775	£6,047,517	£5,977,260	£5,907,002	£5,836,74
	Convenience Store	L	400	0.07	£64,261	£56,683	£49,104	£41,525	£33,947	£26,368	£18,790	£11,211	£918,016	£809,751	£701,485	£593,220	£484,954	£376,689	£268,423	£160,158
A1-A5 Small Retail		M	400	0.07	£199,492	£191,996	£184,501	£177,006	£169,511	£162,015	£154,520	£147,025	£2,849,882	£2,742,807	£2,635,732	£2,528,657	£2,421,581	£2,314,506	£2,207,431	£2,100,35
		Н	400	0.07	£327,971	£320,643	£313,314	£305,985	£298,657	£291,328	£283,999	£276,671	£4,685,302	£4,580,608	£4,475,913	£4,371,218	£4,266,524	£4,161,829	£4,057,135	£3,952,440
		L	3000	0.60	-£1,879,976	-£1,941,476	-£2,002,976	-£2,064,476	-£2,125,976	-£2,187,476	-£2,248,976	-£2,310,476	-£3,133,294	-£3,235,794	-£3,338,294	-£3,440,794	-£3,543,294	-£3,645,794	-£3,748,294	-£3,850,79
	Hotel - edge of town	M	3000	0.60	-£416,583	-£478,083	-£539,583	-£601,083	-£662,583	-£724,083	-£785,583	-£847,083	-£694,305	-£796,805	-£899,305	-£1,001,805	-£1,104,305	-£1,206,805	-£1,309,305	-£1,411,805
		H	3000	0.60	£886,753	£834,656	£782,559	£730,463	£678,366	£626,269		£522,076	£1,477,921	£1,391,093	£1,304,266	£1,217,438	£1,130,610	£1,043,782	£956,955	£870,127

Table 6: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate PDL Non-Residential Benchmark Comparison - 6.5% Yield

								Residual La	nd Value (£)							Residual Land	i Value (£/Ha)			
Use Class / Type	Scheme Type	Value Level	Tota Floor Area (m²)	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £140/m² CIL
Large Supermarket (Out o	L	4000	1.14	£1,020,974	£951,244	£881,515	£811,786	£742,056	£672,327	£602,598	£532,868	£895,591	£834,425	£773,259	£712,093	£650,927	£589,760	£528,594	£467,428	
A1 Large Retail	Town)	M	4000	1.14	£3,100,106	£3,030,377	£2,960,647	£2,890,918	£2,821,188	£2,751,459	£2,681,730	£2,612,000	£2,719,391	£2,658,225	£2,597,059	£2,535,893	£2,474,727	£2,413,561	£2,352,394	£2,291,228
	10411,	Н	4000	1.14	£5,179,238	£5,109,509	£5,039,779	£4,970,050	£4,900,321	£4,830,591	£4,760,862	£4,691,132	£4,543,191	£4,482,025	£4,420,859	£4,359,693	£4,298,527	£4,237,361	£4,176,194	£4,115,028
		L	1000	0.25	£529,505	£511,940	£494,376	£476,812	£459,247	£441,683	£429,352	£411,571	£2,118,019	£2,047,762	£1,977,504	£1,907,247	£1,836,990	£1,766,732	£1,717,408	£1,646,283
A1 Medium Retail	Retail Warehouse	M	1000	0.25	£1,055,821	£1,038,256	£1,020,692	£1,003,128	£985,563	£967,999	£950,435	£932,870	£4,223,283	£4,153,025	£4,082,768	£4,012,511	£3,942,253	£3,871,996	£3,801,739	£3,731,481
		н	1000	0.25	£1,582,137	£1,564,572	£1,547,008	£1,529,444	£1,511,879	£1,494,315	£1,476,751	£1,459,186	£6,328,547	£6,258,289	£6,188,032	£6,117,775	£6,047,517	£5,977,260	£5,907,002	£5,836,745
		L	400	0.07	£64,261	£56,683	£49,104	£41,525	£33,947	£26,368	£18,790	£11,211	£918,016	£809,751	£701,485	£593,220	£484,954	£376,689	£268,423	£160,158
A1-A5 Small Retail	Convenience Store	M	400	0.07	£199,492	£191,996	£184,501	£177,006	£169,511	£162,015	£154,520	£147,025	£2,849,882	£2,742,807	£2,635,732	£2,528,657	£2,421,581	£2,314,506	£2,207,431	£2,100,356
		Н	400	0.07	£327,971	£320,643	£313,314	£305,985	£298,657	£291,328	£283,999	£276,671	£4,685,302	£4,580,608	£4,475,913	£4,371,218	£4,266,524	£4,161,829	£4,057,135	£3,952,440
		L	3000	0.60	-£1,879,976	-£1,941,476	-£2,002,976	-£2,064,476	-£2,125,976	-£2,187,476	-£2,248,976	-£2,310,476			-£3,338,294		-£3,543,294		-£3,748,294	-£3,850,794
C1 Hotel	Hotel - edge of town	M	3000	0.60	-£416,583	-£478,083	-£539,583	-£601,083	-£662,583	-£724,083	-£785,583	-£847,083	-£694,305	-£796,805	-£899,305	-£1,001,805	-£1,104,305	-£1,206,805	-£1,309,305	-£1,411,805
		н	3000	0.60	£886,753	£834,656	£782,559	£730,463	£678,366	£626,269	£574,173	£522,076	£1,477,921	£1,391,093	£1,304,266	£1,217,438	£1,130,610	£1,043,782	£956,955	£870,127

Negative RLV
RLV between zero and lower PDL value (cf.250.000Hs)
RLV between the lover and usoer PDL value (cf.250.000Hs)
Thased on corresponding benchmark range
Source: Dixon Searle LLP (September 2011)

Net RLV: £2,612,000

Residual Land Value Data Summary & Results

Commercial

USE CLASS A1 Retail Warehouse / Supermarket

DEVELOPMENT DESCRIPTION

DEVELOPMENT SIZE - GIA

CIL RATE (£ / sq m)

\$\frac{\pmathrm{\pmathr

VALUE AREA Medium Value
SITE SIZE (HA) 1.14

REVENUE

DEVELOPMENT TYPE

Rental Value (£/m²)£230Yield (%)6.50%Annual Rental Income£920,000Gross Development Value£14,153,846

<u>Total Value of Scheme</u> £14,153,846

RESIDENTIAL BUILDING, MARKETING & S106 COSTS

Build Costs£5,985,000Fees, Contingencies, Planning Costs etc£1,017,450Site Preparation / Survey Costs etc / Other Costs£114,286

Sustainable Design & Construction Costs / BREEAM Costs £299,250

Total Build Costs £7,415,986

CIL Costs £560,000
Promotion, Sales, Letting Costs & Other Obligations Costs £101,200

<u>Total Planning Obligations & Promotion / Other Costs</u> £661,200

<u>Finance on Build Costs</u> £181,737

TOTAL DEVELOPMENT COSTS £8,258,922

DEVELOPER'S RETURN FOR RISK AND PROFIT

A1 Retail Warehouse / Supermarket £2,830,769

Total Operating Profit £2,830,769

GROSS RESIDUAL LAND VALUE £3,064,155

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)£30,642Agents Fees£30,642Legal Fees£22,981Stamp Duty£122,566Interest on Land Purchase£245,324

<u>Total Finance & Acquisition Costs</u> £452,154

 NET RESIDUAL LAND VALUE
 £2,612,000

 RLV (£ per Ha)
 £2,285,500



Appendix III Property Market, Values & Assumptions Research

DSP Housing & Development Consultants

Appendix III

Market, Values and Assumptions Research
Community Infrastructure Levy
Viability Assessment

Dixon Searle LLP
The Well House
28D Headley Road
Grayshott
Hindhead
GU26 6LD

www.dixonsearle.co.uk

Appendix III contents

Page (of this Appendix)

Overall residential market review (by settlement areas / localities)	2 – 14
DSP New-build housing research	15 – 19
DSF New-build flousing research	13 – 19
Other property information (market context and trends,	
house price trends etc)	20 - 27
Residential values summary (value levels)	28
Commercial & other property information	29 -43
EGi property resource extracts (map, more on house price trends,	
commercial property availability and deals examples)	Follows above

Overall market review - October 2011

(Property advertised for sale / including sold subject to contract)

East Cambridgeshire DC – Summary Data (October 2011)

ı	Average Aski	ng Prices An	alysis - Flats	and Houses		
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Dullingham Villages	-	-	£239,973	£248,790	£475,181	£368,356
Cheveley Villages	-	-	£195,075	£282,850	£495,408	£363,812
Newmarket Fringe	-	-	-	£248,158	£461,249	£333,394
Bottisham	£126,500	£136,665	£189,950	£259,038	£392,490	£312,161
Fordham Villages	-	£89,950	£155,574	£215,490	£385,761	£284,630
Swaffham Villages	-	1	£156,250	£291,574	£385,000	£283,195
Wicken	-	ı	£210,000	£216,317	£317,499	£266,118
Witchford	-	ı	£142,498	£183,986	£332,835	£243,921
Downham Villages	-	ı	£142,475	£205,362	£297,627	£227,348
Stretham & Thetford	-	ı	£148,470	£197,935	£297,230	£221,719
Burwell	£84,975	£111,249	£154,703	£220,519	£305,411	£219,423
Haddenham & Wilburton	-	£95,000	£134,070	£201,865	£311,863	£217,944
Isleham	-	ı	£157,475	£225,494	£221,667	£215,659
Lode	-	ı	£174,997	£234,988	£240,000	£213,118
Ely	£97,188	£136,452	£157,563	£201,711	£296,000	£208,283
Sutton	£105,000	ı	£139,455	£177,268	£264,745	£206,913
Mepal & Witcham	-	-	£119,950	£164,070	£306,650	£206,694
Ely Villages (NE)	-	-	£148,500	£151,225	£327,475	£201,193
Littleport & Surrounds	£78,700	£95,863	£121,667	£163,172	£220,014	£169,074
Soham	£99,950	£118,868	£137,967	£160,168	£235,223	£166,571
Overall	£91,689	£123,083	£149,737	£197,115	£309,531	£219,633

October 2011, www.rightmove.co.uk

Avera	Average Asking Price Analysis Flats and Houses								
1 Bed Flat	-	£91,689							
2 Bed Flat	-	£123,083							
2 Bed House	Terraced	£146,137							
	Semi-Detached	£151,290							
	Detached	£191,491							
	Terraced	£175,549							
3 Bed House	Semi-Detached	£186,612							
	Detached	£238,620							
	Terraced	£237,988							
4 Bed House	Semi-Detached	£217,521							
	Detached	£332,302							

Average Aski	ng Prices Ana	alysis - Bunga	alows	
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Propertie s
Wicken	£220,000	£377,500	£400,000	£343,750
Downham Villages	£280,000	£395,000	£230,000	£301,667
Bottisham	£244,832	-	£395,000	£282,374
Swaffham Villages	-	£265,000	-	£265,000
Cheveley Villages	£163,333	£288,324	-	£246,661
Fordham Villages	£163,300	£235,667	£385,000	£243,082
Newmarket Fringe	£150,000	£263,725	-	£240,980
Burwell	£169,989	£253,997	£465,000	£234,994
Dullingham Villages	-	£232,500	-	£232,500
Isleham	£164,975	£213,148	£339,500	£228,784
Littleport & Surrounds	£144,979	£254,938	-	£215,667
Witchford	£174,975	-	£245,000	£209,988
Stretham & Thetford	£167,475	£213,317	£275,000	£208,317
Mepal & Witcham	£117,950	£212,760	£237,450	£207,081
Ely Villages (NE)	£100,000	£175,000	£324,950	£199,983
Ely	£179,200	£255,000	-	£196,044
Sutton	£142,473	£210,980	-	£191,406
Haddenham & Wilburton	£134,380	£159,950	£302,475	£179,600
Soham	£147,485	£219,257	-	£177,038
Overall	£164,039	£243,342	£319,300	£220,790

October 2011, www.rightmove.co.uk

Average Asking Price Analysis -	Bungalows
2 Bed Bungalow	£164,039
3 Bed Bungalow	£243,342
4 Bed Bungalow	£319,300

Individual settlements data -**Littleport & Surrounds**

(124 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£140,000	£197,196	£250,541
Semi-Detached	n/a	£118,750	£142,220	£186,812
Terraced	n/a	£121,112	£146,665	£193,691
Flats	£78,700	£95,863	n/a	n/a
Bungalows	n/a	£144,979	£254,938	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£78,700	£67,500	£70,000	£76,000	£86,500	£93,500
2-Bed Flats	£95,863	£70,000	£89,500	£101,750	£108,113	£109,950
2-Bed Houses	£121,667	£90,000	£110,000	£125,000	£135,000	£140,000
3-Bed Houses	£163,172	£110,000	£132,000	£157,475	£189,961	£250,000
4-Bed Houses	£220,014	£125,000	£185,000	£215,000	£231,249	£375,000
2-Bed Bungalows	£144,979	£130,000	£130,000	£149,995	£154,950	£159,950
3-Bed Bungalows	£254,938	£192,500	£197,000	£215,000	£299,950	£385,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2011, www.rightmove.co.uk

Downham Villages

(32 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	1	£218,342	£297,627
Semi-Detached	n/a	£143,725	£187,189	-
Terraced	n/a	£141,850	1	-
Flats	1	1	n/a	n/a
Bungalows	n/a	£280,000	£395,000	£230,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£142,475	£129,950	£140,588	£142,500	£144,338	£155,000
3-Bed Houses	£205,362	£165,950	£188,749	£199,998	£219,950	£250,000
4-Bed Houses	£297,627	£179,950	£229,975	£285,000	£304,500	£525,000
2-Bed Bungalows	£280,000	£280,000	£280,000	£280,000	£280,000	£280,000
3-Bed Bungalows	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000
4-Bed Bungalows	£230,000	£230,000	£230,000	£230,000	£230,000	£230,000

Ely (170 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£241,890	£309,068
Semi-Detached	n/a	£154,950	£202,752	£283,983
Terraced	n/a	£157,865	£188,770	£251,499
Flats	£97,188	£136,452	n/a	n/a
Bungalows	n/a	£179,200	£255,000	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£97,188	£78,750	£83,438	£92,500	£106,250	£125,000
2-Bed Flats	£136,452	£100,000	£119,950	£129,950	£155,495	£176,995
2-Bed Houses	£157,563	£132,000	£139,950	£149,950	£174,950	£230,000
3-Bed Houses	£201,711	£134,950	£169,950	£188,950	£209,950	£475,000
4-Bed Houses	£296,000	£176,950	£244,950	£289,950	£315,000	£500,000
2-Bed Bungalows	£179,200	£160,000	£164,975	£170,000	£192,250	£209,950
3-Bed Bungalows	£255,000	£185,000	£220,000	£255,000	£290,000	£325,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2011, www.rightmove.co.uk

Ely Villages (NE)

(10 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£327,475
Semi-Detached	n/a	£148,500	£151,225	1
Terraced	n/a	-	-	1
Flats	-	-	n/a	n/a
Bungalows	n/a	£100,000	£175,000	£324,950

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£148,500	£148,500	£148,500	£148,500	£148,500	£148,500
3-Bed Houses	£151,225	£80,000	£139,963	£164,975	£176,238	£194,950
4-Bed Houses	£327,475	£229,950	£278,713	£327,475	£376,238	£425,000
2-Bed Bungalows	£100,000	£100,000	£100,000	£100,000	£100,000	£100,000
3-Bed Bungalows	£175,000	£175,000	£175,000	£175,000	£175,000	£175,000
4-Bed Bungalows	£324,950	£324,950	£324,950	£324,950	£324,950	£324,950

Witchford (20 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£210,000	£354,983
Semi-Detached	n/a	-	£177,350	£199,950
Terraced	n/a	£142,498	£158,500	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£174,975	-	£245,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£142,498	£129,995	£136,246	£142,498	£148,749	£155,000
3-Bed Houses	£183,986	£158,500	£173,475	£179,950	£191,250	£220,000
4-Bed Houses	£332,835	£199,950	£245,000	£279,995	£404,950	£550,000
2-Bed Bungalows	£174,975	£160,000	£167,488	£174,975	£182,463	£189,950
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	£245,000	£240,000	£242,500	£245,000	£247,500	£250,000

October 2011, www.rightmove.co.uk

Mepal & Witcham

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£218,000	£306,650
Semi-Detached	n/a	£119,950	£162,467	ı
Terraced	n/a	1	£114,950	1
Flats	-	-	n/a	n/a
Bungalows	n/a	£117,950	£212,760	£237,450

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£119,950	£119,950	£119,950	£119,950	£119,950	£119,950
3-Bed Houses	£164,070	£114,950	£149,950	£157,500	£179,950	£218,000
4-Bed Houses	£306,650	£244,950	£247,475	£250,000	£337,500	£425,000
2-Bed Bungalows	£117,950	£117,950	£117,950	£117,950	£117,950	£117,950
3-Bed Bungalows	£212,760	£189,000	£214,950	£214,950	£219,950	£224,950
4-Bed Bungalows	£237,450	£229,950	£233,700	£237,450	£241,200	£244,950

Sutton (58 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£165,000	£220,179	£279,972
Semi-Detached	n/a	£142,620	£159,983	£196,225
Terraced	n/a	£125,665	£165,470	-
Flats	£105,000	-	n/a	n/a
Bungalows	n/a	£142,473	£210,980	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£105,000	£105,000	£105,000	£105,000	£105,000	£105,000
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£139,455	£124,995	£126,000	£139,600	£142,500	£165,000
3-Bed Houses	£177,268	£129,950	£152,975	£169,950	£181,248	£300,000
4-Bed Houses	£264,745	£160,000	£197,500	£262,475	£293,738	£440,000
2-Bed Bungalows	£142,473	£129,995	£136,234	£142,473	£148,711	£154,950
3-Bed Bungalows	£210,980	£145,000	£174,950	£189,950	£215,000	£330,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2011, www.rightmove.co.uk

Haddenham & Wilburton

(35 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£154,950	£277,500	£311,863
Semi-Detached	n/a	£139,500	£179,474	ı
Terraced	n/a	£125,300	£178,725	-
Flats	-	£95,000	n/a	n/a
Bungalows	n/a	£134,380	£159,950	£302,475

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£95,000	£95,000	£95,000	£95,000	£95,000	£95,000
2-Bed Houses	£134,070	£119,950	£119,950	£136,000	£139,500	£154,950
3-Bed Houses	£201,865	£149,950	£159,950	£185,000	£220,000	£350,000
4-Bed Houses	£311,863	£209,950	£268,750	£325,000	£352,488	£400,000
2-Bed Bungalows	£134,380	£127,500	£129,950	£134,950	£139,500	£140,000
3-Bed Bungalows	£159,950	£159,950	£159,950	£159,950	£159,950	£159,950
4-Bed Bungalows	£302,475	£279,950	£291,213	£302,475	£313,738	£325,000

Stretham & Thetford

(29 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£193,113	£297,230
Semi-Detached	n/a	£129,950	£201,150	-
Terraced	n/a	£153,100	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£167,475	£213,317	£275,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£148,470	£129,950	£142,500	£144,950	£159,950	£165,000
3-Bed Houses	£197,935	£132,000	£158,125	£192,450	£232,500	£269,950
4-Bed Houses	£297,230	£199,950	£267,461	£307,475	£334,996	£353,000
2-Bed Bungalows	£167,475	£145,000	£156,238	£167,475	£178,713	£189,950
3-Bed Bungalows	£213,317	£179,950	£202,475	£225,000	£230,000	£235,000
4-Bed Bungalows	£275,000	£275,000	£275,000	£275,000	£275,000	£275,000

October 2011, www.rightmove.co.uk

Soham (107 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£179,000	£222,979	£259,403
Semi-Detached	n/a	£135,067	£161,030	£200,416
Terraced	n/a	£136,149	£142,098	£182,473
Flats	£99,950	£118,868	n/a	n/a
Bungalows	n/a	£147,485	£219,257	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£99,950	£99,950	£99,950	£99,950	£99,950	£99,950
2-Bed Flats	£118,868	£105,000	£111,875	£114,995	£127,711	£131,995
2-Bed Houses	£137,967	£112,000	£123,000	£135,000	£149,961	£179,000
3-Bed Houses	£160,168	£105,000	£133,750	£158,250	£166,250	£375,000
4-Bed Houses	£235,223	£137,500	£190,000	£239,950	£249,995	£375,000
2-Bed Bungalows	£147,485	£95,000	£120,000	£137,450	£174,963	£235,000
3-Bed Bungalows	£219,257	£170,000	£217,450	£225,000	£232,475	£239,950
4-Bed Bungalows	-	£0	-	-	-	£0

Isleham (25 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£180,000	£255,833	£221,667
Semi-Detached	n/a	-	£179,985	-
Terraced	n/a	£134,950	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£164,975	£213,148	£339,500

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£157,475	£134,950	£146,213	£157,475	£168,738	£180,000
3-Bed Houses	£225,494	£165,000	£174,996	£189,973	£258,750	£359,000
4-Bed Houses	£221,667	£195,000	£210,000	£225,000	£235,000	£245,000
2-Bed Bungalows	£164,975	£159,950	£162,463	£164,975	£167,488	£170,000
3-Bed Bungalows	£213,148	£189,950	£199,249	£204,973	£224,984	£249,995
4-Bed Bungalows	£339,500	£250,000	£294,750	£339,500	£384,250	£429,000

October 2011, www.rightmove.co.uk

Wicken (12 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£317,499
Semi-Detached	n/a	-	£174,475	-
Terraced	n/a	£210,000	£300,000	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£220,000	£377,500	£400,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£210,000	£210,000	£210,000	£210,000	£210,000	£210,000
3-Bed Houses	£216,317	£149,000	£174,475	£199,950	£249,975	£300,000
4-Bed Houses	£317,499	£249,995	£268,749	£300,000	£348,750	£420,000
2-Bed Bungalows	£220,000	£220,000	£220,000	£220,000	£220,000	£220,000
3-Bed Bungalows	£377,500	£305,000	£341,250	£377,500	£413,750	£450,000
4-Bed Bungalows	£400,000	£400,000	£400,000	£400,000	£400,000	£400,000

Fordham Villages

(36 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£235,000	£385,761
Semi-Detached	n/a	£166,498	£249,950	-
Terraced	n/a	£150,113	£178,750	-
Flats	1	£89,950	n/a	n/a
Bungalows	n/a	£163,300	£235,667	£385,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£89,950	£89,950	£89,950	£89,950	£89,950	£89,950
2-Bed Houses	£155,574	£129,950	£136,621	£151,250	£164,750	£200,000
3-Bed Houses	£215,490	£172,500	£185,000	£220,000	£249,950	£250,000
4-Bed Houses	£385,761	£235,000	£300,000	£335,000	£377,500	£850,000
2-Bed Bungalows	£163,300	£100,000	£134,975	£169,950	£194,950	£219,950
3-Bed Bungalows	£235,667	£175,000	£213,750	£227,250	£244,500	£325,000
4-Bed Bungalows	£385,000	£375,000	£380,000	£385,000	£390,000	£395,000

October 2011, www.rightmove.co.uk

Burwell (61 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£250,099	£312,749
Semi-Detached	n/a	£166,657	£188,489	£188,000
Terraced	n/a	£142,748	£222,970	1
Flats	£84,975	£111,249	n/a	n/a
Bungalows	n/a	£169,989	£253,997	£465,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£84,975	£80,000	£82,488	£84,975	£87,463	£89,950
2-Bed Flats	£111,249	£104,995	£108,749	£112,500	£115,000	£115,000
2-Bed Houses	£154,703	£134,995	£141,371	£145,000	£163,713	£195,000
3-Bed Houses	£220,519	£145,000	£162,450	£219,995	£232,500	£395,000
4-Bed Houses	£305,411	£188,000	£250,000	£290,000	£355,000	£450,000
2-Bed Bungalows	£169,989	£129,995	£149,950	£150,000	£185,000	£235,000
3-Bed Bungalows	£253,997	£189,995	£219,995	£249,995	£250,000	£360,000
4-Bed Bungalows	£465,000	£465,000	£465,000	£465,000	£465,000	£465,000

Swaffham Villages

(11 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£327,488	£385,000
Semi-Detached	n/a	£180,000	£209,995	-
Terraced	n/a	£132,500	£229,500	-
Flats	1	1	n/a	n/a
Bungalows	n/a	-	£265,000	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£156,250	£132,500	£144,375	£156,250	£168,125	£180,000
3-Bed Houses	£291,574	£209,995	£234,613	£292,475	£346,250	£375,000
4-Bed Houses	£385,000	£285,000	£335,000	£385,000	£435,000	£485,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£265,000	£265,000	£265,000	£265,000	£265,000	£265,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2011, www.rightmove.co.uk

Lode (8 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£272,475	-
Semi-Detached	n/a	-	£200,000	£240,000
Terraced	n/a	£174,997	£195,000	ı
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	1	1	1	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£174,997	£159,995	£159,995	£159,995	£182,498	£205,000
3-Bed Houses	£234,988	£195,000	£198,750	£222,500	£258,738	£299,950
4-Bed Houses	£240,000	£240,000	£240,000	£240,000	£240,000	£240,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

Bottisham (36 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£279,995	£422,819
Semi-Detached	n/a	-	£243,399	£309,625
Terraced	n/a	£189,950	£283,330	£359,995
Flats	£126,500	£136,665	n/a	n/a
Bungalows	n/a	£244,832	-	£395,000

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	£126,500	£126,500	£126,500	£126,500	£126,500	£126,500
2-Bed Flats	£136,665	£125,000	£125,000	£125,000	£142,498	£159,995
2-Bed Houses	£189,950	£189,950	£189,950	£189,950	£189,950	£189,950
3-Bed Houses	£259,038	£199,950	£223,713	£255,248	£291,249	£334,995
4-Bed Houses	£392,490	£232,000	£324,995	£365,000	£419,995	£685,000
2-Bed Bungalows	£244,832	£235,000	£242,250	£249,500	£249,748	£249,995
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000

October 2011, www.rightmove.co.uk

Dullingham Villages

(17 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£329,995	£380,000	£481,779
Semi-Detached	n/a	£149,950	£232,983	-
Terraced	n/a	-	£165,000	£429,000
Flats	1	1	n/a	n/a
Bungalows	n/a	-	£232,500	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£239,973	£149,950	£194,961	£239,973	£284,984	£329,995
3-Bed Houses	£248,790	£165,000	£229,000	£234,950	£235,000	£380,000
4-Bed Houses	£475,181	£395,000	£395,000	£395,000	£395,000	£395,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£232,500	£215,000	£223,750	£232,500	£241,250	£250,000
4-Bed Bungalows	-	£0	-	-	-	£0

Cheveley Villages

(34 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£387,475	£522,268
Semi-Detached	n/a	£199,363	£270,000	£199,950
Terraced	n/a	£186,500	£125,000	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£163,333	£288,324	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£195,075	£177,500	£185,000	£186,500	£189,463	£245,000
3-Bed Houses	£282,850	£125,000	£235,000	£295,000	£332,475	£425,000
4-Bed Houses	£495,408	£199,950	£418,750	£490,000	£650,000	£675,000
2-Bed Bungalows	£163,333	£130,000	£147,500	£165,000	£180,000	£195,000
3-Bed Bungalows	£288,324	£199,995	£258,750	£289,975	£302,488	£395,000
4-Bed Bungalows	-	£0	-	-	-	£0

October 2011, www.rightmove.co.uk

Newmarket Fringe

(15 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	1	£272,000	£461,249
Semi-Detached	n/a	-	£236,236	-
Terraced	n/a	-	1	-
Flats	1	1	n/a	n/a
Bungalows	n/a	£150,000	£263,725	-

	Overall		1st		3rd	
	Average	Minimum	Quartile	Median	Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	£248,158	£199,950	£228,749	£242,498	£271,250	£299,000
4-Bed Houses	£461,249	£250,000	£347,500	£384,998	£498,746	£825,000
2-Bed Bungalows	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
3-Bed Bungalows	£263,725	£210,000	£243,713	£267,450	£287,463	£310,000
4-Bed Bungalows	-	£0	-	-	-	£0

Notes on above property prices research:

All Areas Properties with large 'non-garden' acreage (e.g. advertised as equestrian) or with

asking price over £1m are excluded (one property in Ely, one in Six Mile Bottom)

Park homes excluded (lots for sale in Witchford, some in Haddenham & Fordham)

One bed houses excluded (lots for sale in Soham)

Cheveley Villages Includes Ashley (4), Kirtling & Kirtling Green (3), Saxon Street (1) and Woodditton (1)

Downham Villages Includes Coveney (1) and Pymoor (3)

Includes Brinkley (4), Burrough Green (1), part of Six Mile Bottom (1), Stetchworth (3) **Dullingham Villages**

and Westley Waterless (2)

Ely Villages (NE) Includes Prickwillow (4), Chettisham (1), Queen Adelaide (1), Shippea Hill (1) and

Stuntney (3)

Fordham Villages Includes Chippenham (4), Kennett (3) and Snailwell (2)

Haddenham &

Wilburton Includes Aldreth (1)

Littleport & Surrounds Includes Black Horse Drove (2), part of Brandon Creek (1) and Little Ouse (1)

Swaffham Villages Includes Swaffham Prior (4), Swaffham Bulbeck (4) and Reach (3)

Wicken Includes Upware (1)

Witchford Includes Wentworth (1)

East Cambridgeshire District Council – New Build Properties (Advertised October 2011)

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent		
Bottisham										
Houses										
	5 bed detached	£784,995	257.0	£3,054	£2,444	£2,749	£3,360			
	5 bed detached	£759,995	257.0	£2,957	£2,366	£2,661	£3,253			
	5 bed detached	£749,995	250.0	£3,000	£2,400	£2,700	£3,300	Land		
Ancient Key,	4 bed detached	£535,000	165.0	£3,242	£2,594	£2,918	£3,567	Charter		
Tunbridge Lane	4 bed detached	£525,000	165.0	£3,182	£2,545	£2,864	£3,500	Homes/ Bidwells		
	4 bed detached	£499,950	155.0	£3,225	£2,580	£2,903	£3,548			
	3 bed terraced	£334,995	108.5	£3,088	£2,470	£2,779	£3,396			
	3 bed terraced	£299,995	108.5	£2,765	£2,212	£2,488	£3,041			
	4 bed detached	£419,995	145.5	£2,887	£2,309	£2,598	£3,175			
	4 bed detached	£410,995	145.5	£2,825	£2,260	£2,542	£3,107			
	4 bed detached	£395,995	145.5	£2,722	£2,177	£2,449	£2,994	David		
0.5.	4 bed detached	£365,000	141.0	£2,589	£2,071	£2,330	£2,848	Wilson		
St Peters Field, Bell Road	4 bed terraced	£359,995	171.0	£2,105	£1,684	£1,895	£2,316	Homes/ Abbotts		
Dell Road	4 bed semi	£349,000	126.0	£2,770	£2,216	£2,493	£3,047	and Carter		
	4 bed semi	£326,000	130.0	£2,508	£2,006	£2,257	£2,758	Jonas		
	3 bed detached	£279,995	87.0	£3,218	£2,575	£2,897	£3,540			
	3 bed semi	£260,995	85.0	£3,071	£2,456	£2,763	£3,378			
Average		£450,464	155.4	£2,895	£2,316	£2,605	£3,184			

	Burwell									
			Hous	ses						
	4 bed detached	£250,000	n/k							
Newmarket	4 bed detached	£250,000	n/k					H C Moss/ Abbotts		
Road	4 bed detached	£230,000	n/k							
	4 bed detached	£230,000	n/k							
Average		£240,000								

	Cheveley									
	Houses									
	4 bed detached	£675,000	n/k							
Lligh Ctroot	4 bed detached	£665,000	n/k					Cheffins		
High Street	4 bed detached	£650,000	n/k							
	4 bed detached	£650,000	n/k							
Newmarket	4 bed detached	£490,000	n/k					Cheffins		
Road	4 bed detached	£490,000	n/k					Chellins		
Average		£603,333								

			Ely					
			Hous	es				
Dadman Class	4 bed detached	£375,000	143.2	£2,619	£2,095	£2,357	£2,881	David Clark
Redman Close	4 bed detached	£375,000	143.2	£2,619	£2,095	£2,357	£2,881	David Clark
	4 bed detached	£299,995	147.6	£2,032	£1,626	£1,829	£2,235	
	4 bed detached	£299,995	147.6	£2,032	£1,626	£1,829	£2,235	
	4 bed detached	£299,500	119.9	£2,498	£1,999	£2,248	£2,748	
Cathedral View, Kings Avenue	3 bed townhouse	£224,995	100.9	£2,230	£1,784	£2,007	£2,453	
	3 bed townhouse	£217,995	100.9	£2,161	£1,728	£1,944	£2,377	
	3 bed townhouse	£204,995	100.9	£2,032	£1,625	£1,828	£2,235	Barratt Homes/ Haart
	3 bed terraced	£201,995	79.0	£2,558	£2,046	£2,302	£2,813	Tiomes/ Haart
	3 bed terraced	£200,995	79.0	£2,545	£2,036	£2,290	£2,799	
	3 bed terraced	£194,995	79.0	£2,469	£1,975	£2,222	£2,716	
	2 bed terraced	£136,995	47.6	£2,880	£2,304	£2,592	£3,168	
	2 bed terraced	£136,995	47.6	£2,880	£2,304	£2,592	£3,168	
	2 bed terraced	£136,995	47.6	£2,880	£2,304	£2,592	£3,168	
	2 bed terraced	£136,995	47.6	£2,880	£2,304	£2,592	£3,168	
Chin Lana	4 bed terraced	£285,000	99.1	£2,876	£2,301	£2,588	£3,163	David Clark
Ship Lane	4 bed terraced	£265,000	100.9	£2,626	£2,101	£2,364	£2,889	David Clark
	3 bed semi	£179,950	58.0	£3,103	£2,482	£2,792	£3,413	
	3 bed semi	£179,950	58.0	£3,103	£2,482	£2,792	£3,413	Freshwater
West Fen Road	3 bed semi	£179,950	58.0	£3,103	£2,482	£2,792	£3,413	Estates Ltd/
	3 bed semi	£177,950	58.0	£3,068	£2,454	£2,761	£3,375	David Clark
	2 bed semi	£163,950	66.8	£2,454	£1,963	£2,209	£2,700	
Allen Road, Kings Avenue	2 bed bungalow	£170,000	n/k					Haart
Average		£219,356	87.7	£2,620	£2,096	£2,358	£2,882	
			Flat	S				
	2 bed flat	£176,995	66.4	£2,664	£2,131	£2,397	£2,930	
Cathedral View,	2 bed flat	£162,995	57.3	£2,847	£2,278	£2,562	£3,132	Barratt
Kings Avenue	2 bed flat	£161,500	57.3	£2,821	£2,257	£2,539	£3,103	Homes/ Haart
_	2 bed flat	£155,495	57.3	£2,716	£2,173	£2,444	£2,988	
Average		£164,246	59.5	£2,762	£2,210	£2,486	£3,038	

	Isleham								
	Houses								
Peyton Meadow, Beck Road	3 bed semi	£174,995	73.8	£2,372	£1,897	£2,135	£2,609	Bloor Homes/ William H Brown	
Average		£174,995	73.8	£2,372	£1,897	£2,135	£2,609		

Little Downham										
	Houses									
Tower Road (for sale on 'land & build' basis) 4 bed detached £310,000 166.5 £1,862 £1,489 £1,676 £2,048 David Clark										
	4 bed detached	£270,000	122.6	£2,202	£1,761	£1,981	£2,422	Buckingham &		
Chambers Way	3 bed semi	£190,000	103.2	£1,841	£1,473	£1,657	£2,025	Sparrow/		
Chambers way	3 bed semi	£190,000	103.2	£1,841	£1,473	£1,657	£2,025	Pocock &		
	2 bed terraced	£155,000	80.2	£1,932	£1,545	£1,739	£2,125	Shaw		
Average		£223,000	115.2	£1,935	£1,548	£1,742	£2,129			

Littleport											
	Houses										
	4 bed detached	£265,000	152.8	£1,734	£1,387	£1,561	£1,908				
	4 bed detached	£265,000	153.8	£1,723	£1,378	£1,551	£1,895				
	4 bed detached	£215,000	116.1	£1,852	£1,481	£1,667	£2,037				
	4 bed detached	£215,000	116.1	£1,852	£1,481	£1,667	£2,037				
Highfields, Rye Close	4 bed detached	£215,000	116.1	£1,852	£1,481	£1,667	£2,037	Cannon Kirk			
	3 bed detached	£189,995	100.5	£1,890	£1,512	£1,701	£2,080	Homes/ William H			
	3 bed terraced	£159,995	85.5	£1,871	£1,497	£1,684	£2,058	Brown			
	3 bed terraced	£159,995	85.5	£1,871	£1,497	£1,684	£2,058				
	3 bed terraced	£159,995	85.5	£1,871	£1,497	£1,684	£2,058				
	2 bed terraced	£135,000	70.2	£1,923	£1,538	£1,731	£2,115				
	2 bed terraced	£135,000	70.2	£1,923	£1,538	£1,731	£2,115				
	5 bed detached	£269,995	156.5	£1,725	£1,380	£1,552	£1,897				
	4 bed detached	£234,995	110.9	£2,120	£1,696	£1,908	£2,332				
	4 bed semi	£229,995	117.5	£1,958	£1,566	£1,762	£2,154				
	4 bed semi	£229,995	117.5	£1,958	£1,566	£1,762	£2,154				
Holmewood,	4 bed terraced	£214,995	113.8	£1,889	£1,512	£1,700	£2,078	Persimmon Homes/			
Parsons Lane	4 bed terraced	£209,995	113.8	£1,845	£1,476	£1,661	£2,030	various agents			
	4 bed terraced	£209,995	113.8	£1,845	£1,476	£1,661	£2,030				
	4 bed terraced	£182,950	106.8	£1,713	£1,371	£1,542	£1,885				
	4 bed terraced	£182,950	107.8	£1,698	£1,358	£1,528	£1,867				
	2 bed semi	£135,995	55.9	£2,432	£1,946	£2,189	£2,675				
	4 bed detached	£225,000	137.7	£1,635	£1,308	£1,471	£1,798				
	3 bed terraced	£164,950	101.8	£1,620	£1,296	£1,458	£1,782				
Harley Way,	3 bed terraced	£164,950	101.8	£1,620	£1,296	£1,458	£1,782	Matthew Homes/			
Wisbech Road	3 bed terraced	£164,950	101.8	£1,620	£1,296	£1,458	£1,782	Homes/ Cheffins			
	3 bed terraced	£137,950	66.5	£2,074	£1,660	£1,867	£2,282				
	3 bed terraced	£132,000	66.5	£1,985	£1,588	£1,786	£2,183				
Average		£192,839	105.3	£1,856	£1,484	£1,670	£2,041				

	Lode								
	Houses								
Lode Road	2 bed terraced	£205,000	n/k					Pocock & Shaw	
Average		£205,000							

Note: also former village hall for sale at Lode with permission for three houses £495,000

			Soha	m						
	Houses									
	4 bed detached	£249,995	108.7	£2,300	£1,840	£2,070	£2,530			
	4 bed terraced	£244,995	109.4	£2,240	£1,792	£2,016	£2,464			
	3 bed detached	£199,995	94.3	£2,122	£1,697	£1,909	£2,334			
Millers Tye, Townsend Road	3 bed semi	£179,995	80.9	£2,225	£1,780	£2,002	£2,447	Hopkins Homes/		
	3 bed terraced	£164,995	73.4	£2,248	£1,799	£2,023	£2,473	Bidwells		
	3 bed terraced	£159,995	73.4	£2,180	£1,744	£1,962	£2,398	2.0		
	2 bed terraced	£149,995	59.0	£2,542	£2,034	£2,288	£2,797			
	2 bed terraced	£144,995	59.0	£2,458	£1,966	£2,212	£2,703			
Yew Tree Place, The Butts	2 bed detached	£179,000	76.5	£2,341	£1,873	£2,107	£2,575	Reason Homes/ Pocock & Shaw		
Average		£185,996	81.6	£2,295	£1,836	£2,066	£2,525			
			Flats	S						
	2 bed flat	£131,995	64.6	£2,042	£1,634	£1,838	£2,246			
	2 bed flat	£129,995	64.6	£2,011	£1,609	£1,810	£2,212			
Lion Mills, Clay Street	2 bed flat	£114,995	56.1	£2,050	£1,640	£1,845	£2,255	Taylor Wimpey		
Ciay Street	2 bed flat	£114,995	50.9	£2,260	£1,808	£2,034	£2,486			
	2 bed flat	£114,995	50.9	£2,260	£1,808	£2,034	£2,486			
Average		£121,395	57.4	£2,125	£1,700	£1,912	£2,337			

Note: also land for sale at Orchard Row, Soham with permission for one house £49,995

Sutton								
Houses								
Windmill Lane 3 bed detached £199,950 101.5 £1,969 £1,575 £1,772 £2,166 David Clark								David Clark
Average		£199,950	101.5	£1,969	£1,575	£1,772	£2,166	

	Swaffham Villages									
	Houses									
Orchard Close, Swaffham Prior 4 bed detached £485,000 n/k St Andrews Bureau										
Ditchfield, Reach	Ditchfield, Reach 4 bed detached £285,000 126.0 £2,262 £1,810 £2,036 £2,488 St Andrews Bureau									
Average		£385,000	126.0	£2,262	£1,810	£2,036	£2,488			

Witcham									
	Houses								
Westway Place	Westway Place 4 bed detached £244,950 118.0 £2,076 £1,661 £1,868 £2,283 Tucker Gardner							Tucker Gardner	
Average		£244,950	118.0	£2,076	£1,661	£1,868	£2,283		

Notes on above new builds information:

Not exhaustive – there may be other examples.

Per sq m values are necessarily indications.

Entries in italics text are based on estimated floor areas (by DSP) from plans or other information provided by Agents / house builders.

n/k = not known. Where no plan or other information was readily available to allow us to estimate the floor area and therefore provide per sq m pricing indications.

Economic context

Bank of England

Current official Bank Rate (Base Rate) remained at 0.5% - since being reduced to that level in March 2009.

Agents' summary of Business Conditions August 2011 (extracts re economic back-drop):

- 'Growth rate of nominal spending on consumer goods and services remained weak'
- 'Activity in the **housing market** continued to be subdued, and was thought to have fallen further in some areas'
- '....A number of reports of an increased in caution among prospective buyers, and of a rise in the number of mortgages being withdrawn at a late stage in the transaction process. According to contacts this had led to more frequent instances of housing chains having broken down.'
- 'First time buyers continued to find it difficult to secure funding.'
- 'But weak demand from would-be owner occupiers had supported rents in the lettings market, which continued to attract buy-to-let investors.'
- '....the anticipated rate of **employment** growth (in manufacturing) appeared to have levelled off in recent months, as expectations about the durability of the recovery, especially in the domestic market, had been revised down a little. In business services, intentions pointed to a continued gradual increase in headcount, although at a pace that was well below pre-recession levels, held back in part by expectations of ongoing weakness in public sector activity. The Agents' score for employment intentions in the consumer-facing sector had been falling for several months, and suggested that there would be little or no growth in jobs over the next year.'
- 'Construction output appeared to be rising gradually, supported by some sizeable infrastructure and energy related projects, along with several large commercial developments in London, and activity related to the Olympics. There had also been some increase in residential construction, although there were signs of a loss of momentum, reflecting softening conditions in the housing market. Large firms with agreements with the public sector had seen activity hold up slightly better than expected. But there had been a marked fall in new orders from the public sector, and that was beginning to be felt. As big contracts became scarcer, smaller companies were experiencing increased competition from large firms for work on small-scale extension and maintenance projects.'
- 'Credit conditions Large firms reported that they were able to access bank finance at reasonable terms. And contacts had perceived an intensification of competition among banks for the business of the most creditworthy borrowers. Credit conditions were also improving for some medium-sized companies with strong balance sheets, particularly if they were content to use asset-backed forms of finance. But small companies, with weak cash flow or relatively little collateral, still found borrowing terms prohibitive. There had recently been some signs of an easing in credit conditions due to the return of venture capital funds and non-bank providers of

asset-backed finance. But some contacts reported that trade credit had become more difficult to obtain, particularly for suppliers to the retail and construction sectors.'

Housing Market Context

Land Registry House Price Index October 2011 (released 28th November 2011)

The data for October shows a monthly house price change of -0.9 per cent, which is the largest monthly fall since February 2009.

The annual change now stands at -3.2 per cent. This brings the average house price in England and Wales to £159,999.

The number of property transactions has decreased over the last year. In May to August 2010, there was an average of 60,970 sales per month. In the same months this year, the figure was approximately 6.2 per cent less at 57,177 sales per month.'

Summary of **England and Wales** picture:

Annual change in average house prices -3.2% (minus 3.2%) Monthly change in average house prices -0.9% (minus 0.9%) Average price £159,999

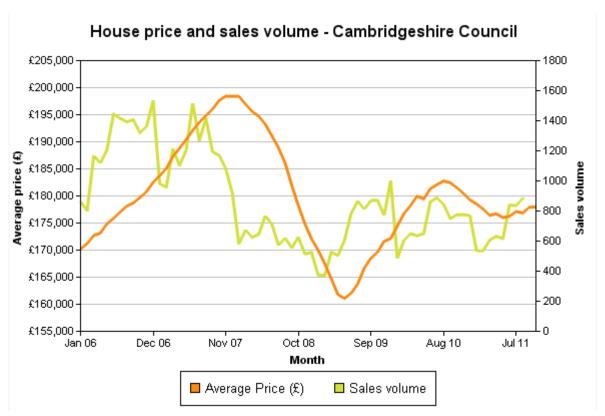
Summary of East of England picture:

Annual change in average house prices -2.4% (minus 2.4%) Monthly change in average house prices +0.7% (plus 0.7%) Average price £173,410

Summary of **Cambridgeshire** picture:

Annual change in average house prices -2.0% (minus 2.0%) Monthly change in average house prices 0.0% (no change) Average price £177,967

This latest trend indicates the East showing the greatest monthly price rise but with Cambridgeshire showing an annual fall but no change over the month. Following the significant market movements (peak to Spring 2008 followed by steep falls to the trough in early/mid 2009) of the preceding period, overall, house prices are indicated to have been relatively flat over the last year or so – with relatively small scale house price movements, as the Land Registry House Price Index sourced trend graph shows below.



Source: www.landregistry.gov.uk

DCLG – House Price Index

'The latest UK house price index statistics produced by the Department for Communities and Local Government were released on Tuesday 13 December 2011.

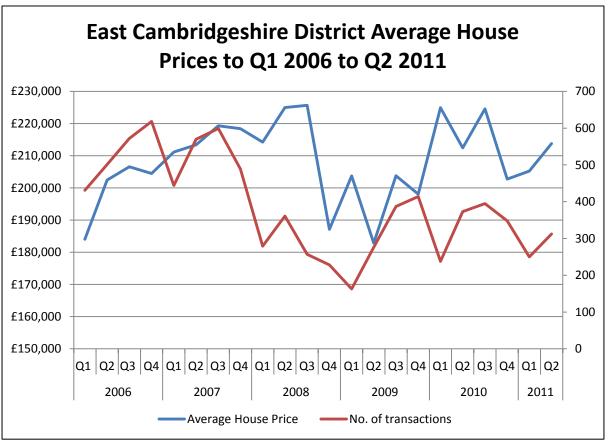
The latest statistics release includes data based on mortgage completions during the month of October 2011.

The key points from the release are:

- In October UK house prices decreased by 0.4 per cent over the year and increased by 0.6 per cent over the month (seasonally adjusted).
- The average mix-adjusted UK house price was £205,974 (not seasonally adjusted).
- Average house prices increased by 0.6 per cent over the quarter to October, compared to a decrease of 0.6 per cent over the quarter to July (seasonally adjusted).
- Average prices decreased during the year in all UK countries; England (-0.2 per cent), Wales (-0.5 per cent), Scotland (-1.5 per cent) and Northern Ireland (-12.1 per cent).
- Prices paid by first time buyers were 0.4 per cent higher on average than a year earlier whilst prices paid by former owner occupiers decreased by 0.7 per cent.
- Prices for new properties were 12.1 per cent higher on average than a year earlier whilst prices for pre-owned dwellings decreased by 1.2 per cent'.

DCLG Average House Prices (Quarterly)

The graph below with data taken from the DCLG shows average house price data for East Cambridgeshire District on a quarterly basis from 2006 to Q2 of 2011 (latest available data).



Data Source:

http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livetables/housepric estables/localhousepricetables/

Royal Institution of Chartered Surveyors (RICS) Housing Market Survey (extracts) November 2011:

Modest pick-up in sales activity

- First time since spring 2010 that buyer enquiries series has been positive for three successive months.
- Fresh demand and supply continuing to run at broadly similar rates
- Three-fifths of respondents seeing flat trend in prices.

'The November RICS Housing Market Survey continues to show more respondents reporting price declines than price increases although the negative net balance of -17 was less than the October reading of -24. Significantly, close to three-fifths of surveyors indicated that prices had not changed over the month and of those reporting a fall, the vast majority indicated that it had been in the 0 to 2% range.

Meanwhile, the new buyer enquiries net balance recorded its third consecutive monthly increase. Although the pick-up in interest signaled by the results is still relatively modest, this is the first time since the spring of 2010 that the series has been in positive territory for three months in a row. New instructions also edged upwards with the net balance climbing to 10 in November; this is the best reading since April. Nevertheless, for the time being new demand is pretty much running in-line with fresh supply coming onto the market, which helps to explain why the pricing picture is broadly stable.

The slightly firmer tone to the new buyer enquiries series is being reflected in a modest improvement in the level of transaction activity; the newly agreed sales net balance rose from +9 to +14. Alongside this, the average number of sales per surveyor (per branch) climbed to 15.4 in the three months to November. Although still very subdued from a historical perspective, this is actually the highest number since September 2010. Despite this, the sales to stock ratio slipped back from 21.2 to 21 as the increase in properties coming to the market led to a rise in the level of inventory. The flat trend in this series is, once again, also consistent with little movement in prices.

The forward-looking indicators continue to tell a broadly similar story to that signaled for much of 2011. Price expectations remain slightly negative while the net balance for sales expectations is still in positive territory although the November reading of 5 for the latter was somewhat lower than the 17 recorded in October.

The regional disparity in the results remains visible with London the only region recording a positive net balance for both current prices and price expectations. The most negative price balances were recorded in Yorkshire and Humberside (-44) and the West Midlands (-41). Northern Ireland was the next weakest with a reading of -36. The newly agreed sales series was positive in most parts of the country with only Scotland showing a small fall. However, the new buyer enquiries series has been positive in the latter for the past three months suggesting that transactions could edge up in the New Year.'

Residential Values Summary

Overall, for the purposes of this strategic overview of development viability for CIL, we decided to focus our appraisals around the following values range - represented by what we refer to as Values Levels 1 to 6 (1 being the lowest level trialled; 6 the highest).

	East Cambs DC new build housing values assumptions - Values Range									
Value Level (VL)	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	£ / sq m guide	£ / sq ft guide			
1	£72,000	£96,000	£120,000	£152,000	£200,000	£1,600	£149			
2	£81,000	£108,000	£135,000	£171,000	£225,000	£1,800	£167			
3	£99,000	£132,000	£165,000	£209,000	£275,000	£2,200	£204			
4	£117,000	£156,000	£195,000	£247,000	£325,000	£2,600	£242			
5	£135,000	£180,000	£225,000	£285,000	£375,000	£3,000	£279			
6	£148,500	£198,000	£247,500	£313,500	£412,500	£3,300	£307			

Source: DSP from overview of residential research. Indicative prices are based on assumed market dwellings floor areas (see below) – the key information being the range of per sq ft /m sales values levels, which can also be applied to other dwelling types and sizes. In practice dwelling sizes will vary greatly – the above have been selected for the purposes of this study. Value levels 1 to 6 indicate increasing values as seen varying through location and / or market conditions).

The table above assumes (purely for the purpose of price illustrations):

- 1-bed flat at 45 sq m (484 sq ft)
- 2-bed flat at 60 sq m (646 sq ft)
- 2-bed house at 75 sq m (807 sq ft)
- 3-bed house at 95 sq m (1023 sq ft)
- 4-bed house at 125 sq m (1346 sq ft)

As in all areas, values are blurred and this needs to be envisaged more as a continuous and overlapping scale, but the following are broad indications only of the relevance of the values levels (VLs) by locality:

VL 1	VL 2	VL 3	VL 4	VL 5	VL 6
generally			e.g. Ely / rural	e.g. Bottisham /	generally
beneath current				South / rural	above current typical value
typical market	e.g. Littleport a	and Soham			levels for the
levels for the					District
District					

Commercial Rents & Yields (information as available)

Sources used:

- EGi (Estates Gazette Interactive) based on search for East Cambridgeshire District and locations within EGi reporting extracts follow these sections all detail not quoted here (Source: EGi www.egi.co.uk subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms)
- Valuation Office Agency (VOA) Rating List
- Others as advertised web-based research

Type / Details	Size – sq m	Rental or freehold price indication	Yield indication (where known or estimated from other figures)	Source / Other / comments
INDU	JSTRIAL / Warehousing –	Examples only (existing	ng stock - not current dev	velopments)
VOA Rating list category 'Factory & premises' – 51 entries		Up to range £50 - £65 / sq m maximum – for example Lancaster Way and others in Ely area.	No information	Rating assessments as indications of rental views - VOA Rating List 2010.
VOA Rating list category 'Warehouse & premises' – 123 entries		Main range up to £70/sq m; up to a maximum (development - the Dock, Ely) of £80 - 90/sq m. Examples include Lancaster Way, Ely at circa £50/sq m; Snailwell up to £70/sq m; various at £50 - £60/sq m.	No information	VOA Rating List 2010.

D | S | P Housing & Development Consultants

Type / Details	Size – sq m	Rental or freehold	Yield indication	Source / Other / comments
		price indication	(where known or	
			estimated from other	
			figures)	
	Storage depots & premise	es (Rating list category	-5 entries only for the I	District)
Black Bank Road, Little Downham,	1,674 sq m	RV as an indication		VOA Rating List 01/04/10
Ely (Halls Transport)		of rental value of		
		principal space at		
		£23.50/sq m		
Units 15-17 Reach Road, Burwell	332 sq m	RV as an indication		VOA Rating List 01/04/10
		of rental value of		
		principal space at		
		£52.85/sq m		
Old Station Good Yard, Littleport	404 sq m	RV as an indication		VOA Rating List 01/04/10
		of rental value of		
		principal space at		
		£42.50/sq m		
	Other er	ntries at nominal RVs /	open storage	
	And see	EGi extracts at the end	this Appendix	

Type / Details	Size – sq m	Rental or freehold	Yield indication	Source / Other / comments
		price indication	(where known or	
			estimated from other	
			figures)	
		LARGE FOOD RETAIL - E		
		ategory - Superstores – 2 en	tries only for the District	
Superstore & premises (Tesco)	7,458 sq m	RV as an indication		VOA Rating list 01/04/10
Angel Drove, Ely		of rental value of		
		principal space at		
		£230/sq m.		110 1 T 11 11 1 1 1 1 1 1 1 1 1 1 1 1 1
Superstore & premises (Waitrose)	2,959 sq m	RV as an indication		VOA Rating list 01/04/10
Brays Lane, Ely		of rental value of		
		principal space at		
		£150/sq m.		
	Di	FTAIL Control / Local Cho.	as Evenueles	
		ETAIL – Centres / Local Short rental indications from the	•	0
High Darne Fly	THE DEIOW are		VOA Katilig list 01/04/1	
High Barns, Ely		£120/sq m		
High Street Passage, Ely		£325/sq m		
Broad Street, Ely		£140 -		
Coveration Develop High Street Fly		£200/sq m £415-		
Coronation Parade, High Street, Ely				
Dutte weed that Ele		£425/sq m		
Buttermarket, Ely		£425 –		
High Ctroot Fly		£480/sq m £425 –		
High Street, Ely				
The Cloisters, Ely		£480/sq		
THE CHOISTERS, ETY		£450 -£480/sq m		

Type / Details	Size – sq m	Rental or freehold price indication	Yield indication (where known or estimated from other figures)	Source / Other / comments
Market Place & Market Street, Ely		Range generally £275 -£550/sq m		
Chequer Lane, Ely		£175 – £235/sq m		
Fore Hill, Ely		£250 -£375/sq m		
Lynn Road, Ely		£220 – £250/sq m		
Minster Place Ely		£275/sq m		
St Marys Street, Ely		£225 - £250/sq m		
Newnham Street, Ely		£225/sq m		
Waterside, Ely		£140/sq m		
Three Cups Walk, Ely		£110 - £150/sq m		
Downham Road, Ely		£130/sq m		
New Barns Road, Ely		£130/sq m		
Carter Street, Fordham		£110/sq m		
Church Street & Market Street, Fordham		£110/sq m		
Trinity Hall Farm, Fordham		£54		
Main Street, Little Downham		£105		
Church Street & Market Street, Isleham		£110/sq m		
Main Street, Littleport		£125/sq m		
High Street, Globe Lane, Granby Street & Wisbech Road, Littleport	Including a foodstore at 1,341 sq m overall.	£100/sq m		

Type / Details	Size – sq m	Rental or freehold price indication	Yield indication (where known or estimated from other figures)	Source / Other / comments
Pratt Street, Red Lion Square, Sand		£100/sq m		
Street & Station Road, Soham				
Market Street, Soham		£110/sq m		
Hall Street, Soham		£125/sq m		
Clay Street, Soham	Foodstore of 928 sq m	£139/sq m		
Fordham Road, Soham		£125/sq m		
Churchgate Street, Soham		£125/sq m		
Brewhouse Lane, Soham (Pharmacy)		£240/sq m		
Brook Dam Lane, Soham		£125/sq m		
High Street, Soham		£125 –		
		£150/sq m		
High Street, Soham	Store & premises with 345 sq m retail area	£120/sq m		
High Street, Bottisham		£125/sq m		
High Street, Burwell		£100 -£145/sq m		
North Street, Burwell		£60-		
		£145/sq m		
The Causeway, Burwell		£145/sq m		
High Street, Haddenham		£125 - £150/sq m		
Station Road & The Green,		£150/sq m		
Haddenham				
High Street & Newmarket Road,		£115/sq m		
Stretham				
High Street, Sutton		£130/sq m		
Main Street, Witchford		£115/sq m		

Searching for new build retail property examples in general relevant produced very little. VOA rating list and EGi were referred to.

Type / Details	Size – sq m	Rental or freehold price indication	Yield indication (where known or estimated from other	Source / Other / comments
			figures)	
		OFFICES - Example		
VOA Rating list contains 358 entries f	or the District with many	ranging between £80	- £150/sq m. Many in the	e most established locations for office in the
range £100 - £145/sq m; maximum £	156/sq m (1 example not	ed). Brief spread of ex	amples as follows.	
Angel Drove, Ely	Premises from 278 – 3,940 sq m	£135/sq m		VOA Rating list 2010 as an indication of rental levels
Bartholemews Walk, Ely	251 – 547	£135 –		
	sq m	£145/ sq m		
Broad Street, Butchers Row, Buttermarket, Station Road, Ely		£100/sq m		
Market Street/Place, Minter Place, St		£100 -		
Thomas' Place, St Mary's Street, Silver		£145/sq m		
Street, Ely				
Waterside, Ely		£100 -		
		£140/sq m		
Bedwell Park, Witchford		£100/sq m		
Broads Road, Burwell		£51.50/sq m		
Burwell - various		£100/sq m		
The Maltings, High Street, Burwell		£145/sq m		
Downing Park, Swaffham Bulbeck, Cambridge		£140/sq m		
Newmarket Road, Fordham		£140/sq m		
Quotient Bioresearch, Newmarket	6,000 sq m	£150/sq m		
Road, Fordham				
Fordham Road, Snailwell		£100/sq m		
Forehill, Ely		£100 – £140/sq m		
Soham - various		£80/sq m		
Littleport - various		£80/sq m		

Type / Details	Size – sq m	Rental or freehold price indication	Yield indication (where known or estimated from other figures)	Source / Other / comments
North 181, Wisbech Road , Littleport		£100/sq m		
Regent Farm, Swaffham Prior		£140/sq m		
Offices, laboratory & premises, Lancaster Way, Ely	550 sq m	£156/sq m		
Range of others at Lancaster Way, Ely	Up to 635 sq m	£100/sq m		
Lode Fen		£100/sq m		
Sedgeway Business Park, Witchford		Up to £100/sq m		
Tunbridge lane, Bottisham		£140/sq m		

And see EGi extracts at the end this Appendix

HOTELS

Searched VOA Rating List web-site – 5 hotels listed - no summary valuations available owing to commercial sensitivities – limited information to apply. Wider web research showed values to be highly variable dependent on type, location and likely letting income. In practice, much on viability will depend on specifics. Assumptions have been made – see report details.

CARE HOMES

From our research, so far as we could see there is no well established new build care homes market – no current examples. No readily available local information to inform values assumptions, which were considered following wider research and looking further afield. Searched VOA Rating List web-site but none found. Limited information to apply. Wider web research showed values to be highly variable dependent on type, location and other factors. Again, viability will in practice depend on specifics. Assumptions have been made – see report details.

Type / Details	Size – sq m	Rental or freehold	Yield indication	Source / Other / comments
		price indication	(where known or	
			estimated from other	
			figures)	
	EQUINE RELATED for	example (stables, ridi	ng schools etc) / stud fa	rms
In discussion with the Council abo	ut forms of development tha	at occur locally, we we	re asked to look at equin	e-related development.
The VOA Rating List gives a tone of	f rental equivalent assessme	ents mainly in the range	e £140 -£250/sq m; listed	d under the 'other commercial' category.
		ars that developments	would vary greatly in siz	e and some would not trigger the 100 sq m
CIL threshold. Some examples in g	general are provided below.			
Cheveley, Newmarket	Various - 24, 26, 93 &	£162.50/ sq m		VOA Rating list 2010 as an indication of
	115			rental valuation levels
	sq m			
Cheveley	82 sq m	£142/sq m		
Burrough Green, Newmarket	15 sq m	£180/sq m		
Dullingham, Newmarket	41 sq m	£142/sq m		
Dullingham, Newmarket	34 sq m	£180/sq m		
Broad Green, Newmarket	121 sq m & 86 sq m	£162.50/sq m		
Cambridge Rd, Newmarket	164 sq m	£142/sq m		
(Newmarket Equine Hospital)	3,184 sq m	£150/sq m		(Covers a wide range of space – offices,
Cambridge Road, Newmarket				laboratory areas, mess rooms, etc)

Type / Details	Size – sq m	Rental or freehold price indication	Yield indication (where known or estimated from other figures)	Source / Other / comments
(National Stud) Cambridge Road, Newmarket	238 sq m	£162.50/sq m		
Stechworth, Newmarket	65 sq m & 76 sq m	£162.50/sq m		
Wood Ditton, Newmarket	71 sq m	£180/sq m		
Wood Ditton, Newmarket	89 sq m	£162.50/sq m		
Wood Ditton, Newmarket	6 sq m	£250/sq m		(Stables & premises – note much lower rates applied to tack rooms, workshops etc – looseboxes only assessed at these rates)
Downham Common	7 sq m	£275/sq m		Ditto
Duchess Drive, Newmarket	178 sq m & 50 sq m	£162.50/sq m		
Duchess Drive, Newmarket	252 sq m	£202.50/sq m		
Dullingham	23 sq m	£250/sq m		
Dullingham	Various at 12 – 77 sq m	Range £162.50 - £202.50/sq m		
Soham	20 sq m	£250/sq m		
Witcham	13 sq m	£200/sq m		
Swaffham Bulbeck	107 sq m	£162.50/sq m		
Chippenham, Ely	Various - 22 – 48 sq m	£162.50/sq m		

Plus a number of other examples with rating assessments of £140 - £200/sq m on the loose-box elements of these, mostly at less than 100 sq m.

Under the VOA's category 'other leisure' there are a further range if stables and ridings facilities listed – assessed usually at up to £300/sq m maximum but most based on very small areas – applied to the stabling. (One example noted with an assessment at £350/sq m and one at £650/sq m).

Additional Local Research / Commentary (Annonymised)

- "Property prices in the general area can vary tremendously. Commercial development land can range from £150,000 £250,000 per acre and residential can range from £250,000 £500,000 per acre but due to market conditions there are few comparables available".
- "In respect of how values vary throughout the District, then there is clearly a north/south and Ely divide. Littleport and further north would attract the lowest prices in the District, and whilst Ely is to the north, there is a premium in respect of developing in Ely. Soham would achieve a higher price than Littleport, but predominantly lower than Ely, likewise Haddenham would be below Ely and Soham, but once you start to move towards Burwell and further south, then prices do increase given the closer proximity to Cambridge".
- "In respect of local land values, there is a lack of available land which is realistically priced. Developers are commenting that the market is tough at the moment, predominantly land owners have unrealistic expectations as to what land values they will be able to achieve in this difficult market".
- "Property prices in the general area can vary tremendously. Commercial development land can range from £150,000 £250,000 per acre and residential can range from £250,000 £500,000 per acre but due to market conditions there are few comparables available".
- "Low multiplier of agricultural value unlikely to be sufficient, £100,000 could be minimum required"
- "In general residential land around £250,000/acre. Decent "oven ready" site in Ely up to £500,000 / acre. Marketing examples (not price paid) include £200,000 £300,000/acre in Ely. General commentary of price for sites ready to develop could create values up to the following £200,000 £500,000 per acre across the District".
- "Land values fallen by 40% since peak".

• "Commercial land - £100,000 - £300,000 per acre dependent on whether serviced land or not and location".

RICS Commercial Property Market Survey (Quarter 3 – 2011)

This was released under the headline:

'Tentative recovery in real estate shows signs of faltering'

- 'Occupier demand falls back for the first (time) since Q3 2010'
- 'London rental expectations ease, though offices remain more resilient'
- 'Capital value expectations outside the capital turn more negative as investment demand dries up'

'The latest RICS UK Commercial Market Survey shows that tenant demand retreated over the quarter which, coupled with rising available space, is resulting in a more negative view on rental expectations. Surveyors attribute the fall in sentiment to the uncertain outlook for the wider economy.'

'At the all property level, respondents turned downbeat across much of the UK, though the picture in London and the South remains broadly flat. There are also some tentative signs that the London market, which has largely bucked the national trend up to now, is beginning to see sentiment ease; rents are expected to fall in the capital for the first time in a year.'

'Meanwhile, outside of London rental expectations turned even more negative. Significantly, sentiment has fallen across all sectors of the market. Retail demand slipped furthest into negative territory, while available space also rose fastest in the retail sector.'

'However, rental expectations at the national level were most negative for offices.'

'Development starts declined across all sectors, while investment demand remained largely unchanged from last quarter.'

'Capital value expectations fell across all sectors outside of London, most noticeably for offices.'

Notes to Appendix III

- This is not intended to be and must not be interpreted as definitive or formal valuation exercise.
- The research carried out has not been exhaustive. It has focused on information readily available from the Council and a range of other sources as noted in this Appendix and study report, as is appropriate to informing a range of assumptions and judgments in keeping with the high level nature of this viability overview.
- In practice, assumptions and appraisal inputs, as well as outcomes, will vary beyond the ranges explored here. In our opinion the most relevant range of guides and assumptions, bearing in mind the study purpose, have been used. These have enabled us to consider the

points at which likely scheme viability would support CIL contributions of certain levels – to consider the potential "switch points" and assumptions combinations that could mean schemes moving in to viable or non-viable territory.

- As it does with other areas of policy and delivery, the Council will be able to keep an eye on market trends and consider keeping under review the type of information contained within this study Appendix – to help inform its ongoing monitoring and any potential future review in light of market and cost movements, any changes in infrastructure requirements and regulations; and local delivery experiences.
- per sq m (/sq m) = per square metre (may also be seen as m²). Rental rates / price indications and floor areas given in sq m are normally rounded to the nearest (whole) sq using conventional rounding.
- per sq ft (/sq ft) = per square foot (may also be seen as ft²).
- 1 sq m = 10.764 sq ft1 Hectare (Ha/ha) = 2.47 acres
- Appendix III text sections in italics are quoted from the sources listed; non-italic sections within or adjacent to those are comments or clarifications added by DSP.

Appendix III text ends - EGi reporting extract / examples follow



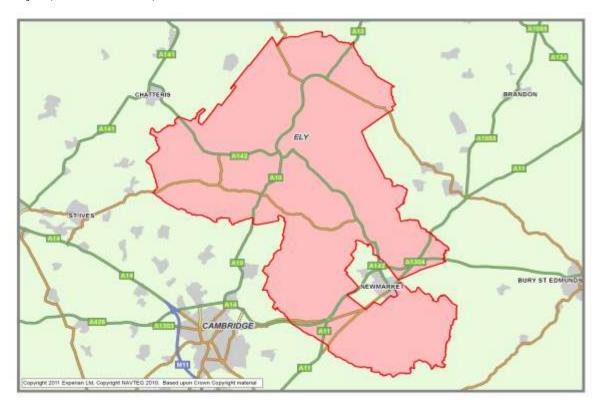
EGi Town Report Prepared 13 December 2011

Area: East Cambridgeshire (2010 Districts and Council Areas)

Map of Area



Area: East Cambridgeshire (2010 Districts and Council Areas)

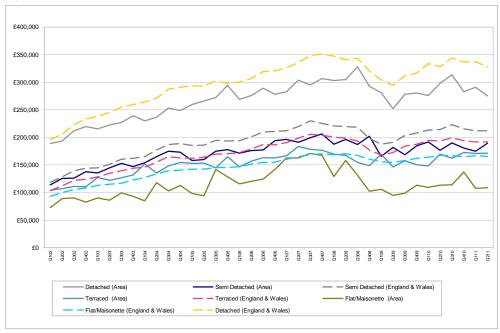




Residential Property Prices



Area: East Cambridgeshire (2010 Districts and Council Areas)
Base: Great Britain



	Detached (Area)	Detached (England & Wales)	Semi Detached (Area)	Semi Detached (England & Wales)	Terraced (Area)	Terraced (England & Wales)	Flat/Maisonet te (Area)	Flat/Maison ette (England & Wales)
Q102	£188,570	£196,044	£113,806	£118,512	£104,207	£103,613	£72,738	£93,150
Q202	£193,352	£205,705	£125,313	£128,151	£107,076	£112,439	£88,929	£99,836
Q302	£211,964	£223,059	£126,244	£139,248	£111,041	£122,311	£89,961	£105,226
Q402	£219,486	£233,596	£137,877	£143,911	£110,206	£123,523	£82,326	£108,325
Q103	£215,256	£238,212	£135,557	£144,905	£127,362	£128,323	£90,379	£112,572
Q203	£222,576	£245,157	£144,673	£150,946	£121,976	£134,896	£86,111	£115,133
Q303	£227,130	£254,895	£152,985	£160,183	£126,794	£139,446	£99,429	£117,104
Q403	£239,372	£259,345	£146,928	£162,054	£132,060	£143,999	£93,304	£122,732
Q104	£230,004	£264,315	£154,254	£165,144	£151,402	£145,877	£84,977	£127,132
Q204	£236,202	£271,079	£164,764	£177,211	£135,559	£154,906	£118,218	£133,433
Q304	£253,395	£287,458	£174,872	£187,136	£147,882	£164,738	£102,837	£139,440
Q404	£248,400	£290,669	£173,356	£188,561	£154,310	£162,640	£112,867	£140,371
Q105	£259,600	£293,287	£157,988	£185,121	£152,912	£162,103	£98,452	£142,110
Q205	£266,128	£293,444	£159,538	£185,914	£153,138	£164,041	£94,271	£142,433
Q305	£272,215	£302,735	£175,046	£194,731	£144,858	£169,897	£141,500	£145,010
Q405	£294,208	£298,099	£177,646	£193,378	£165,126	£170,138	£128,542	£145,021
Q106	£268,740	£300,219	£171,265	£193,745	£146,589	£172,820	£115,893	£146,870
Q206	£276,008	£306,661	£175,776	£200,709	£156,775	£178,961	£120,486	£151,702
Q306	£289,460	£319,137	£177,321	£209,747	£163,462	£186,872	£124,137	£154,479
Q406	£278,222	£320,476	£194,173	£210,616	£162,722	£186,563	£141,881	£155,059
Q107	£282,513	£326,363	£196,387	£211,759	£167,011	£190,281	£162,387	£160,140
Q207	£303,459	£335,484	£190,934	£219,550	£183,668	£198,421	£162,917	£164,999
Q307	£295,144	£348,092	£199,245	£230,083	£178,186	£205,580	£170,910	£168,438
Q407	£306,380	£351,058	£206,238	£225,482	£176,442	£203,822	£167,481	£170,270
Q108	£303,292	£347,179	£187,523	£220,939	£169,749	£200,213	£129,306	£168,706
Q208	£304,570	£340,709	£196,622	£219,663	£167,449	£198,402	£157,789	£170,021
Q308	£328,311	£343,333	£187,209	£218,174	£154,519	£193,256	£131,458	£167,368
Q408	£292,708	£320,534	£202,063	£198,363	£148,523	£177,211	£102,372	£160,545
Q109	£280,947	£304,328	£165,555	£187,464	£169,357	£168,188	£105,625	£155,790
Q209	£252,281	£294,403	£181,994	£190,931	£146,543	£172,387	£94,714	£154,797
Q309	£278,062	£311,996	£168,623	£203,058	£157,466	£184,237	£98,849	£157,786
Q409	£280,315	£316,271	£184,644	£207,763	£150,545	£187,433	£113,156	£161,832
Q110	£275,562	£333,730	£191,704	£212,908	£148,020	£194,672	£109,167	£163,614
Q210	£298,064	£328,031	£176,315	£214,459	£169,739	£193,673	£113,195	£167,544
Q310	£313,356	£343,793	£189,859	£223,007	£162,235	£198,991	£114,048	£166,974
Q410	£282,917	£336,692	£180,679	£215,288	£172,487	£194,266	£137,083	£165,119
Q111	£290,657	£337,241	£174,769	£212,139	£170,947	£191,405	£107,688	£166,616
Q211	£275,330	£327,347	£189,203	£212,276	£171,606	£191,486	£108,917	£165,380

(Not Available for Scotland)

Please note that if prices are shown as '£0' no data is available for the corresponding centre. Please also note that these quarters relate to financial quarters.



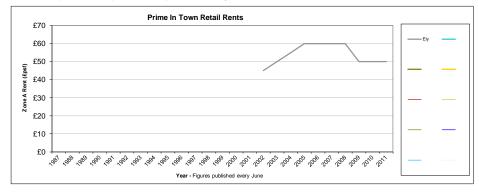
Retail Rents



Area: East Cambridgeshire (2010 Districts and Council Areas)
Base: Great Britain

Colliers International has provided its estimated prime retail rents for key In Town locations throughout the UK.





Provided by Colliers International ©.

Provided by College International IC.

The Colliers International IX Town retail rents database is based upon their opinion of the open market Zone A rent in more than 600 shopping locations in the UK.

The rental values relate to a hypothetical shop unit of opinium size and configuration in the prime picts. The figures have been arrived at by adopting zone sizes standard for the location and are expressed at E per sq ft per annum.

In the case of shopping centre locations where the rent poyable is the greater of the base Rent (a percentage of of Full Rental Value (typically 80%) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent).

In assessing their opinion of the open market Zone A rent Collers international only acknowledge the presence of shopping centres once completed and open to the public.

Contact: Dr Richard Doidge, Director of Research Consultancy, Colliers International. Email: richard.doidge@colliers.comTel: 020 7344 6872

*Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2010 are graphed.

	Estimated Zone A Rents																								
Centre	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Ely																£45	£50	£55	£60	£60	£60	£60	£50	£50	£50

Office Availability



Area: East Cambridgeshire (2010 Districts and Council Areas)
Base: Great Britain

PropertyLink

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Туре	Agents	Floorspace	Rental	Asking Price	URL
08/12/2011	CB25 0HB	The MaltingsHigh Street Burwell Cambridge CB25 0HB	To Let	MIKE GERNAT	37 - 48 sq m	£12 - 15 Per Sq Ft		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3362739
07/12/2011	CB5 9DU	Unit 7Tunbridge Lane Bottisham CB5 9DU	To Let	CHEFFINS				http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3306833
07/12/2011	CB25 0HB	The MaltingsHigh Street Burwell Cambridge CB25 0HB	To Let	MIKE GERNAT	37 - 48 sq m	£13 - 15 Per Sq Ft		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3362638
07/12/2011	CB7 4E	Prospect PointSt Thomas Place Ely CB7 4E	To Let	CHEFFINS	118 - 260 sq m	£18500 - 40000 PA		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3306832
17/11/2011	CB7 4AF	Floors 2 & 4Alexander HouseForehill Ely CB7 4AF	To Let	Barker Storey Matthews	259 - 519 sq m			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3359548
15/11/2011	CB7 5BA	7-9Regal Lane Soham Cambridge CB7 5BA	For Sale	Carter Jonas - Cambridge				http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311143
29/10/2011	CB25 9P	6 7 Denny Lodge Business Park Chittering CB25 9P	For Sale,To Let	CHEFFINS	26 - 166 sq m			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3355421
07/10/2011	CB7 4EH	Adam HouseBartholomew Walk Ely CB7 4EH	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311169
03/10/2011	CB7 4HL	30 Cambridge Road Ely CB7 4HL	For Sale	Lambert Smith Hampton				http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3348340
23/09/2011	CB8 8L	Rutland Chambers19 High Street Newmarket CB8 8L	To Let	CHEFFINS	19 - 199 sq m			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3299376
08/09/2011	CB7 5LL	Fordham House Fordham Ely CB7 5LL	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311067
05/09/2011	CB7 5TA	Orchard Farm Business ParkUnit 8Barcham Road Soham CB7 5TA	To Let	Henderson E S P Trust				http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3342997
25/08/2011	CB5 9DP	Building 7310, Cambridge Research ParkEly Road, Waterbeach Cambridgeshire CB5 9DP	To Let	Bidwells	213 - 524 sq m			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3340227
25/08/2011	CB7 4EH	Unit 1 Clive CourtBartholomew's Walk Ely CB7 4EH	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311164

19/08/2011 CB7 5LL	2 Fordham House Court Fordham Ely CB7 5LL	To Let	Carter Jonas Cambridge	149 - 312 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311035
19/08/2011 CB6 1JJ	E-space NorthWisbech Road Littleport CB6 1JJ	To Let	CHEFFINS	19 - 93 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3339054
17/08/2011 CB6 3LD	The Old SchoolStretham Ely Cambridgeshire CB6 3LD	For Sale	Bidwells	200 - 490 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3337744
17/08/2011 CB5 9DP	Building 7310, Cambridge Research ParkEly Road, Waterbeach Cambridgeshire CB5 9DP	To Let	Bidwells	213 - 524 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3337737
28/07/2011 CB7 4JY	Second Floor8 High Street Ely CB7 4JY		Carter Jonas Cambridge			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311023
28/07/2011 CB7 5LL	The BarnFordham House Estate Fordham Newmarket CB7 5LL	To Let	Carter Jonas Cambridge			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311046
20/07/2011 CB25 0L	Hillside MillQuarry Lane Swaffham Bulbeck CB25 0L	To Let	CHEFFINS			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3299377
19/07/2011 CB8 9DG		To Let	Merrifields	34 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3332014
19/07/2011 CB6 1HS		For Sale	Januarys	44 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3331965
18/07/2011 CB7 4BS	Angel HouseStation Road Ely CB7 4BS	To Let	Barker Storey Matthews	47 - 395 sq m	£10 Per Sq Ft	http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3331803
25/06/2011 CB6 2B	Arthur Rickwood HouseChatteris Road Mepal Ely CB6 2B	To Let	CHEFFINS	30 - 99 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3327317
15/06/2011 CB7 4EX	28, St Thomas Place Ely CB7 4EX	To Let	Carter Jonas Cambridge	-		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3311105
15/04/2011 CB8 7NB	Fordham Road Newmarket CB8 7NB	To Let	Merrifields	93 - 353 sq m		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3308437
08/04/2011 CB7 4EX	Prospect Point 1-2 St. Thomas Place Ely CB7 4EX	For Sale	CHEFFINS	118 - 260 sq m	£18500 - 40000 PA	http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3306456
08/03/2011 CB7 5LL	2 Fordham House Court Fordham Ely CB7 5LL	To Let	Jeffersons Commercial			http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3107678
23/02/2011 CB5 9DP	Building 7310, Cambridge Research ParkEly Road, Waterbeach Cambridgeshire CB5 9DP	To Let	Bidwells	213 - 524 sq m		http://www.egi.co.uk/Re search/Availability/Detail .aspx?hdnSelectedIDLi st=3282978

23/02/2011 CB7 4EX	E-space SouthSt Thomas Place Ely CB7 4EX	To Let	CHEFFINS	19 - 93 sq m	http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3282534
09/11/2010 CB6 2QE	Building One0Stirling Place Sutton Ely CB6 2QE	To Let	Barker Storey Matthews		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3170039
28/09/2010 CB8 7QD	Station RoadKennett Nr Newmarket Suffolk CB8 7QD	To Let	Bidwells	157 - 3127 sq m	http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3107949
22/09/2010 CB6 3NW	50-54 Lancaster Way Business Park Ely CB6 3NW	For Sale,To Let	Kemp & Kemp		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=349083
20/09/2010 CB7 4AF	Offices 2-4, Third FloorAlexander House0Forehill Ely CB7 4AF	To Let	Barker Storey Matthews		http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3132538
27/08/2010 CB7 4EX	Unit 3CProspect PointCambridgeshir e Business Park Ely CB7 4EX	, For Sale	Barker Storey Matthews	85 - 171 sq m	http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=326919
13/08/2010 CB25 9DP	Building 7300, Cambridge Research ParkEly Road, Waterbeach Cambridgeshire CB25 9DP	To Let	Bidwells	212 - 268 sq m	http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=3107965
09/08/2010 CB7 4ET	Denmark HouseAngel Drove Ely CB7 4ET	For Sale,To Let	Savills	1858 - 4324 sq m	http://www.egi.co.uk/Re search/AvailabilityDetail .aspx?hdnSelectedIDLi st=390624

Office Deals Listing



Area: East Cambridgeshire (2010 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Туре	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
15/08/2011	CB7 4BS	Angel House, 24 Station Road, Angel Drove, Ely, Cambridgeshire, CB7 4BS	Sale	Purchaser: Rannerlow limited	508.082 Net sq m	£550000	N/A	N/A
15/08/2010	CB7 5LL	Fordham House Estate, The Clunch Barn, Newmarket Road, Ely, Cambridgeshire, CB7 5LL	Lease	N/A	70.9773 Net sq m	N/A	N/A	N/A
15/08/2010	CB7 5LL	Fordham House, 46 Newmarket Road, Ely, Cambridgeshire, CB7 5LL	Lease	Lessee: GW Business Services	70.9773 Net sq m	N/A	N/A	N/A
01/07/2010	CB5 0HB	The Maltings, Ditton Walk, High Street, Cambridge, Cambridgeshire, CB5 0HB	Lease	N/A	41.1557 Net sq m	N/A	£91.39	N/A
07/06/2010	CB25 9HD	The Coach House, Lode Fen, Cambridge, Cambridgeshire, CB25 9HD	Lease	N/A	26.8488 Net sq m	N/A	£130.35	N/A
01/06/2010	CB7 4EX	8 St Thomas Place, Ely, Cambridgeshire, CB7 4EX	Lease	Lessee: Phonenixtm Limited	122.817 Net sq m	N/A	£91.92	N/A
15/04/2010	CB25 9HD	The Barn, Lode Fen, Cambridge, Cambridgeshire, CB25 9HD	Lease	Lessee: Creative Designs	49.8885 Net sq m	N/A	£536.69	N/A
29/03/2010	CB8 9DG	180 High Street, Newmarket, Cambridgeshire, CB8 9DG	Lease	N/A	34.0022 Net sq m	N/A	N/A	N/A
22/03/2010	CB7 4LS	Central Hall, 54 Market Street, Ely, Cambridgeshire, CB7 4LS	Lease	N/A	160.256 Net sq m	N/A	£86.11	N/A
01/01/2010	CB7 4EA	4 Bartholemews Walk, Ely, Cambridgeshire, CB7 4EA	Sale	Purchaser: Private individual(s)	566.704 Net sq m	£219147	N/A	N/A
19/10/2009	CB25 9HD	The Coach House, Lode Fen, Cambridge, Cambridgeshire, CB25 9HD	Lease	Lessee: BBS Chartered Building Surveyors	56.0201 Net sq m	N/A	£132.38	N/A
18/09/2009	CB7 4BA	5a Quayside, Ely, Cambridgeshire, CB7 4BA	Lease	N/A	65.4961 Net sq m	N/A	£122.17	N/A
28/08/2009	CB7 4LS	Central Hall, 54 Market Street, Ely, Cambridgeshire, CB7 4LS	Lease	Lessee: Citizens Advice Bureau	69.0264 Net sq m	N/A	£96.88	N/A
17/07/2009	CB7 4EY	Rear Offices, 46 St Marys Street, Ely, Cambridgeshire, CB7 4EY	Lease	Lessee: Commissions East	45.3363 Net sq m	N/A	£58.77	N/A
15/07/2009	CB7 4AF	Alexander House, 38 Forehill, Ely, Cambridgeshire, CB7 4AF	Lease	Lessee: Global Solutions	80.5463 Net sq m	N/A	£146.65	N/A
30/06/2009	CB7 4EX	E-space South, St Thomas Place, Ely, Cambridgeshire, CB7 4EX	Lease	Lessee: Private individual(s)	13.9353 Net sq m	N/A	£244.56	N/A
30/06/2009	CB6 1RA	E-space North, Wisbech Road, Ely, Cambridgeshire, CB6 1RA	Lease	Lessee: Huveaux Plc	82.9617 Net sq m	N/A	£160.70	N/A

15/05/2009 CB7 4JU	26 High Street, Ely, Cambridgeshire, CB7 4JU	Lease	N/A	66.2393 Net sq m	N/A	£128.32	N/A
14/04/2009 CB6 3NW	Lanaster Way Business Park, Lancaster House, 49 Lancaster Way, Ely, Cambridgeshire, CB6 3NW	Lease	Lessee: Morgan Est plc	1136.38 Net sq m	N/A	£67.28	N/A
27/01/2009 CB6 1RA	E-space North, Wisbech Road, Ely, Cambridgeshire, CB6 1RA	Lease	N/A	23.5043 Net sq m	N/A	£232.66	N/A
06/01/2009 CB7 5LL	Fordham House, 46 Newmarket Road, Ely, Cambridgeshire, CB7 5LL	Lease	N/A	151.895 Net sq m	N/A	£164.59	N/A

Planning Applications - Office



Area: East Cambridgeshire (2010 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Land South Of Straw Burning Plant, Elean Business Park, Ely, Cambridgeshire, CB6 2QE	OutPPG	16/05/2011	31/08/2011	Business (B1a)	65000	Gross sq m	East Cambridgeshire District Council
Ede And Ravenscroft, 9 Henry Crabb Road, Ely, Cambridgeshire, CB6 1SE	PPG	11/05/2011	01/09/2011	Business (B1a)	1314	Gross sq m	East Cambridgeshire District Council
Ely Cemetery, New Barns Avenue, Ely, Cambridgeshire, CB7 4RD	Ref	14/01/2011		Industrial (B2), Industrial (B8), Business (B1a)	N/A	N/A	East Cambridgeshire District Council
Turners (Soham), Fordham Road, Newmarket, Cambridgeshire, CB8 7NR	PPG	24/02/2010	28/04/2010	Business (B1a)	3945	Gross sq m	East Cambridgeshire District Council
Station House, 69 Station Road, Ely, Cambridgeshire, CB7 5LW	PPG	12/02/2010	04/11/2010	Business (B1a), Industrial (B2), Business (B1c)	163	Gross sq m	East Cambridgeshire District Council
Hill House Farm, 127-129 Station Road, Newmarket, Cambridgeshire, CB8 9UT	PPG	11/12/2009	03/02/2010	Business (B1a)	N/A	N /A	East Cambridgeshire District Council
Land At, Prickwillow Road, Ely, Cambridgeshire, CB7 5RQ		13/08/2009	08/10/2009	Industrial (B8), Business (B1a)	540	Gross sq m	East Cambridgeshire District Council
1 Ness Road, Cambridge, Cambridgeshire, CB25 0AA	With	29/06/2009		Sui Generis, Business (B1a)	N/A	N/A	East Cambridgeshire District Council

Retail Availability



Area: East Cambridgeshire (2010 Districts and Council Areas) Base: Great Britain



Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

ate	Postcode	Address	Туре	Agents	Floorspace	Rental	Asking Price	URL
07/12/201	1 CB8 8D	18 Old Station Road Newmarket CB8 8D	Investment	CHEFFINS				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=33 14057
15/10/201	1 CB7 4PG	13-15 Newnham Street Ely CB7 4PG	To Let	CHEFFINS				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=33 14054
19/08/201	1 CB6 2ST	59 Main Street Little Downham Ely CB6 2ST	For Sale	CHEFFINS				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=33 31920
28/07/201	1 CB7 4LZ	13 - 15 Market Street Ely CB7 4LZ	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=33 11167
18/07/201	1 CB7 5HE	22High Street Soham Ely CB7 5HE	To Let	Brown & Co				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=33 31914
28/06/201	1 CB8 8FF	The Island 1-3 Fred Archer Way Newmarket CB8 8FF	To Let	Savills				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=33 27924
25/11/201	0 CB8 8FF	1-3The IslandFred Archer Way Newmarket CB8 8FF	To Let	Savills		£6000 PA		http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=31 91674
22/09/201	0 CB6 3NW	50-54 Lancaster Way Business Park Ely CB6 3NW	For Sale,To Let	Kemp & Kemp				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=34 9083
17/09/201	0 CB7 5UF	8-9 Northfield Road Soham Ely CB7 5UF	For Sale,To Let	Goodman Property	211 - 423 sq m			http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=31 22415
17/09/201	0 CB7 4AJ	17Broad Street Ely CB7 4AJ	To Let	Noyes & amp; Noyes Chartered Surveyors				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=31 32470
16/08/201	0 CB6 3RP	49-51Station Road Wilburton CB6 3RP	To Let	Barker Storey Matthews				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=31 3748
23/04/201	0 CB7 4ZH	4 The CloistersEly Cambrigeshire CB7 4ZH	To Let	Bidwells				http://www.egi.co.uk/Res earch/AvailabilityDetail.as px?hdnSelectedIDList=31 16766

Retail Deals Listing



Area: East Cambridgeshire (2010 Districts and Council Areas) Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date		Postcode	Address	Туре	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
	09/07/2011	CB7 4EY	50 St Marys Street, Ely, Cambridgeshire, CB7 4EY	Lease	Lessee: Advanced Pharma Limited	N/A	N/A	£20000	N/A
	05/11/2010	CB7 4LJ	1 High Street, Ely, Cambridgeshire, CB7 4LJ	Sale	N/A	78.5953 Net sq m	£172000	N/A	N/A
	03/11/2010	CB5 0AE	70 Newmarket Road, Cambridge, Cambridgeshire, CB5 0AE	Sale	N/A	185.526 Net sq m	£365000	N/A	N/A
	08/10/2010	CB7 4LS	Central Hall, 54 Market Street, Ely, Cambridgeshire, CB7 4LS	Lease	N/A	10.6838 Net sq m	N/A	£6000	N/A
	25/08/2010	CB7 4LQ	29 High Street, Ely, Cambridgeshire, CB7 4LQ	Lease	N/A	83.612 Net sq m	N/A	N/A	N/A
	15/08/2010	CB7 4NB	2-2a High Street Passage, Ely, Cambridgeshire, CB7 4NB	Lease	Lessee: Holistic Feel	89.4649 Net sq m	N/A	£24000	N/A
	10/05/2010	CB7 4JU	16-18 Steeple Gate, High Street, Ely, Cambridgeshire, CB7 4JU	Lease	N/A	149.294 Net sq m	N/A	£18000	N/A
	01/04/2010	CB7 4LS	56 Market Street, Ely, Cambridgeshire, CB7 4LS	Lease	N/A	27.2204 Net sq m	N/A	£8400	N/A
	23/03/2010	CB7 4LZ	17 Market Street, Ely, Cambridgeshire, CB7 4LZ	Lease	N/A	35.9532 Net sq m	N/A	£8000	N/A
	27/01/2010	CB8 9DX	8-10 High Street, Newmarket, Cambridgeshire, CB8 9DX	Sale	N/A	86 Net sq m	£199000	N/A	N/A

Planning Applications - Retail



Area: East Cambridgeshire (2010 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
2 Angel Drove, Ely, Cambridgeshire, CB7 4DT	Арр	18/11/2011		Retail (A1)	1433	Gross sq m	East Cambridgeshire District Council
Thurlow Nunn Standen, Lisle Lane, Ely, Cambridgeshire, CB7 4AE		31/08/2011		Retail (A1)	1570	Gross sq m	East Cambridgeshire District Council
1 Ness Road, Cambridge, Cambridgeshire, CB25 0AA	With	29/06/2009		Sui Generis, Business (B1a)	N/A	N/A	East Cambridgeshire District Council
Ely Chemical Co, Lisle Lane Ely, Cambridgeshire, CB7 4AS	PPG	03/06/2009	02/04/2010	Retail (A1)	8189	Gross sq m	East Cambridgeshire District Council
40-42 Wisbech Road, Ely, Cambridgeshire, CB6 1JH	PPG	08/05/2009	07/08/2009	Retail (A1), Retail (A1)	1399	Gross sq m	East Cambridgeshire District Council
2 Angel Drove, Ely, Cambridgeshire, CB7 4DT	Арр	12/06/2008		Retail (A1)	N/A	N/A	East Cambridgeshire District Council
Thurlow Nunn Standen, Lisle Lane, Ely, Cambridgeshire, CB7 4AE		29/05/2008	14/11/2008	Retail (A1), Retail (A1)	N/A	N/A	East Cambridgeshire District Council
Tesco Stores, 13 Angel Drove, Ely, Cambridgeshire, CB7 4DJ	With	21/04/2008		Retail (A1)	525	Gross sq m	East Cambridgeshire District Council
2 Angel Drove, Ely, Cambridgeshire, CB7 4DT	Ref	01/02/2008		Retail (A1)	N/A	N/A	East Cambridgeshire District Council
Ely Chemical Co, Lisle Lane Ely, Cambridgeshire, CB7 4AS	, Ref	29/01/2008		Retail (A1), Retail (A1)	N/A	N/A	East Cambridgeshire District Council

Shopping Centre Details



Area: East Cambridgeshire (2010 Districts and Council Areas)

Base: Great Britain

13/12/2011

Details from EGi's Shopping Centre Research. The Shopping Centre Research database contains information on purpose-built retail schemes - shopping centre, retail park, factory outlet, or shopping park. The database focuses on schemes of in excess of 50.

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
The Cloisters, Newnham Street, Market Place, Ely, Cambridgeshire, CB7 4ZH	01/11/1997	6224.45	N/A	N/A	Simons Estates Limited

Industrial Availability



PropertyLink

Area: East Cambridgeshire (2010 Districts and Council Areas)

Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Туре	Agents	Floorspace	Rental	Asking Price	URL
08/12/20	11 CB7 5BE	52 Regal Drive Soham CB7 5BE	To Let	CHEFFINS				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33053 47
07/12/20	011 CB6 3N	Unit 12aLancaster Way Business Park Ely CB6 3N	To Let	CHEFFINS				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33273 20
07/12/20	11 CB7 4G	Unit 21 The Docks Ely CB7 4G		CHEFFINS				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33140 56
30/11/20	011 CB6 3NW	50-54 Lancaster Way Business ParkEly Cambridge CB6 3NW	For Sale,To Let	Bidwells				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33615 93
17/11/20	11 CB7 4GS	Unit 6The Dock Trading Estate Ely CB7 4GS	To Let	CHEFFINS				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33284 23
31/10/20	11 CB6 3NW	24 - 25 Lancaster Way Business ParkEly CB6 3NW	To Let	Bidwells	214 - 502 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33557 54
31/10/20	11 Cb6 3NW	Unit 12a Lancaster Way Business ParkEly Cb6 3NW	To Let	Bidwells				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33557 50
29/10/20	011 CB25 9P	6 7 Denny Lodge Business Park Chittering CB25 9P	For Sale,To Let	CHEFFINS	26 - 166 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33554 21
24/10/20	011 CB7 5BA	7-9Regal Lane Soham Ely CB7 5BA	For Sale,To Let	Barker Storey Matthews				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=43534 58
18/10/20	011 CB6 3NW	24 - 25Lancaster Way Business Park Ely CB6 3NW	To Let	CHEFFINS	214 - 502 sq m	£10925 - 25650 PA		http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33402 91
15/10/20	11 CB7 5JU	100 Carter Street Fordham Ely CB7 5JU	To Let	CHEFFINS				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33448 51
11/10/20	011 CB6 2NX	Unit 6 Lancaster Way Business ParkEly CB6 2NX	To Let	Bidwells	175 - 1025 sq m			http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33505 02
05/09/20	011 CB7 5TA	Orchard Farm Business ParkUnit 8Barcham Road Soham CB7 5TA	To Let	Henderson E S P Trust				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33429 97
01/09/20	111 CB6 3PS	Unit 6b Haddenham Business ParkHaddenham Ely CB6 3PS	To Let	Bidwells				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33424 01
01/09/20	011 CB7 4GS	4 The Dock Ely CB7 4GS	For Sale	Carter Jonas - Cambridge				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33112 06
26/08/20	11 CB6 3JJ	Unit 1 Ely RoadStretham CB6 3JJ	To Let	Bidwells				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33403 15
17/08/20	11 Cb6 3NW	Unit 12a Lancaster Way Business ParkEly Cb6 3NW	To Let	Bidwells				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33380 00
17/08/20	011 CB6 3PS	Unit 6b Haddenham Business ParkHaddenham Ely CB6 3PS	To Let	Bidwells				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33379 99
17/08/20	11 CB6 3NW	50-54 Lancaster Way Business ParkEly Cambridge CB6 3NW	For Sale,To Let	Bidwells				http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33378 61

http://www.egi.co.uk/Rese arch/AvailabilityDetail.aspx ?hdnSelectedIDList=33378 41

Industrial Deals Listing



Area: East Cambridgeshire (2010 Districts and Council Areas)

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Туре	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
15/06/2011	CB8 7NB	109 Fordham Road, Newmarket, Cambridgeshire, CB8 7NB	Lease	Lessee: Private	113.434 Net sq m	N/A	£70.50	N/A
15/08/2010	CB8 9UW	Former Highways Depot, The Garage, Brinkley Road, Newmarket, Cambridgeshire, CB8 9UW	Lease	Lessee: Gel Group	168.896 Net sq m	N/A	£19.27	N/A
20/02/2010	CB5 0HB	The Maltings, Ditton Walk, High Street, Cambridge, Cambridgeshire, CB5 0HB	Licence	N/A	641.026 Net sq m	N/A	N/A	N/A
15/02/2010	CB7 5EG	127 Mereside, Ely, Cambridgeshire, CB7 5EG	Lease	N/A	271.46 Net sq m	N/A	£22.10	N/A
15/12/2009	CB6 2QD	Ely Road, Ely, Cambridgeshire, CB6 2QD	Lease	Lessee: Masters Logistical Services Limited	3357.86 Net sq m	N/A	N/A	N/A
20/10/2009	CB25 0BT	Broads Road Business Park, Cambridge, Cambridgeshire, CB25 0BT	Lease	N/A	146.042 Net sq m	N/A	£47.93	N/A
15/10/2009	CB7 5EG	127d Mereside, Ely, Cambridgeshire, CB7 5EG	Lease	Lessee: Merlin Project Mgmt	244.054 Net sq m	N/A	£40.97	N/A
28/08/2009	CB25 0BT	Broads Road Business Park, Cambridge, Cambridgeshire, CB25 0BT	Lease	Lessee: Spring Clean Limited	121.516 Net sq m	N/A	£49.38	N/A
28/08/2009	CB7 5JU	100 Carter Street, Ely, Cambridgeshire, CB7 5JU	Lease	Lessee: Ivor Searle Limited	237.83 Net sq m	N/A	£39.94	N/A
29/05/2009	CB6 3XD	Haddenham Business Park, Station Road, Haddenham, Cambridgeshire, CB6 3XD	Lease	Lessee: Ambient Graphics Limited	206.429 Net sq m	N/A	£30.55	N/A
01/05/2009	CB7 5BE	Former Timbertech Premises, Regal Drive, Ely, Cambridgeshire, CB7 5BE	Lease	N/A	786.139 Net sq m	N/A	£38.16	N/A
20/03/2009	CB6 1SE	4b Henry Crabb Road, Ely, Cambridgeshire, CB6 1SE	Lease	Lessee: Nad Carpentry Limited	137.867 Net sq m	N/A	£51.14	N/A
01/02/2009	CB8 7NB	109 Fordham Road, Newmarket, Cambridgeshire, CB8 7NB	Lease	N/A	113.991 Net sq m	N/A	£70.18	N/A
15/01/2009	CB5 0AH	Former Cambridgeshire County Council Depot, Reach Road, Cambridge, Cambridgeshire, CB5 0AH	Lease	Lessee: Equine Couriers	544.5 Net sq m	N/A	£27.55	N/A

Planning Applications - Industrial



Area: East Cambridgeshire (2010 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Ivor Searle, 2 Regal Lane, Ely, Cambridgeshire, CB7 5BA	Арр	06/09/2011		Industrial (B2)	1355	Gross sq m	East Cambridgeshi re District Council
52/53 Regal Drive, Ely, Cambridgeshire, CB7 5BE	Арр	09/06/2011		Industrial (B1/2)	N/A	N/A	East Cambridgeshi re District Council
Ashley Park, Common Road, Ely, Cambridgeshire, CB6 2HZ	PPG	16/03/2011	27/09/2011	Industrial (B2)	1350	Gross sq m	East Cambridgeshi re District Council
Ely Cemetery, New Barns Avenue, Ely, Cambridgeshire, CB7 4RD	Ref	14/01/2011		Industrial (B2), Industrial (B8), Business (B1a)	N/A	N/A	East Cambridgeshi re District Council
The Environment Agency, Prickwillow Road, Ely, Cambridgeshire, CB7 4TX	PPG	13/12/2010	07/02/2011	Industrial (B8)	530	Gross sq m	East Cambridgeshi re District Council
Lancaster Way Business Park, Lancaster Way, Ely, Cambridgeshire, CB6 3NW	PPG	01/12/2010	28/03/2011	Business (B1c), Industrial (B8), Industrial (B2)	486	Gross sq m	East Cambridgeshi re District Council
Lancaster Way Business Park, Lancaster Way, Ely, Cambridgeshire, CB6 3NW	PPG	01/12/2010	28/03/2011	Business (B1c), Industrial (B8), Industrial (B2)	N/A	N/A	East Cambridgeshi re District Council
Lancaster Way Business Park, Lancaster Way, Ely, Cambridgeshire, CB6 3NW	PPG	01/12/2010	28/03/2011	Business (B1c), Industrial (B8), Industrial (B2)	486	Gross sq m	East Cambridgeshi re District Council
Lancaster Way Business Park, Lancaster Way, Ely, Cambridgeshire, CB6 3NW	PPG	01/12/2010	28/03/2011	Business (B1c), Industrial (B8), Industrial (B2)	N/A	N/A	East Cambridgeshi re District Council
Elean Business Park, Sterling Place, Sutton Ely, Cambridgeshire, CB6 2QE	PPG	10/11/2010	31/01/2011	Industrial (B1/2/8)	1556	Gross sq m	East Cambridgeshi re District Council
Deanta UK, Straight Furlong, Ely, Cambridgeshire, CB6 2EG	With	25/10/2010		Industrial (B8)	720	Gross sq m	East Cambridgeshi re District Council
The Shade Business Park, The Shade, Ely, Cambridgeshire, CB7 5HF	PPG	22/07/2010	06/09/2010	Industrial (B2), Business (B1c)	N/A	N/A	East Cambridgeshi re District Council
Station House, 69 Station Road, Ely, Cambridgeshire, CB7 5LW	PPG	12/02/2010	04/11/2010	Business (B1a), Industrial (B2), Business (B1c)	4223	Gross sq m	East Cambridgeshi re District Council