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London Borough of Wandsworth: Local Plan Viability Assessment



Prepared for
London Borough of Wandsworth

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1 Summary

- 1.1 This report tests the ability of development typologies in Wandsworth to accommodate policies in the emerging Wandsworth Local Plan Partial Review alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation). The Council adopted its Local Plan in July 2023. The adopted Plan includes a 50% strategic affordable housing target within Policy LP23, with a tenure mix of 50% low-cost rented housing and 50% shared ownership or other intermediate housing, with the adopted Local Plan policy referring directly to the London Plan 'Fast Track' route which allows the use of a 35% affordable housing threshold on privately owned land. Within Wandsworth, there is a significant need for affordable housing and especially for social rented housing, which is currently not reflected within the recently adopted Local Plan. The Council is therefore seeking to require a different approach through a Partial Review of its Local Plan, including:
- removing the ability for applicants to apply the 35% fast track route with the application of an increased threshold;
 - reviewing the tenure mix and seeking require a 70%/30% tenure mix in favour of social rent;
 - introducing an affordable housing contribution on sites of below 10 units; and
 - assessing the opportunities to seek affordable housing contributions from other housing types, including student housing.
- 1.2 Between 23 October and 4 December 2023, the Council undertook a Regulation 18 consultation on a Partial Review of the Local Plan which sought views on the potential changes to policy to increase the level of affordable housing, delivered with a particular emphasis on social rented accommodation.
- 1.3 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.
- 1.4 Although the partial review is focused on changes to the affordable housing policy (LP23), we have also considered other policies which may impact on the delivery of the Council's strategic 50% affordable housing target.

Methodology

- 1.5 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with both the adopted tenure mix and the emerging tenure mix alongside other adopted policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability'.
- 1.6 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.

- 1.7 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to growth in mainstream London housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which are expected to fall by the end of 2024. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.8 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any complex urban area such as Wandsworth, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

Key findings

- 1.9 The key findings of the study are as follows:
- Wandsworth has an adopted Local Plan Policy (LP23) which includes a 50% affordable housing strategic target, but refers directly to the application of the 35% threshold within the London Plan's Fast Track Route on sites in private ownership. The Council is seeking to increase this threshold. The results of this Study do not point directly to a percentage which is viable across all the site typologies within the borough. Given the diversity of development types across a borough such as Wandsworth, a small number of development typologies will always find it challenging to deliver any level of affordable housing due to high existing use values. However, due to this relationship between scheme value and existing use value, these types of development would be highly unlikely to come forwards for residential development as the returns from existing uses would outweigh the benefits of redevelopment. That said, the outputs of our appraisals indicate that a majority of development typologies we have tested are able to support 40% to 45% affordable housing with a tenure mix of 70% social rent and 30% intermediate. Given that sites unable to achieve these percentages would be a minority of development typologies likely to come forward, a target seeking 40% to 45% affordable housing would align with the aspiration of the NPPF for policies to be viable in a majority of cases without the need to undertake significant volumes of viability testing at the development management stage.
 - The Council's partial review will bring Wandsworth's policy requirement into line with most other London boroughs which already have targets at 70% social rent / 30% intermediate.
 - Our appraisals indicate that the change to tenure mix will have limited impacts on the viable percentage of affordable housing in most development scenarios. In situations where there is an impact, this is likely to be modest, with the viable level of affordable housing falling by no more than 5%.
 - Our appraisals indicate that the most viable scenarios will occur where sites with the lowest benchmark land values are brought forward for development. Clearly, this is not something that the Council can really address through policy, as this is almost entirely dependent on the actions taken by individual landowners. In particular, the types of sites that actually come forward for development over the plan period will be determined by landowners' decision making on retention of existing uses versus redevelopment. There is little the Council can do to encourage the 'right' types of sites to come forward, other than regular dialogue with landowners and providing appropriate pre-application support through development management.

- There is, however, always a balance to be struck between maximising policy objectives and the returns sought by landowners. If owners have options to bring sites forward for uses other than residential (or residential-led mixed use), then the value of alternative uses will also be a consideration.
- Zonal approaches to affordable housing targets: some councils which operate more of a fixed or 'quota' approach to affordable housing obligations have set (or have considered setting) zonal approaches to affordable housing to reflect different circumstances within their areas. This is typically more appropriate for district councils with fairly homogenous development typologies, the only variation being achievable sales values.
- The difficulty of such an approach in any London Borough (including Wandsworth) is that there is variability not only in achievable sales values, but also type of development and benchmark land value. Significant variations in benchmark land value can mean that development proposals can be viable with fully policy requirements in the lowest value areas and, conversely, schemes may struggle to meet policy requirements in the higher value areas.
- In urban areas, there are also practical difficulties associated with defining appropriate boundaries for the different zones as sub-markets are rarely neatly defined, unless significant physical barriers exist (such as railways or major highways). This would inevitably result in challenges from owners on the boundaries of sites zones, seeking to argue for adjustments so that their sites are moved into a zone with lower affordable housing requirements.
- A further consideration is how a zonal approach in an individual London Borough would conform with the requirements of the London Plan. In particular, it would be required to be in general conformity with the Fast Track threshold approach, which implies fairly limited local discretion on affordable housing targets.
- To date, other London Boroughs have opted for single strategic affordable housing targets (as has Wandsworth), primarily for the reasons set out in the previous paragraphs. Similarly, the various iterations of the London Plan have always only set a single London-wide strategic affordable housing target, despite the significant variation in sales values across the capital.
- We have tested the viability of development typologies providing fewer than 10 units and the outputs of our appraisals indicate that a contribution equivalent to 10% to 20% affordable housing would be viable in most cases. However, a small number of typologies are not viable with any affordable housing contribution, so a flexible approach will need to be incorporated into any emerging policy to enable these sites in these circumstances to come forward without a contribution.
- Our testing of purpose built student housing indicates that developments will be viable against all the benchmark land values at 50% affordable housing and are therefore able to support an additional affordable housing contribution equivalent to the Council's policy aspirations.
- **Impact of other policies on affordable housing delivery:** clearly the adopted Local Plan incorporates a range of policies which collectively impact on the residual land values generated by developments. In cases where new development generates a significant surplus above existing use value, the cumulative impact of these policies can be accommodated. However, there is variability in existing use value and in some cases, the uplift generated by new development is more limited and not all policy requirements can be accommodated in full.
- Affordable housing requirements take up the vast majority of the uplift above existing use value, so other policies have a relatively limited impact on the percentages of affordable housing that can be secured. Our testing indicates that where scheme viability is marginal, switching off affordable workspace requirements, and reducing net zero carbon requirements will only have a limited positive impact on affordable housing delivery (in the region of 10%).

2 Introduction

- 2.1 The Council adopted a new Local Plan in July 2023 and is now undertaking a partial review. The partial review does not seek to change the vast majority of policies. The Council undertook a Regulation 18 engagement exercise between 23 October and 4 December 2023 indicating that the partial review will focus on Policy LP23 (affordable housing). The Council has therefore commissioned this study to consider the viability of:
- removing the ability for applicants to apply the 35% fast track route with the application of an increased threshold;
 - reviewing the tenure mix and seeking require a 70%/30% tenure mix in favour of social rent;
 - introducing an affordable housing contribution on sites of below 10 units; and
 - assessing the opportunities to seek affordable housing contributions from other housing types, including student housing.
- 2.2 The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies. With regards to affordable housing, the study seeks to establish the maximum level of affordable housing that can be accommodated as part of an increased affordable housing threshold without significantly impacting the Council's ability to deliver its London Plan housing requirement. In addition, the study considers how other sources of affordable housing can contribute to the delivery of the Council's overall strategic housing target of 50% affordable housing, including small sites and purpose built student accommodation. In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies and identified strategic development sites, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its Local Plan review. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Wandsworth and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

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

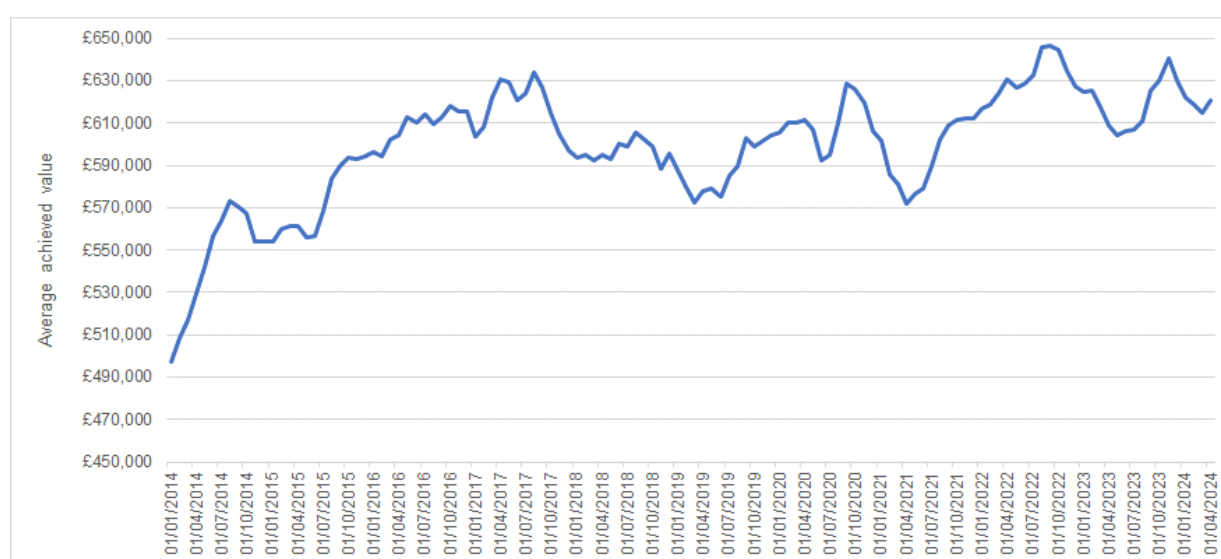
Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. In addition to these global issues, the UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the previous government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023 and in May 2024, inflation fell to 2.3%.
- 2.7 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid 2022 and has subsequently remained resilient despite increasing costs of borrowing.
- 2.8 In its June 2024 House Price Index release, Nationwide reported that UK house prices increased by 0.2% month-on-month in June, after having increased by 0.4% month-on-month in May 2024 and falling by 0.4% month-on-month in April 2024. As a result, the annual rate of change increased to 1.5% from 1.3% in May. Commenting on these changes, Nationwide's Chief Economist, Robert Gardener, noted that "while earnings growth has been much stronger than house price growth in recent years, this hasn't been enough to offset the impact of higher mortgage rates, which are still well above the record lows prevailing in 2021 in the wake of the pandemic". He notes that house prices are now circa 3% below the all time highs recorded in the summer of 2022, after taking account of seasonal effects.
- 2.9 Nationwide is not forecasting significant growth in 2024 and indicates that significant change is unlikely until interest rates start to fall and affordability improves; "housing market activity has been broadly flat over the last year with the total number of transactions down by 15% compared with 2019 levels. Transactions involving a mortgage are down even more (nearly 25%), reflecting the impact of higher borrowing costs".
- 2.10 Halifax report a slightly less optimistic picture in its June 2024 release, with a month-on-month fall of -0.2% and annual growth of 1.6% (unchanged from the previous month).
- 2.11 Commenting on the modest month-on-month fall, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that the continued stability in house prices – rising by just 0.4% so far this year – reflects a market that remains subdued, though overall activity has been recovering. For now it's the shortage of available properties, rather than demand from buyers, that continues to underpin higher prices".
- 2.12 Halifax points to ongoing affordability constraints for both first time buyers and existing mortgage holders who need to refinance at the end of fixed term deals. Providing the Bank of England reduces the base rate in the short term, Halifax expects prices to rise modestly over the remainder of 2024.
- 2.13 In their May 2024 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which has triggered an increase in demand from potential buyers.
- 2.14 Savills note that "greater demand will be unlocked by a drop in mortgage rates, with all eyes on the Bank of England and an anticipated base rate cut which Oxford Economics expect in August". Savills now expect that UK house prices will increase by 2.5% in 2024.
- 2.15 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years. Savills forecast an increase of 21.6% across the UK as a whole over the period 2024 to 2028 (up from 17.9% in their November forecast). They forecast lower cumulative growth of 18.2% over the same period in south-east England (up from 16.7% in their November forecast) and 14.2% in London (up from 13.9% in their November 2023 forecast). The other major agents report similar rates of cumulative growth over the same period.

Local Housing Market Context

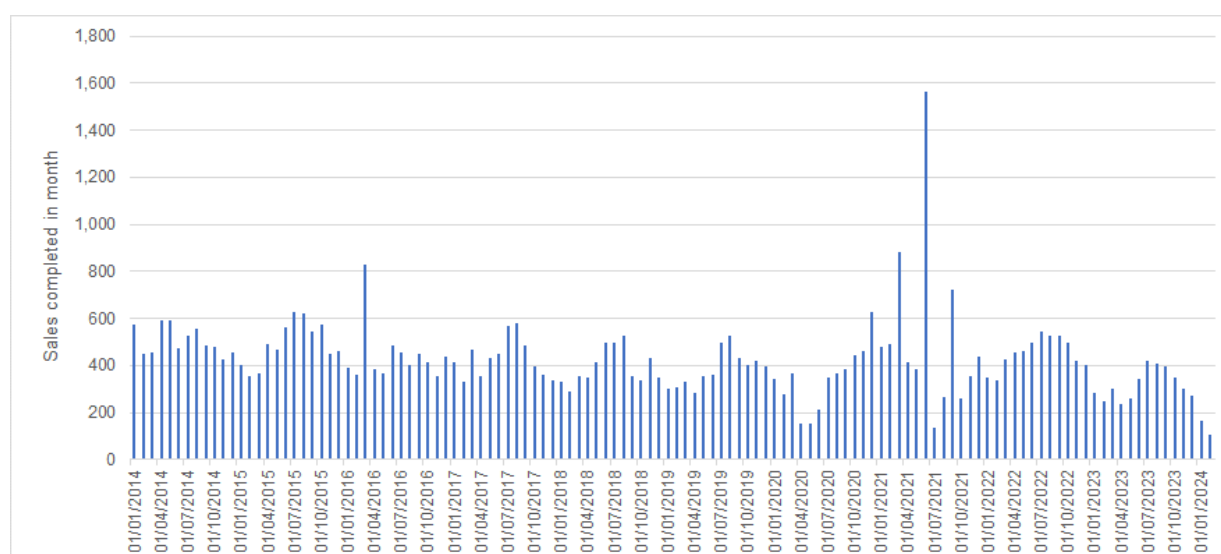
- 2.16 House prices in the London Borough of Wandsworth have followed recent national trends, with values increasing rapidly between the beginning to 2014 and August 2017, and then remaining broadly flat until April 2024, as shown in Figure 2.16.1. In August 2017, average sales values were £633,826 and in April 2024, average values were £620,731 (2% lower). Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes have returned to normal levels (varying in a range from circa 300 to 500 units per month), but there has been a steep decline in volumes since October 2023.

Figure 2.16.1: Average sales value in Wandsworth



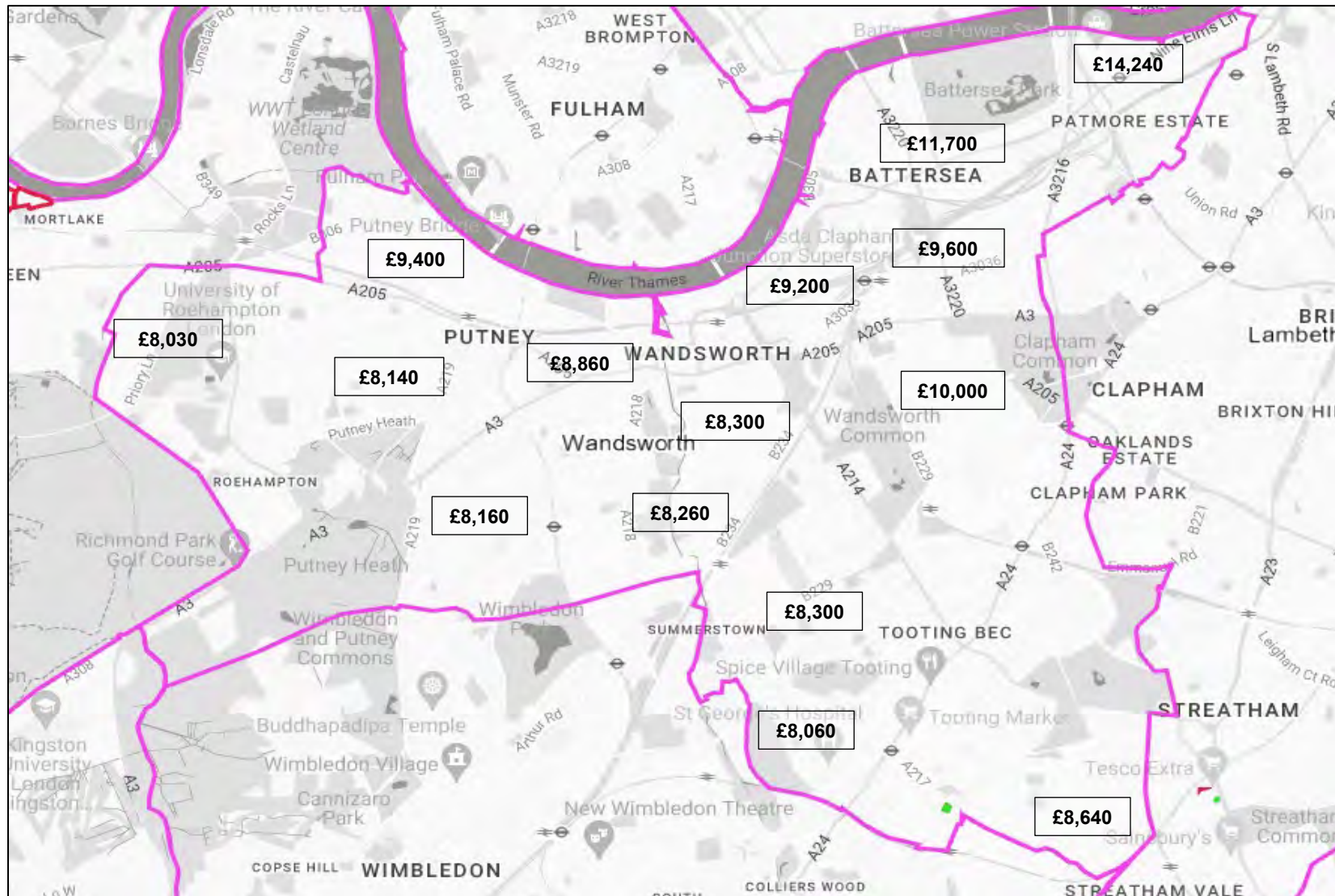
Source: Land Registry

Figure 2.16.2: Sales volumes in Wandsworth (sales per month)



Source: Land Registry

Figure 2.16.1: Sales values in Wandsworth (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry; Molior London

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2024 is that values in 'mainstream' London markets are expected to increase by 2% in 2024; 2% in 2025; 2.5%Q in 2026; 3.5% in 2027 and 3.0% in 2028, equating to cumulative growth of 14.2% over the period 2024-2028.

In common with other Boroughs in London, there are variations in sales values between different parts of Wandsworth, as shown in Figure 2.18.¹² The highest values are achieved in the Nine Elms and Battersea areas in the north of the Borough (circa £14,240 per square metre) and around Clapham Common (circa £10,000 per square metre). Values in other riverside locations to the west in Wandsworth Town and Putney are slightly lower at circa £9,400 per square metre). Elsewhere in the Borough, values typically in a range from £8,000 to £8,500 per square metre

Pricing on key developments

- 2.18 We have also sourced marketing prices for key developments in the Borough from the Molior London database. It should be noted that these are marketing (asking) prices and there will inevitably be a degree of discounting to these prices (typically 5% to 10%):
- Battersea Power Station Phase 3 (Prospect Place): average marketing prices of £19,052 per square metre;
 - Prince of Wales Drive: average marketing prices of £14,761 per square metre;
 - Nine Elms Parkside: average marketing prices of £15,736 per square metre;
 - Riverside Quarter, Phase 6B, Osiers Road: average marketing price of £11,600 per square metre;
 - Vision Point, Yelverton Road: average marketing prices of £10,600 per square metre;
 - One Clapham: average marketing price of £10,161 per square metre;
 - King George's Gate, Earlsfield: average marketing price of £10,010 per square metre;
 - Atheldene Centre Phase 1, Garratt Lane: average marketing price of £9,451 per square metre.

Private rented sector market context

- 2.19 The proportion of the UK population living in privately renting housing has more than doubled between 1990 and 2023. In 1990, 9.3% of the population were living in privately rented homes and this increased to 19.1% in 2023. This increase largely results from affordability issues for households who would most likely have preferred to owner occupy. Over the period 2000 to 2023, the proportion of households owner occupying has fallen from 70.6% to under 64.8% in 2023. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital, although intergenerational transfers of equity will also play a key role in levels of owner occupation.
- 2.20 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector³. Investment yields have remained stable in the zones 2 to 4 London market at circa 4%⁴. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

² Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Wandsworth

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

⁴ Knight Frank Prime Residential Yield Guide June 2024 indicates yields of 3.9% for Zone 1 prime; 4.0% for Zone 2 prime and 4.15% for zones 3-4 prime.

- 2.21 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.22 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.23 On larger developments, PRS can help to diversify the scheme so that the developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent products will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.24 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.
- 2.25 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.26 Paragraph 58 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.27 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Both the Council’s adopted Local Plan policy and London Plan policy are applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.28 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies

since the first NPPF was adopted⁵, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.29 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system⁵ i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.30 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.31 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.32 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.33 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.34 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.35 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

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

- 2.36 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of “*use*” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide “*a useful reference point*”⁶. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.37 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant’s cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.38 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or ‘in kind’) of a Developer’s CIL liability. The PPG (paragraph 133) notes that “*there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*”. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.39 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of ‘carry-over’ provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

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

Mayoral CIL

- 2.40 The Borough is located within Mayoral CIL Zone 1, which attracts a rate of £80 per square metre before indexation and £92.36 per square metre after indexation. The Nine Elms area falls within the 'Central London MCIL 2 charging area for office, retail and hotel use' where rates of £185 per square metre, £165 per square metre and £140 per square metre apply respectively (before indexation), or £213.59, £190.50 and £161.64 per square metre respectively (after indexation). Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 2.41 The Council approved its CIL Charging Schedule on 11 July 2012 and it came into effect on 1 November 2012. Table 2.41.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For residential developments (use class C3 only), the borough is divided into four zones (Nine Elms Residential Area A; Nine Elms Residential Area B; Roehampton Charging Area; and All other areas). In these areas, residential rates are £575, £265, £0 and £250 per square metre respectively (before indexation). Offices and retail uses (now falling within Class E) are charged at £100 per square metre (before indexation) in the Nine Elms areas and nil elsewhere. All other development has a nil charge. The adopted and indexed rates are summarised in Table 2.41.1.

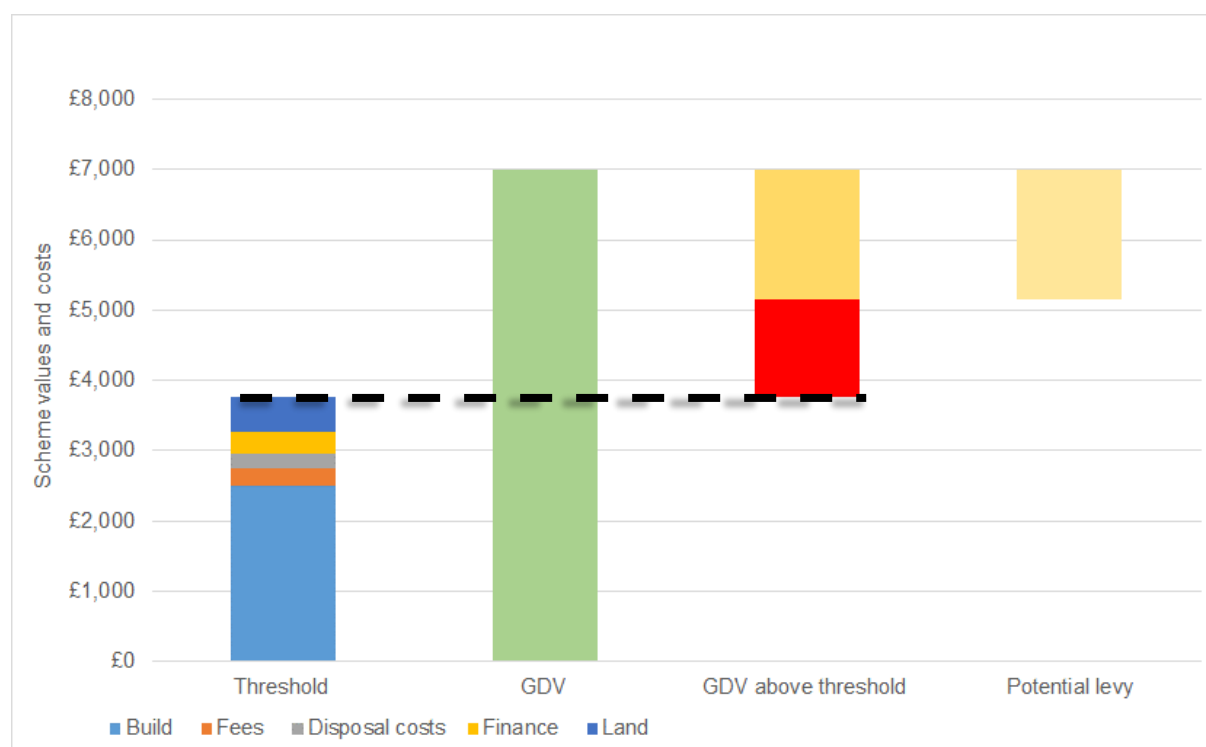
Table 2.41.1: CIL rates per net additional square metre in the Charging Schedule

Use / zone	Adopted rate	Indexed rate
Residential (Nine Elms A)	£575	£982.40
Residential (Nine Elms B)	£265	£452.76
Residential (Roehampton)	£0	£0
Residential (All other areas)	£250	£427.13
Offices and retail (Nine Elms A and B)	£100	£170.85
All other uses	£0	£0

Infrastructure Levy

- 2.42 The Levelling Up and Regeneration Act 2024 ('LURA') includes provisions for a new 'Infrastructure Levy' ('IL') which – if adopted - would replace section 106 obligations (including affordable housing) and CIL. The LURA does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the previous government envisaged that it would operate. The consultation indicated that IL would be piloted through a 'test and learn' process prior to wider implementation.
- 2.43 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.
- 2.44 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.44.1. The amount of GDV above these costs is then calculated (in Figure 2.44.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.

Figure 2.44.1: Calculating IL



- 2.45 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.
- 2.46 The previous government had indicated that it expected the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.
- 2.47 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.
- 2.48 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.
- 2.49 In setting IL, local authorities will need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be 'left on the table'.
- 2.50 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery

towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.

- 2.51 The response to the technical consultation on the IL resulted in unanimously negative feedback and the government has indicated that a further consultation on the principle of IL will be issued in the near future. The previous government also accepted an amendment to the LURA which resulted in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The new government elected on 4 July has indicated that it does not intend to continue the IL. It is therefore unlikely that the proposals will continue in their current form, but the government has signalled a need for ongoing improvement to the existing planning obligations system.

Fire safety regulations

- 2.52 In July 2023, the previous government confirmed an 18 metre height threshold above which all residential buildings are to have a second stair core. Many developers who have recently secured planning permission but who have not yet implemented these permissions are submitting Section 73 applications to vary these schemes to add second cores. This sometimes results in reductions in saleable floorspace where it is not possible to offset space lost to additional cores by either expanding the footprint of the building or adding height.
- 2.53 The issue has been compounded by recent increases in construction costs, which developers are typically reflecting in their financial viability assessments submitted with Section 73 applications. This is entirely appropriate of course (providing that any increases in value since the original application are also reflected), but sometimes has the effect of reducing the affordable housing below 35% unless other factors have changed to offset increased costs, such as a reduced benchmark land value.
- 2.54 This is in essence a short term issue that will be resolved after consented schemes have been varied to add the required additional cores. Schemes being designed after the changes to the regulations will clearly already reflect the requirements and sufficient floorspace will need to be negotiated with officers to ensure schemes are financially viable.

Local Policy context

- 2.55 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements⁷, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's Partial Local Plan Review.
- 2.56 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.57 The Council adopted a new Local Plan in July 2023 and the partial review does not seek to change the vast majority of policies. The Council undertook a Regulation 18 engagement exercise between 23 October and 4 December 2023 indicating that the partial review will focus on Policy LP23 (affordable housing). The policies with specific cost implications in the adopted Local Plan are identified in Table 2.57.1 below. This includes policy LP23 on affordable housing, which this study focuses on.

⁷ London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf

Table 2.57.1: Policies with cost implications in the adopted Local Plan

Policy	Requirement	How policy is addressed in this Study																				
LP10	Responding to the Climate Crisis Reflects London Plan requirement for major developments to achieve minimum 35% reduction in carbon emissions through on-site solutions. Non-residential buildings to achieve BREEAM 'outstanding'.	Additional cost included in appraisals.																				
LP14	Air Quality, pollution and managing impacts of development Policy refers to land contamination and the need for remediation. However, developers will need to remediate sites to appropriate standards to comply with other standards (e.g. HBF warranty) so these are not direct policy costs.	PPG on viability indicates that remediation should be reflected in BLV, so the impact for the purposes of this study is neutral.																				
LP17	Social and community infrastructure Requires that developments of 10 or more units will have access to sufficient community infrastructure in neighbourhood to accommodate new residents. This policy also prevents the loss of existing social and community infrastructure.	Contributions to new community infrastructure via CIL.																				
LP18	Arts, culture and entertainment A requirement to produce an Arts and Culture Action Plan	De-minimis cost, incorporated within overall professional fees allowance.																				
LP19	Play space Requirement for provision of play space for children of 10 square metres per child.	Reflected within the assumptions on built area in relation to site area. Costs of laying out play space reflected in external works allowances.																				
LP20	New open space Major developments expected to accommodate public open space on-site.	Reflected within assumptions on built area in relation to site area. Costs of laying out public open space reflected within external works allowances.																				
LP23	Affordable housing The Council will require an affordable housing tenure split of at least 50% low-cost rent produces, with the balance provided as other intermediate products.	The partial review retains the overall strategic 50% target but seeks to vary the tenure split to 70% social rent and 30% intermediate.																				
LP24	Housing mix Seeks to apply a housing mix as follows: <table><tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr><tr><td>Market housing</td><td>30-40%</td><td>30-40%</td><td>15-25%</td><td>5-10%</td></tr><tr><td>Rented Units</td><td>40-45%</td><td>30-35%</td><td>20-25%</td><td>5-10%</td></tr><tr><td>Intermediate</td><td>35-40%</td><td>40-45%</td><td>15-20%</td><td>5-10%</td></tr></table>	Tenure	1 bed	2 bed	3 bed	4 bed	Market housing	30-40%	30-40%	15-25%	5-10%	Rented Units	40-45%	30-35%	20-25%	5-10%	Intermediate	35-40%	40-45%	15-20%	5-10%	Housing mix reflected in the appraisals, with a sensitivity test included for an updated housing mix.
Tenure	1 bed	2 bed	3 bed	4 bed																		
Market housing	30-40%	30-40%	15-25%	5-10%																		
Rented Units	40-45%	30-35%	20-25%	5-10%																		
Intermediate	35-40%	40-45%	15-20%	5-10%																		

Policy	Requirement	How policy is addressed in this Study
LP27	Housing standards Developments to comply with national space standards (as reflected in London Plan) and requirements of London Plan policies D6 and D7.	Space standards reflected in appraisals. Accessibility standards (10% of dwellings to meet Part M4(3) standard and all other dwellings to meet Part M4(2) reflected.
LP28	Purpose built student accommodation Reflects London Plan requirement for purpose build student accommodation to provide 35% affordable student housing (defined as rents not exceeding 50% of the available maintenance loan for undergraduate students studying in London.	Tested in the study.
LP30	Build to rent Applies other relevant residential policies (LP23, LP24 and LP27 to build to rent schemes)	Tested of these requirements alongside other types of residential development.
LP31	Specialist housing for vulnerable people Sets out requirement for new specialist and supported housing to be of high quality and provide affordable housing in line with policy LP24.	Affordable housing requirement tested in study.
LP38	Affordable and open workspace Requires that schemes exceeding 1,000 square metres provide at least 10% of floorspace at a rent not exceeding 80% of market rent (50% in Nine Elms area) in perpetuity.	Reflected in the appraisals.
LP39	Local employment and training opportunities Seeks contributions towards provision of training/apprenticeship places.	Reflected in the appraisals.
LP51	Parking, servicing and car free development Requires that developments are car free in areas with PTALs of 4 or more. Electric vehicle charging required where on-site car parking is provided.	Reflected in the appraisals.
LP55	Biodiversity Requirement for 10% biodiversity net gain, in line with statutory requirements.	Cost reflected in the appraisals.
LP57	Urban Greening Factor All developments to contribute towards urban greening including green roofs, green walls and nature-based sustainable drainage.	Cost of green roofs incorporated in the appraisals.
LP62	Planning obligations Outlines the Council's intention to secure contributions through Section 106 agreements in addition to CIL.	Reflected in the appraisals.

Development context

- 2.58 Wandsworth is an inner London borough extending from central London (at Vauxhall) to the edge of Richmond Park in the neighbouring borough of Richmond. The Borough's entire northern boundary is defined by the River Thames. One third of the Borough's land mass is in residential use and a quarter is open space, including heaths and commons.
- 2.59 The Borough has five main town centres (Balham, Clapham Junction, Putney, Tooting and Wandsworth), the Nine Elms Opportunity Area and nine local centres. The main town centres have high levels of public transport accessibility (4 or above). Elsewhere, public transport accessibility is relatively low, due to relatively low levels of railway and Underground lines in some parts of the

Borough.

- 2.60 The Borough's population has increased from a 320,900 in 2015 to an estimated 332,500 in 2020, with an increase to 377,300 expected by 2040. .
- 2.61 Wandsworth has a highly skilled resident population, with 70% of economically active people holding a degree (compared to the London-wide average of 53%). Median weekly earnings are £690 compared to a London average of £575.
- 2.62 The Nine Elms Opportunity Area has seen significant volumes of residential and commercial development over the past twelve years, with redevelopment of former industrial land with mixed use schemes providing circa 20,000 new residential units. The redevelopment of Battersea Power Station has resolved a significant brownfield development site with a significant heritage asset which had been vacant since its closure as an operational power station in the mid 1980s. The power station itself now accommodates a major office and retail destination, with circa 3,500 residential units distributed in the land around the power station. The rest of the Nine Elms area accommodates a range of developments and uses, including the US Embassy. Higher densities of development within the Opportunity Area were made possible by an extension of the Northern Line through Nine Elms and onwards to Battersea Power Station, funded jointly by the developers, the Council and TfL. The Council's previous policy for the Nine Elms Opportunity Area sought 15% affordable housing, which was lower than the borough-wide target at the time, on the basis that developments would be contributing towards strategic infrastructure. The adopted Local Plan now brings Nine Elms into line with the target applied elsewhere in Wandsworth.

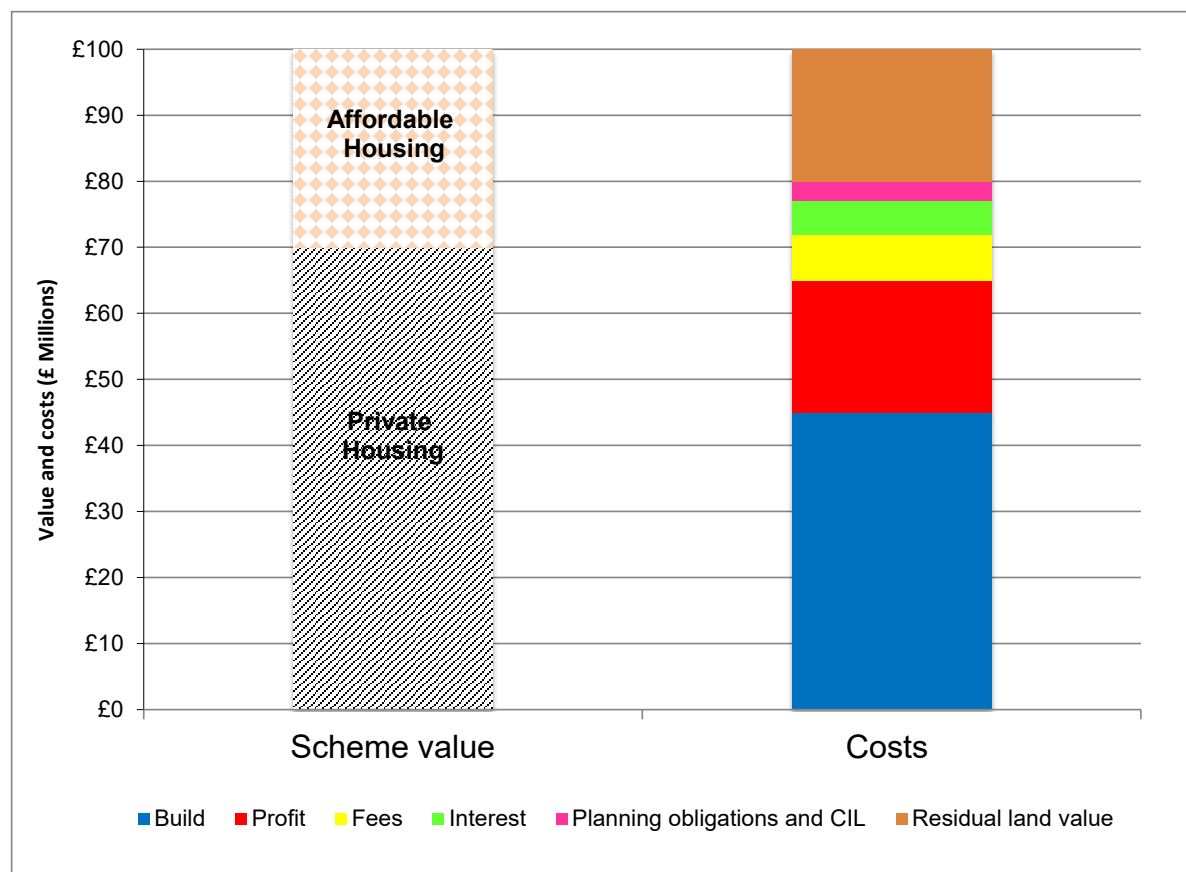
3 Methodology and appraisal approach

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

Approach to testing development viability

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

Figure 3.2.1: Components of a residual valuation



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

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Wandsworth, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁸ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor of London's Affordable Housing and Viability SPG (August 2017) focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.
- 3.9 The Local Housing Delivery Group published guidance⁹ in June 2012 which provides guidance on

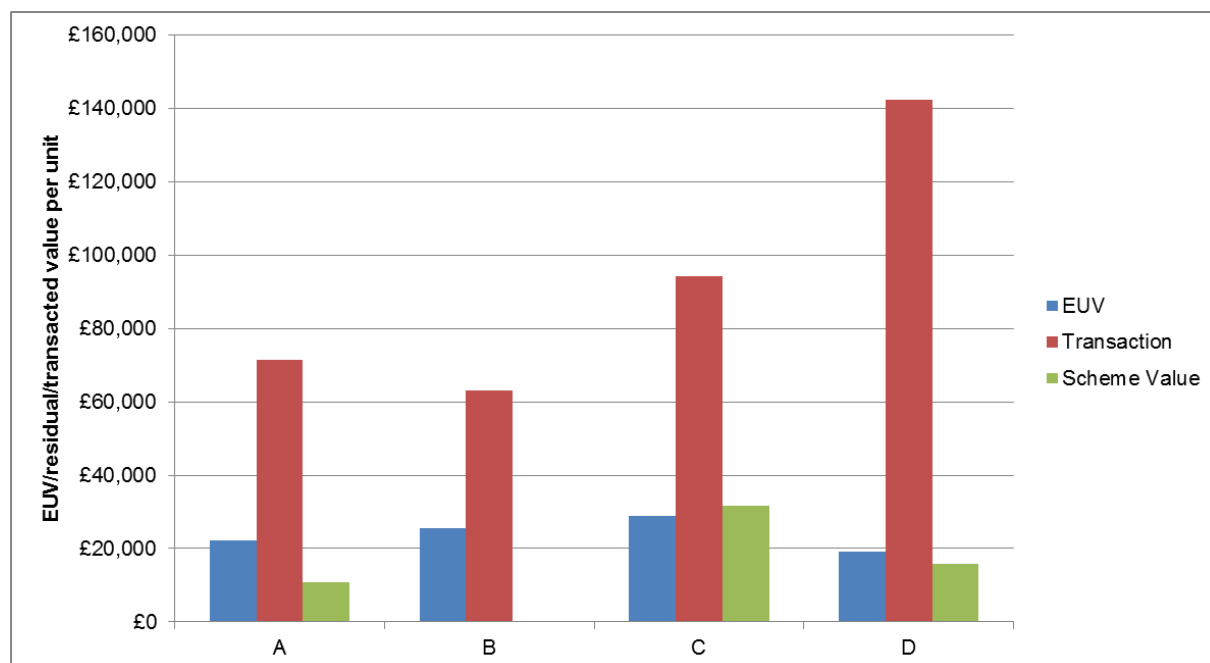
⁸ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

⁹ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

testing viability of Local Plan policies. The guidance notes that “*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*”.

- 3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Wandsworth, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.12 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
 - Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.13 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.13.1. This chart compares the residual value of four Wandsworth development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.13.1: Comparison of residual values to existing use value and price paid for site



- 3.14 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.15 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

- 4.1 We have appraised 48 development typologies across the borough, these include a range of typologies which were formulated by the Council, informed by past development types and current pipeline sites, to reflect the development expected to come forward under the new Local Plan. These typologies are broadly consistent with those used in the Council's 'Whole Plan Viability Assessment (January 2022)', but with some additional typologies added to cover other types of development commonly found in the Council's housing trajectory, particularly small sites. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 1). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in adopted Local Plan Policies LP27 and Policy D6 of the London Plan as well as specific public open space requirements in adopted Local Plan policies LP19 and LP20. The Council undertook some engagement on draft appraisal inputs and the responses to this are attached as Appendix 18.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Wandsworth, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 3,711 transactions recorded by the Land Registry between January 2022 and April 2024 but brought up to date by reference to changes in the House Price Index from the point of sale (attached as Appendix 2). This analysis indicates that developments in the borough will attract average sales values ranging from circa £8,030 per square metre (£746 per square foot) to circa £14,240 per square metre (£1,323 per square foot), as shown in Figure 2.16.1. As noted in Section 2, the highest sales values are achieved in the Nine Elms area at the north of the Borough. Developments in the western parts of the borough (and Roehampton in particular) which have the lowest levels of public transport accessibility are lowest.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.4.1: Growth scenario

Year	1 2024	2 2025	3 2026	4 2027	5 2028	6 2028 and each year thereafter
Values	2.5%	2.5%	3.0%	3.5%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.5 The Local Plan Partial Review would require schemes capable of providing 10 or more units to provide 50% affordable housing (or a potential Fast Track percentage of 40% - 45%) with a tenure mix of 70% social rent and 30% intermediate. This is a departure from the adopted policy which seeks provision of 50% affordable housing (or 35% in some applications of the Fast Track) with a tenure mix of 50% low cost rented housing and 50% intermediate products.
- 4.6 For the purposes of testing potential levels of affordable housing to inform the emerging policy approach, our appraisals assume that the rented housing is let at social rents (see Table 4.6.1). This table also shows London Affordable Rents for comparison – these are not applied in the appraisals.

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

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	Total Gross Internal Area
1	Low density housing scheme (2 houses)	0.05	2	85	170					170
2	Low density housing scheme (4 houses)	0.10	4	85	339					339
3	Low density housing scheme (9 houses)	0.23	9	85	764					764
4	Medium density flatted sheme (5 flats)	0.03	5	85	424					424
5	Medium density flatted scheme (7 flats)	0.04	7	85	594					594
6	Medium density flatted scheme (9 flats)	0.06	9	85	764					764
7	Medium density flatted scheme (30 flats)	0.15	30	85	2,545					2,545
8	Medium density flatted scheme (75 flats)	0.38	75	85	6,363					6,363
9	Medium density flatted scheme (250 flats)	1.47	250	85	21,211					21,211
10	Medium density flatted scheme (600 flats)	2.49	600	85	50,906					50,906
11	Medium density mixed use flatted scheme (200 flats)	1.98	200	85	16,969	2,000	1,000	1,000		20,969
12	Medium density mixed use flatted scheme (400 flats)	1.95	400	85	33,938	1,200	300			35,438
13	Medium density mixed use flatted scheme (80 flats)	1.03	80	85	6,788	200		5,000	5,000	16,988
14	Intensification scheme (industrial with 9 flats)	0.29	9	85	764				4,000	4,764
15	Medium density mixed use flatted scheme (30 flats)	0.24	30	85	2,545	400				2,945
16	Medium density mixed use flatted scheme (75 flats)	0.29	75	85	6,363				2,000	8,363
17	Medium density mixed use flatted scheme (150 flats)	0.72	150	85	12,727			2,000		14,727
18	High density mixed use flatted scheme (300 flats)	0.76	300	85	25,453			5,000		30,453
19	Medium density mixed use flatted scheme (50 flats)	0.29	50	85	4,242			1,300		5,542
20	High density mixed use flatted scheme (150 flats)	0.48	150	85	12,727			5,000		17,727
21	High density mixed use flatted scheme (480 flats)	1.52	480	85	40,725			7,000		47,725
22	Medium density mixed use flatted scheme (100 flats)	0.51	100	85	8,484	2,000				10,484
23	High density mixed use flatted scheme (450 flats)	1.02	450	71	31,852				3,000	34,852
24	Medium density mixed use flatted scheme (40 flats)	0.60	40	71	2,831	3,000		700		6,531

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super- market	Office	Warehouse B8	Total Gross Internal Area
25	Medium density mixed use flatted scheme (250 flats)	2.30	250	85	21,211	650		1,600		23,461
26	Medium density mixed use flatted scheme (250 flats)	1.79	250	85	21,211	400			2,000	23,611
27	Medium density mixed use flatted scheme (140 flats)	0.60	140	85	11,878	3,000		4,000		18,878
28	Medium density mixed use flatted scheme (600 flats)	3.51	600	85	50,906	7,000	3,000		1,000	61,906
29	Medium density mixed use flatted scheme (500 flats)	2.81	500	85	42,422	800			3,500	46,722
30	Intensification scheme (industrial with 12 flats)	0.39	12	85	1,018			500	2,500	4,018
31	Medium density mixed use flatted scheme (350 flats)	2.19	350	85	29,695			7,500	15,000	52,195
32	Medium density mixed use flatted scheme (180 flats)	1.25	180	85	15,272	700	500	500		16,972
33	High density mixed use flatted scheme (500 flats)	1.42	500	85	42,422	2,000		5,500		49,922
34	Medium density mixed use flatted scheme (1750 flats)	10.63	1,750	85	148,477	12,000	3,000	3,500		166,977
35	High density mixed use flatted scheme (30 flats)	0.08	30	85	2,545			500		3,045
36	Medium density mixed use flatted scheme (50 flats)	0.37	50	85	4,242					4,242
37	High density mixed use flatted scheme (400 flats)	1.06	400	85	33,938					33,938
38	High density mixed use flatted scheme (400 flats)	1.13	400	85	33,938	2,500	500			36,938
39	Medium density mixed use flatted scheme (100 flats)	0.50	100	85	8,484			3,000		11,484
40	High density mixed use flatted scheme (350 flats)	0.93	350	85	29,695	400		1,300		31,395
41	Purpose built student accom (high density) 100 units	0.05	100	38	3,750					3,750
42	Purpose built student accom (medium density) 100 units	0.15	100	38	3,750					3,750
43	High density retirement flatted scheme (60 flats)	0.20	60	85	5,091					5,091
44	High density retirement flatted scheme (70 flats)	0.20	70	85	5,939					5,939
45	High density retirement flatted scheme (80 flats)	0.20	80		0					0
46	Medium density extracare flatted scheme (50 flats)	0.20	50	85	4,242					4,242
47	High density extracare flatted scheme (60 flats)	0.20	60	85	5,091					5,091
48	High density extracare flatted scheme (70 flats)	0.20	70	85	5,939					5,939

Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£106.59	£121.74	£139.60	£157.46
London Affordable Rent (2024/25) ¹⁰	£201.43	£213.26	£225.11	£236.95

- 4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle, be paid to acquire the completed units from a developer.
- 4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.9 Adopted Local Plan Policy LP24 sets out an expected housing mix in new developments in terms of numbers of bedrooms. The housing mix applied to across the affordable tenures is included in Table 4.9.1.

Table 4.9.1: Housing mix sought by adopted Local Plan Policy LP24

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	30-40%	30-40%	15-25%	5-10%
Rented Units	40-45%	30-35%	20-25%	5-10%
Intermediate affordable	35-40%	40-45%	15-20%	5-10%

- 4.10 In addition, the Council has provided an alternative mix, which is based on a recent housing needs assessment, which we have tested as a sensitivity analysis. This mix is summarised in Table 4.10.1.

Table 4.10.1: Alternative housing (C3) mix (sensitivity analysis)

Tenure	1 bed	2 bed	3 bed	4 bed
Market housing	5.7%	38.6%	47.1%	8.6%
Rented Units	19.6%	36.3%	31.2%	12.9%
Intermediate affordable	29.5%	70.5%	-	-

- 4.11 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.11.1 summarises the capital values that each tenure generate.

¹⁰ The rents most recently published by the GLA uprated by the subsequent maximum allowable rent increased published by the Regulator of Social Housing in January 2024.

Table 4.11.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ¹¹
Social Rent	£2,530	£2,092	£1,989	£1,982	£2,090
Shared ownership ¹²	£5,201	£5,201	£4,328	£3,746	£4,682

- 4.12 The GLA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

- 4.13 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.13.1. These assumptions are informed by 244 lettings of similar floorspace in the Borough recorded by CoStar since July 2022 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.13.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£485	7.00%	12
Supermarkets	£280	5.00%	6
Offices	Nine Elms: £601 Elsewhere: £479	6.50%	12
Industrial and warehousing	£280	5.00%	12

Build costs

- 4.14 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). It is the largest source of independently verified scheme cost data and its use for testing emerging planning policies is advocated by the PPG. Base costs (adjusted for local circumstances by reference to BCIS multiplier) are as follows:

Table 4.14.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing generally	£1,873	10%	£2,060
Flats – fewer than 6 storeys	816. Flats 3-5 storeys	£2,163	10%	£2,379
Flat – 6 or more storeys	816. Flats 6 storeys or above	£2,555	10%	£2,811

¹¹ Reflecting the housing mix in adopted Local Plan Policy LP24. The blended value for the alternative housing mix is marginally lower at £1,990 per square metre for rented housing and broadly unchanged for shared ownership due to affordability caps.

¹² Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £8,000 per square metre. Values will vary with unrestricted market value but they will be restricted by household income affordability caps.

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Retail	345 Shops generally	£1,892	10%	£2,081
Supermarkets	344 Supermarkets generally	£2,119	10%	£2,331
Student housing	856.2 Students' residences	£2,873	10%	£3,160
Offices	320 Offices air conditioned generally	£2,758	10%	£3,034
B2 / B8	284 Warehouses, stores	£1,126	10%	£1,239

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

Net Zero carbon and BREEAM

- 4.16 The Council (together with other London boroughs) has commissioned research on the costs of achieving reductions in carbon emissions from development ('*Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments*' (May 2023) by Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude.
- 4.17 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The study also identifies additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.
- 4.18 We have therefore tested a range of costs in our appraisals, reflecting the findings from the research indicating that there are various approaches to achieving net zero carbon and the cost depends on the type of buildings and which solution is used. The range is therefore as follows (these are applied to both domestic and non-domestic uses):
- Scenario 1: 3% uplift for net zero carbon;
 - Scenario 2: 5% uplift for net zero carbon.

Accessibility standards

- 4.19 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.19.1. These costs are based on the (then) MHCLG '*Housing Standards Review: Cost Impacts*' study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

Table 4.19.1: Costs of accessibility standards (% uplift to base construction costs)

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

- 4.20 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings, in line with the requirement of adopted Local Plan Policy LP27. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

- 4.21 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

- 4.22 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

Marketing costs

- 4.23 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Mayoral CIL

- 4.24 The Borough is located within Mayoral CIL Zone 1, which attracts a rate of £80 per square metre before indexation and £92.36 per square metre after indexation. The Nine Elms area falls within the 'Central London MCIL 2 charging area for office, retail and hotel use' where rates of £185 per square metre, £165 per square metre and £140 per square metre apply respectively (before indexation), or £213.59, £190.50 and £161.64 per square metre respectively (after indexation). Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

- 4.25 The Council approved its CIL Charging Schedule on 11 July 2012 and it came into effect on 1 November 2012. Table 4.25.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2024 (published in December 2023). For residential developments (use class C3 only), the borough is divided into four zones (Nine Elms Residential Area A; Nine Elms Residential Area B; Roehampton Charging Area; and All other areas). In these areas, residential rates are £575, £265, £0 and £250 per square metre respectively (before indexation). Offices and retail uses (now falling within Class E) are charged at £100 per square metre (before indexation) in the Nine Elms areas and nil elsewhere. All other development has a nil charge. The adopted and indexed rates are summarised in Table 4.25.1.

Table 4.25.1: CIL rates per net additional square metre in the Charging Schedule

Use / zone	Adopted rate	Indexed rate
Residential (Nine Elms A)	£575	£982.40
Residential (Nine Elms B)	£265	£452.76
Residential (Roehampton)	£0	£0
Residential (All other areas)	£250	£427.13
Offices and retail (Nine Elms A and B)	£100	£170.85
All other uses	£0	£0

- 4.26 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Wandsworth but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

- 4.27 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £2,500 per unit for residential development. This has been based on previous agreed S106 costs aligned to the Planning Obligations SPD, however it is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.28 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Workspace and affordable workspace

- 4.29 Adopted Local Plan Policy LP38 requires that schemes providing more than 1,000 square metres of employment floorspace should incorporate 10% affordable workspace at rents not exceeding 80% of market rent (50% of market rent in Nine Elms) in perpetuity.
- 4.30 Our appraisals reflect this policy requirement, although it should be noted that the Local Plan indicates that it is to be applied “subject to scheme viability”. Where schemes are on the margins of viability, this indicates that the Council may – on balance – seek to prioritise affordable housing in mixed use schemes over the delivery of affordable workspace.

Urban Greening Factor / green roofs

- 4.31 Adopted Local Plan Policy LP57 requires that all developments contribute towards urban greening in Wandsworth, including provision of green roofs, green walls and nature-based sustainable drainage. Although the policy does not explicitly state the Urban Greening Factor required, we have assumed that this reflects the minimum requirements in the London Plan (0.4 for residential developments and 0.3 for commercial). We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies¹³ on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index¹⁴, increasing costs to £112.80 per square metre.

Biodiversity Net Gain

- 4.32 The Council’s adopted policy LP55 reflects the statutory requirement that developments achieve 10% biodiversity net gain. We have reflected the additional costs of achieving a 10% net gain by applying an increase in build costs indicated in the 2019 DEFRA report ‘Biodiversity net gain and local nature recovery strategies impact assessment’. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.2% of build costs¹⁵. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low.

Development and sales periods

- 4.33 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of up to 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that some schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan

¹³ See, for example, the Corporation of City of London’s ‘Urban Greening Study’, July 2018

¹⁴ BCIS Qtr 3 2018 = 327; Qtr 2 2024 = 391. Change = 19.57%

¹⁵ Central Estimate – see Table 20 of DEFRA Impact Assessment

will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the emerging policies are viable for most developments. The price points achieved by schemes in Wandsworth are towards the lower end of the London-wide range and at a level which is achieving relatively good rates of sale.

Developer's profit

- 4.34 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.35 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.36 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the former will be sold throughout the construction phase and almost built to order, whereas the latter tends to be built over long periods of time with significant capital lock-up, resulting in a higher risk profile for flatted schemes. Profit rates applied to rented housing (BTR, co-living and student housing) are set at 15% of GDV. Profit on commercial development is also set at 15% of GDV.
- 4.37 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.38 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.39 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

- 4.40 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.41 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark values themselves are summarised in Table 4.41.1.

Table 4.41.1: Benchmark land values (£ millions per hectare)

Use	EUV	Premium	BLV
Offices	£12.86	£2.57	£15.44
Retail	£7.64	£1.53	£9.17
Industrial	£5.07	£1.01	£6.09
Open land	£0.00	£0.00	£0.50

- 4.42 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Clearly such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
- That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.43 A recent appeal decision¹⁶ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

¹⁶ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7 and 8. We have appraised 48 development typologies, reflecting different densities and types of development across the Borough. These sites include both residential and non-residential uses, including offices, retail and industrial, reflecting the mixed-use nature of many developments in Wandsworth.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with emerging Local Plan policies, with two alternative tenure mixes, plus three additional sensitivity analyses:
- 0% affordable to 50% affordable; 50% Social Rent and 50% Shared Ownership (reflecting the adopted policy requirement);
 - 0% affordable to 50% affordable; 70% Social Rent and 30% Shared Ownership (reflecting the emerging policy requirement in the Partial Local Plan Review;
 - 0% affordable to 50% affordable; 70% Social Rent and 30% London Living Rent (reflecting an alternative intermediate product);
 - 0% affordable to 50% affordable; 80% Social Rent and 20% Shared Ownership (reflecting an alternative tenure mix which gives additional priority to low cost rented housing);
 - 0% affordable to 50% affordable; 70% Social Rent and 30% Shared Ownership (alternative housing mix based on recent housing needs assessment).
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement (either as on-site provision, if practical, or as a payment in lieu). If the Council decides to seek affordable housing contributions from schemes providing fewer than 10 units, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing¹⁷.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 Given the interaction between different Local Plan policies, we have also tested the impact of other policies which have the most significant impact on viability (and therefore on the percentage of affordable housing that can be secured). These are climate change policies (LP10) and affordable workspace (LP38). While our appraisals test LP10 through an assumption of net zero development, a lower standard can be applied, but this could not be any lower than the minimum offsetting required by the London Plan (currently assumed to be £95 per tonne).
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 9. These outputs test the potential improvements in affordable housing output that may be possible after a period of growth in house prices.

¹⁷ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the Mayor of London's SPG on viability.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the viability of the adopted and emerging affordable housing policies, alongside other adopted policies.

Adopted affordable housing policy (LP23)

- 6.2 As noted in Section 5, we have tested two main tenure scenarios, with two additional sensitivity analyses as follows:
- Up to 50% affordable housing, tenure mix of 50% Social Rent and 50% shared ownership. This reflects adopted Policy LP23. The outputs are discussed later in this section and are attached as Appendix 7.
 - Up to 50% affordable housing, tenure mix of 70% Social Rent and 30% shared ownership. This reflects the emerging Policy LP23. The outputs are discussed later in this section and are attached as Appendix 8.
 - Up to 50% affordable housing, tenure mix of 70% Social Rent and 30% London Living Rent. This is a variant to the testing in the preceding bullet point. The outputs of this testing are attached as Appendix 10.
 - Up to 50% affordable; tenure mix of 80% Social Rent and 20% Shared Ownership. This is a sensitivity analysis which gives additional priority to low cost rented housing. The outputs of this testing are attached as Appendix 11.
 - Up to 50% affordable, tenure mix of 70% Social Rent and 30% Shared Ownership, with a housing mix based on a recent housing needs assessment. The outputs of this testing are attached as Appendix 12.
- 6.3 The Council's adopted policy includes a 50% strategic target albeit with reference to the London Plan Fast Track Route which sets a 35% threshold for private sites and seeks a tenure mix of 50% "low cost rented housing" and 50% intermediate housing. Although the policy itself does not specify the precise nature of the low cost rented housing, supporting paragraph 17.12 indicates that the Council will prioritise London Affordable Rent and Social Rent). For the purposes of appraising the existing policy, we have assumed that the 50% rented element is provided at social rents. These appraisal outputs are provided at tables 6.3.1 to 6.3.9 and Appendix 7. We provide summary tables (tables 6.3.10 to 6.3.13) showing the maximum viable proportion of affordable housing for each value zone and BLV.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area.
- 6.5 Where sales values are at the lower end of the tested range (£8,030 per square metre), many schemes are unviable at zero affordable housing when tested against secondary office benchmark land values. This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet the full 50% affordable housing target. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against secondary retail, secondary industrial and open land benchmark land values, schemes of a range of scales can viably provide up to 50% affordable housing in many cases due to the existing use value being far lower.
- 6.6 As sales values increase, the extent to which schemes can meet the full 50% affordable housing

target in Policy LP23 increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£14,240 per square metre). At the highest sales values in the range, the viable level of affordable housing does not universally reach 50%, although a vast majority of schemes can achieve this level.

- 6.7 As can be noted from the summary tables 6.13.1 to 6.13.4, there is no uniform level of affordable housing where it can be said most schemes are viable. Attempting to craft a policy that adopts different percentages in different value zones is therefore difficult, as there are schemes in all areas which can deliver the full 50% target on sites with lower BLVs. A zonal approach would also require consideration of BLV, which would result in a complex matrix of different affordable housing targets both for each zone, but also for each type of BLV. This would also result in disputes on boundary setting (with values rarely neatly delineated into areas capable of being defined) but also which BLV each site falls into when schemes are considered at the development management stage.
- 6.8 Furthermore, setting any percentage in certain zones below the emerging policy target of 50% would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £8,030 per square metre)

HANDWORK LOCAL PLAN VARIATION		Costs value £630,000 p.a.	AM tenure	Rented 50%	SO 50%	Frst Hms 0%	Residential land values											
BENDWORTH LOCAL PLAN VALUE (SECONDARY OFFICES)																		
Description		No of units	BLV	0% AM	5% AM	10% AM	15% AM	20% AM	25% AM	30% AM	35% AM	40% AM	45% AM	50% AM	55% AM	60% AM	65% AM	70% AM
1	Low density housing scheme (2 houses)	2	£777.07	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00	£100.00
2	Low density housing scheme (4 houses)	4	£1,543.75	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80	£242.80
3	Low density housing scheme (8 houses)	8	£3,087.50	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60	£485.60
4	Medium density housing scheme (16 houses)	16	£6,175.00	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20	£971.20
5	Medium density housing scheme (32 houses)	32	£12,350.00	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40	£1,942.40
6	Medium density housing scheme (64 houses)	64	£24,700.00	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80	£3,884.80
7	Medium density housing scheme (128 houses)	128	£49,400.00	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60	£7,769.60
8	Medium density housing scheme (256 houses)	256	£98,800.00	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20	£15,539.20
9	Medium density housing scheme (512 houses)	512	£197,600.00	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40	£31,078.40
10	Medium density housing scheme (1024 houses)	1024	£395,200.00	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80	£62,156.80
11	Medium density housing scheme (2048 houses)	2048	£790,400.00	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60	£124,313.60
12	Medium density housing scheme (4096 houses)	4096	£1,580,800.00	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20	£248,627.20
13	Medium density housing scheme (8192 houses)	8192	£3,161,600.00	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40	£497,254.40
14	Medium density housing scheme (16384 houses)	16384	£6,323,200															

BENCHMARK LAND VALUE 2 SECONDARY RETAIL		£8.17/£14 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	474,551.00	710,107.00	750,107.00	790,107.00	830,107.00	870,107.00	910,107.00	950,107.00	990,107.00	1,030,107.00	1,070,107.00	1,110,107.00
2 Low density housing scheme (4 houses)	4	949,102.00	1,420,214.00	1,500,214.00	1,580,214.00	1,660,214.00	1,740,214.00	1,820,214.00	1,900,214.00	1,980,214.00	2,060,214.00	2,140,214.00	2,220,214.00
3 Low density housing scheme (6 houses)	6	1,423,653.00	2,130,321.00	2,250,321.00	2,370,321.00	2,490,321.00	2,610,321.00	2,730,321.00	2,850,321.00	2,970,321.00	3,090,321.00	3,210,321.00	3,330,321.00
4 Low density housing scheme (8 houses)	8	1,898,204.00	2,840,428.00	3,010,428.00	3,180,428.00	3,350,428.00	3,520,428.00	3,690,428.00	3,860,428.00	4,030,428.00	4,200,428.00	4,370,428.00	4,540,428.00
5 Medium density housing scheme (70 flats)	7	2,386,868.00	3,580,302.00	3,800,302.00	4,020,302.00	4,240,302.00	4,460,302.00	4,680,302.00	4,900,302.00	5,120,302.00	5,340,302.00	5,560,302.00	5,780,302.00
6 Medium density housing scheme (90 flats)	9	2,950,299.00	4,425,367.00	4,750,367.00	5,075,367.00	5,400,367.00	5,725,367.00	6,050,367.00	6,375,367.00	6,700,367.00	7,025,367.00	7,350,367.00	7,675,367.00
7 Medium density housing scheme (100 flats)	10	3,170,422.00	4,755,634.00	5,075,634.00	5,395,634.00	5,715,634.00	6,035,634.00	6,355,634.00	6,675,634.00	6,995,634.00	7,315,634.00	7,635,634.00	7,955,634.00
8 Medium density housing scheme (120 flats)	12	3,804,512.00	5,706,768.00	6,075,768.00	6,445,768.00	6,815,768.00	7,185,768.00	7,555,768.00	7,925,768.00	8,295,768.00	8,665,768.00	9,035,768.00	9,405,768.00
9 Medium density housing scheme (150 flats)	15	4,755,768.00	7,133,702.00	7,575,702.00	8,017,702.00	8,459,702.00	8,901,702.00	9,343,702.00	9,785,702.00	10,227,702.00	10,669,702.00	11,111,702.00	11,553,702.00
10 Medium density housing scheme (200 flats)	20	6,340,944.00	9,511,604.00	10,025,604.00	10,539,604.00	11,053,604.00	11,567,604.00	12,081,604.00	12,595,604.00	13,109,604.00	13,623,604.00	14,137,604.00	14,651,604.00
11 Medium density mixed use housing scheme (200 flats)	20	6,340,944.00	9,511,604.00	10,025,604.00	10,539,604.00	11,053,604.00	11,567,604.00	12,081,604.00	12,595,604.00	13,109,604.00	13,623,604.00	14,137,604.00	14,651,604.00
12 Medium density mixed use housing scheme (400 flats)	40	12,681,888.00	19,023,208.00	20,051,208.00	21,079,208.00	22,107,208.00	23,135,208.00	24,163,208.00	25,191,208.00	26,219,208.00	27,247,208.00	28,275,208.00	29,303,208.00
13 Medium density mixed use housing scheme (600 flats)	60	18,992,832.00	28,534,812.00	30,076,812.00	31,618,812.00	33,160,812.00	34,702,812.00	36,244,812.00	37,786,812.00	39,328,812.00	40,870,812.00	42,412,812.00	43,954,812.00
14 Medium density mixed use housing scheme (800 flats)	80	25,297,776.00	37,986,416.00	40,082,416.00	42,178,416.00	44,274,416.00	46,370,416.00	48,466,416.00	50,562,416.00	52,658,416.00	54,754,416.00	56,850,416.00	58,946,416.00
15 Medium density mixed use housing scheme (1000 flats)	100	31,699,720.00	47,483,040.00	50,090,400.00	52,697,760.00	55,305,120.00	57,912,480.00	60,519,840.00	63,127,200.00	65,734,560.00	68,341,920.00	70,949,280.00	73,556,640.00
16 Medium density mixed use housing scheme (1200 flats)	120	38,039,664.00	56,981,696.00	60,108,480.00	63,235,264.00	66,362,048.00	69,488,8						

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£08,088 PER HA											
Description	No of units	NLV	0% A	5% A	10% A	15% A	20% A	25% A	30% A	35% A	40% A	45% A	50% A
1 Low density housing scheme (2 houses)	2	4,534.24	4,470.96	455.78	435.80	415.83	395.86	375.89	355.92	335.95	315.98	296.01	276.04
2 Low density housing scheme (4 houses)	4	6,020.00	5,956.72	607.44	587.46	567.49	547.52	527.55	507.58	487.61	467.64	447.67	427.70
3 Low density housing scheme (6 houses)	6	8,130.21	7,971.21	821.20	801.20	781.20	761.20	741.20	721.20	701.20	681.20	661.20	641.20
4 Medium density flattened scheme (5 flats)	5	4,202.95	4,162.96	416.97	406.97	396.97	386.97	376.97	366.97	356.97	346.97	336.97	326.97
5 Medium density flattened scheme (7 flats)	7	5,243.57	5,183.58	518.59	508.59	498.59	488.59	478.59	468.59	458.59	448.59	438.59	428.59
6 Medium density flattened scheme (9 flats)	9	5,985.32	5,925.33	592.54	582.54	572.54	562.54	552.54	542.54	532.54	522.54	512.54	502.54
7 Medium density flattened scheme (10 flats)	10	6,391.03	6,331.04	633.05	623.05	613.05	603.05	593.05	583.05	573.05	563.05	553.05	543.05
8 Medium density flattened scheme (15 flats)	15	8,511.54	8,451.55	851.56	841.56	831.56	821.56	811.56	801.56	791.56	781.56	771.56	761.56
9 Medium density flattened scheme (20 flats)	20	11,015.39	10,955.40	1,095.41	1,085.41	1,075.41	1,065.41	1,055.41	1,045.41	1,035.41	1,025.41	1,015.41	1,005.41
10 Medium density flattened scheme (25 flats)	25	13,819.24	13,759.25	1,375.26	1,365.26	1,355.26	1,345.26	1,335.26	1,325.26	1,315.26	1,305.26	1,295.26	1,285.26
11 Medium density mixed use flattened scheme (200 flats)	200	112,025.95	111,767.28	11,176.73	11,146.27	11,115.81	11,085.35	11,054.89	11,024.43	10,993.97	10,963.51	10,933.05	10,902.59
12 Medium density mixed use flattened scheme (400 flats)	400	117,872.98	117,514.01	11,751.41	11,720.95	11,690.49	11,660.03	11,629.57	11,599.11	11,568.65	11,538.19	11,507.73	11,477.27
13 Medium density mixed use flattened scheme (600 flats)	600	121,227.34	120,868.37	12,086.38	12,055.92	12,025.46	11,994.99	11,964.53	11,934.07	11,903.61	11,873.15	11,842.69	11,812.23
14 Identification scheme (industrial with 8 flats)	8	9,718.71	9,718.34	971.83	971.83	971.83	971.83	971.83	971.83	971.83	971.83	971.83	971.83
15 Medium density mixed use flattened scheme (30 flats)	30	4,475.55	4,445.56	445.57	445.57	445.57	445.57	445.57	445.57	445.57	445.57	445.57	445.57
16 Medium density mixed use flattened scheme (75 flats)	75	11,790.73	11,740.74	1,174.75	1,174.75	1,174.75	1,174.75	1,174.75	1,174.75	1,174.75	1,174.75	1,174.75	1,174.75
17 Medium density mixed use flattened scheme (150 flats)	150	24,380.25	24,330.26	2,433.27	2,433.27	2,433.27	2,433.27	2,433.27	2,433.27	2,433.27	2,433.27	2,433.27	2,433.27
18 High density mixed use flattened scheme (300 flats)	300	48,040.04	48,040.04	4,804.01	4,804.01	4,804.01	4,804.01	4,804.01	4,804.01	4,804.01	4,804.01	4,804.01	4,804.01
19 Medium density mixed use flattened scheme (50 flats)	50	11,760.71	11,760.71	1,176.72	1,176.72	1,176.72	1,176.72	1,176.72	1,176.72	1,176.72	1,176.72	1,176.72	1,176.72
20 High density mixed use flattened scheme (150 flats)	150	34,380.25	34,380.25	3,438.26	3,438.26	3,438.26	3,438.26	3,438.26	3,438.26	3,438.26	3,438.26	3,438.26	3,438.26
21 High density mixed use flattened scheme (200 flats)	200	45,851.01	45,85										

BENCHMARK LAND VALUE £4 (CLEARED LAND)		£500,000 PER HA											
Description	No of units	ELV	0% A/R	0% A/R	10% A/R	10% A/R	10% A/R	20% A/R	30% A/R	40% A/R	45% A/R	50% A/R	
1 Low density housing scheme (2 houses)	2	135,000	470,705	455,708	435,005	411,656	391,335	371,865	352,140	332,855	313,495	295,065	
2 Low density housing scheme (4 houses)	4	135,000	940,410	911,416	870,010	823,311	783,730	744,255	704,280	663,710	622,990	582,130	
3 Low density housing scheme (6 houses)	6	113,500	2,121,211	2,031,200	1,941,725	1,852,362	1,763,767	1,675,374	1,587,054	1,499,174	1,412,403	1,326,291	
4 Medium density flattened scheme (7 houses)	7	510,667	960,667	946,502	930,617	914,276	897,593	880,441	862,894	845,000	826,722	808,116	
5 Medium density flattened scheme (7 flats)	7	510,667	960,667	946,502	930,617	914,276	897,593	880,441	862,894	845,000	826,722	808,116	
6 Medium density flattened scheme (10 houses)	10	630,000	1,260,000	1,188,242	1,116,484	1,044,726	972,968	901,210	829,452	757,694	685,936	614,178	
7 Medium density flattened scheme (30 flats)	30	475,000	3,332,558	3,058,581	2,784,584	2,510,587	2,236,590	1,962,593	1,688,596	1,414,599	1,140,602	866,605	
8 Medium density flattened scheme (75 flats)	75	119,000	8,154,750	7,448,987	6,743,224	6,037,461	5,331,698	4,625,935	3,920,172	3,214,409	2,508,646	1,802,883	
9 Medium density flattened scheme (550 flats)	550	1,250,000	6,625,000	5,755,750	4,886,500	4,017,250	3,148,000	2,278,750	1,409,500	540,250	10,000	10,000	
10 Medium density flattened scheme (1400 flats)	1400	61,245,000	140,245,000	109,350,000	78,455,000	47,560,000	16,665,000	5,770,000	1,875,000	580,000	175,000	10,000	
11 Medium density mixed use flattened scheme (200 flats)	200	490,000	1,017,220	970,486	934,201	897,916	861,631	825,346	789,061	752,776	716,491	680,206	
12 Medium density mixed use flattened scheme (400 flats)	400	490,000	1,994,260	1,917,012	1,834,261	1,751,510	1,668,759	1,586,008	1,503,257	1,420,506	1,337,755	1,255,004	
13 Medium density mixed use flattened scheme (600 flats)	600	490,000	2,971,300	2,844,017	2,716,726	2,589,435	2,462,144	2,334,853	2,207,562	2,080,271	1,952,980	1,825,689	
14 Identification scheme (industrial with 8 flats)	9	614,000	8,773,340	8,790,392	8,807,444	8,824,496	8,841,548	8,858,600	8,875,652	8,892,704	8,909,756	8,926,808	
15 Medium density mixed use flattened scheme (100 flats)	100	211,500	412,550	394,124	375,698	357,272	338,846	320,420	301,994	283,568	265,142	246,716	
16 Medium density mixed use flattened scheme (75 flats)	75	147,000	2,916,447	2,697,145	2,477,843	2,258,541	2,039,239	1,819,937	1,600,635	1,381,333	1,162,031	942,729	
17 Medium density mixed use flattened scheme (50 flats)	50	147,000	1,944,290	1,800,429	1,656,568	1,512,707	1,368,846	1,224,985	1,081,124	937,263	793,402	649,541	
18 High density mixed use flattened scheme (300 flats)	300	370,000	9,300,462	8,514,399	7,728,336	6,942,273	6,156,210	5,370,147	4,584,084	3,798,021	3,011,958	2,225,895	
19 Medium density mixed use flattened scheme (50 flats)	50	114,000	2,252,942	2,099,967	1,946,992	1,793,017	1,639,042	1,485,067	1,331,092	1,177,117	1,023,142	869,167	
20 High density mixed use flattened scheme (150 flats)	150	224,000	11,221,440	10,394,259	9,567,078	8,739,897	7,912,716	7,085,535	6,258,354	5,431,173	4,603,992	3,776,811	
21 High density mixed use flattened scheme (100 flats)	100	148,000	476,000	456,000	436,000	416,000	396,000	376,000	356,000	336,000	316,000	296,000	
22 High density mixed use flattened scheme (50 flats)	50	74,000	238,000	228,000	218,000	208,000	198,000	188,000	178,000	168,000	158,000	148,000	
23 High density mixed use flattened scheme (25 flats)	25	37,000	119,000	114,000	109,000	104,000	99,000	94,000	89,000	84,000	79,000	74,000	
24 Medium density mixed use flattened scheme (450 flats)	450	1,150,000	5,725,000	5,047,688	4,368,735	3,689,782	3,010,829	2,331,876	1,652,923	973,970	295,017	10,000	
25 Medium density mixed use flattened scheme (250 flats)	250	490,000	1,372,760	1,244,997	1,120,919	1,001,939	882,959	764,979	646,999	528,019	409,039	290,059	
26 Medium density mixed use flattened scheme (140 flats)	140	420,000	1,369,960	1,262,144	1,126,998	1,000,018	884,038	768,058	652,078	536,098	420,118	304,138	
27 Medium density mixed use flattened scheme (100 flats)	100	340,000	1,175,000	1,095,015	1,015,030	935,045	855,060	775,075	695,090	615,105	535,120	455,135	
28 Medium density mixed use flattened scheme (500 flats)	500	500,000	6,140,000	5,340,000	4,540,000	3,740,000	2,940,000	2,140,000	1,340,000	540,000	10,000	10,000	
29 Identification scheme (industrial with 12 flats)	12	118,000	5,218,697	5,128,028	5,037,359	4,946,690	4,856,021	4,765,352	4,674,683	4,584,014	4,493,345	4,402,676	
30 Medium density mixed use flattened scheme (350 flats)	350	319,000	2,774,520	2,561,048	2,346,576	2,132,104	1,917,632	1,703,160	1,488,688	1,274,216	1,059,744	845,272	
31 High density mixed use flattened scheme (180 flats)	180	141,000	625,000	595,000	565,000	535,000	505,000	475,000	445,000	415,000	385,000	355,000	
32 High density mixed use flattened scheme (550 flats)	550	500,000	12,730,000	11,537,000	10,344,000	9,151,000	7,958,000	6,765,000	5,572,000	4,379,000	3,186,000	2,000,000	
33 High density mixed use flattened scheme (1750 flats)	1,750	631,000	40,397,247	36,244,960	32,092,400	27,940,000	23,787,500	19,635,000	15,482,500	11,330,000	7,177,500	3,025,000	
34 High density mixed use flattened scheme (20 flats)	20	340,000	224,040	214,046	204,052	194,058	184,064	174,070	164,076	154,082	144,088	134,094	
35 High density mixed use flattened scheme (10 flats)	10	80,000	518,000	500,000	482,000	464,000	446,000	428,000	410,000	392,000	374,000	356,000	
36 High density mixed use flattened scheme (5 flats)	5	40,000	630,222	612,224	592,226	572,228	552,230	532,232	512,234	492,236	472,238	452,240	
37 High density mixed use flattened scheme (450 flats)	450	1568,000	11,477,375	10,359,655	9,241,935	8,124,215	7,006,495	5,888,775	4,771,055	3,653,335	2,535,615	1,417,895	
38 Medium density mixed use flattened scheme (100 flats)	100	250,000	820,650	775,656	730,662	685,668	640,674	595,680	550,686	505,692	460,698	415,704	
39 High density mixed use flattened scheme (50 flats)	50	125,000	445,000	425,000	405,000	385,000	365,000	345,000	325,000	305,000	285,000	265,000	
40 Purpose built Student Accommodation (high density) 100 units		-	625,000	100,000	170,000	240,000	310,000	380,000	450,000	520,000	590,000	660,000	
41 Purpose built Student Accommodation (medium density) 100 units		-	10,000	10,000	11,000	12,000	13,000	14,000	15,000	16,000	17,000	18,000	
42 Purpose built Student Accommodation (low density) 100 units		-	10,000	10,000	11,000	12,000	13,000	14,000	15,000	16,000	17,000	18,000	
43 High density retirement sheltered scheme (100 flats)	100	610,000	6,206,416	4,786,786	3,367,156	1,947,526	506,896	311,726	166,556	121,386	76,216	31,046	
44 High density retirement sheltered scheme (50 flats)	50	305,000	3,103,208	2,393,393	1,683,578	973,763	253,448	127,864	63,278	31,639	15,819	7,909	
45 High density retirement sheltered scheme (30 flats)	30	183,000	1,861,925	1,436,036	1,011,147	586,278	191,069	96,532	48,266	24,133	12,066	6,033	
46 Medium density extracare flats scheme (60 flats)	60	1,000,000	3,753,232	3,445,544	3,137,856	2,830,168	2,522,480	2,214,792	1,907,104	1,600,016	1,292,328	984,640	
47 High density extracare flats scheme (100 flats)	100	1,600,000	5,763,232	5,245,544	4,727,856	4,210,168	3,692,480	3,174,792	2,657,104	2,139,416	1,621,728	1,104,040	
48 High density extracare flats scheme (70 flats)	70	1,100,000	3,535,552	3,414,363	3,293,174	3,171,985	3,050,796	2,929,607	2,808,418	2,687,229	2,566,040	2,444,851	

Table 6.3.2: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £8,806 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £8,806 psm		AH tenure		Rented 50%		SO 50%		Frst Hme 0%	
		£15,437,565 PER HA									
		BLV		0% AH		5% AH		10% AH		15% AH	

Table 6.3.3: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £9,583 per square metre)

WARDWORTH LOCAL PLAN VIABILITY		Sales value £9,500 psm		AR rent/m2		Rented 50%		SO 50%		Final Rent 0%			
BENCHMARK LAND VALUE + (SECONDARY OFFICES)		£16,437.656 PER HA											
Description	No of units	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR
1 Low density housing scheme (2 houses)	2	£ 2,771,070											
2 Low density housing scheme (4 houses)	4	£ 4,542,757	1,034,326	1,245,501	1,510,913	1,720,100	1,900,454	2,072,001	2,237,679	2,397,490	2,552,343	2,702,136	2,846,872
3 Low density housing scheme (9 houses)	9	£ 9,204,327	2,853,269	3,352,187	3,973,247	4,593,918	5,209,459	5,778,278	6,298,720	6,765,286	7,178,968	7,539,784	7,850,750
4 Medium density flattened scheme (5 flats)	5	£ 3,144,588	1,070,732	1,281,006	1,511,254	1,711,849	1,871,881	2,021,871	2,177,716	2,319,024	2,456,588	2,589,414	2,710,402
5 Medium density flattened scheme (10 flats)	10	£ 6,117,136	2,041,464	2,482,012	2,952,505	3,343,898	3,687,818	4,000,944	4,290,916	4,560,640	4,811,116	5,044,352	5,261,556
6 Medium density flattened scheme (30 flats)	30	£ 18,352,904	6,124,392	7,446,036	8,857,515	10,031,697	11,042,574	11,914,332	12,655,968	13,296,912	13,847,856	14,318,064	14,707,668
7 Medium density flattened scheme (90 flats)	90	£ 54,958,712	18,373,176	22,338,108	26,565,045	30,095,097	32,925,822	35,142,996	36,977,808	38,515,536	39,857,568	41,015,008	42,098,004
8 Medium density flattened scheme (3 flats)	3	£ 926,264	310,232	362,544	427,853	490,794	540,704	580,000	618,576	655,536	690,912	724,752	757,008
9 Medium density flattened scheme (10 flats)	10	£ 3,121,636	1,030,968	1,237,920	1,479,519	1,695,732	1,871,881	2,043,414	2,200,944	2,345,056	2,470,016	2,585,536	2,692,128
10 Medium density flattened scheme (30 flats)	30	£ 9,364,908	3,092,904	3,713,760	4,438,557	5,087,196	5,615,544	6,069,322	6,452,832	6,775,568	7,035,072	7,228,608	7,398,384
11 Medium density flattened scheme (90 flats)	90	£ 28,094,724	9,278,712	11,141,280	13,315,671	15,261,588	16,847,632	18,208,866	19,358,496	20,316,672	21,097,632	21,721,824	22,212,576
12 Medium density mixed use flattened scheme (200 flats)	200	£ 30,568,379	10,189,112	12,227,736	14,588,114	16,716,660	18,582,128	20,139,456	21,432,672	22,511,616	23,428,896	24,131,136	24,678,432
13 Medium density mixed use flattened scheme (500 flats)	500	£ 75,920,949	25,472,780	30,569,340	36,467,785	41,166,650	44,707,824	47,328,640	49,187,424	50,442,048	51,547,328	52,531,840	53,434,592
14 Medium density mixed use flattened scheme (80 flats)	80	£ 15,600,000	5,167,440	6,160,800	7,392,000	8,457,600	9,360,000	10,128,000	10,780,800	11,347,200	11,838,400	12,273,600	12,662,400
15 intensification scheme (industrial w/ 6 flats)	5	£ 4,476,064	1,444,768	1,732,976	2,039,032	2,317,432	2,557,248	2,757,856	2,920,608	3,055,680	3,165,696	3,252,256	3,326,784
16 Medium density mixed use flattened scheme (300 flats)	300	£ 37,951,528	12,651,411	15,211,760	18,081,384	20,207,808	21,604,800	22,800,000	23,840,000	24,672,000	25,328,000	25,840,000	26,224,000
17 Medium density mixed use flattened scheme (150 flats)	150	£ 19,111,014	6,326,352	7,605,840	9,040,692	10,103,904	10,902,400	11,568,000	12,124,800	12,595,200	12,988,800	13,320,000	13,608,000
18 High density mixed use flattened scheme (300 flats)	300	£ 31,670,799	10,556,932	12,668,400	15,103,200	17,044,800	18,758,400	20,192,000	21,392,000	22,392,000	23,232,000	2	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		K\$171,616 PER HA											
Description	No of units	BLV	0% AN	5% AN	10% AN	15% AN	20% AN	25% AN	30% AN	35% AN	40% AN	45% AN	50% AN
1 Low density housing scheme (2 houses)	2	6,455,510	57,179	522,319	593,016	563,550	524,000	505,861	477,180	444,430	419,496	391,463	363,189
2 Low density housing scheme (4 houses)	4	12,911,020	114,358	1,044,639	1,186,032	1,127,100	1,048,000	1,011,722	974,360	928,860	888,992	850,926	813,378
3 Low density housing scheme (9 houses)	9	32,001,956											
4 Medium density housing scheme (8 floors)	8	6,205,796	1,071,072	1,013,951	981,384	981,384	822,871	773,718	718,824	668,588	618,881	569,181	523,828
5 Medium density flattened scheme (7 floors)	7	6,206,865	1,072,340	1,116,508	1,234,871	1,281,708	1,168,511	1,086,265	1,034,480	982,263	930,808	878,718	828,968
6 Medium density flattened scheme (6 floors)	6	6,550,792	1,125,544	1,205,544	1,345,792	1,415,792	1,262,544	1,180,792	1,128,544	1,076,296	1,024,048	971,799	919,551
7 Medium density flattened scheme (5 floors)	5	6,711,972	1,200,608	1,260,608	1,375,304	1,450,304	1,275,304	1,187,808	1,125,304	1,062,808	1,000,311	937,815	875,319
8 Medium density flattened scheme (75 floors)	75	63,485,213	13,641,831	12,875,721	12,113,712	11,355,050	10,590,590	9,847,040	9,090,650	8,343,180	7,595,710	6,848,240	6,099,770
9 Medium density flattened scheme (225 floors)	225	619,472,492	132,960,922	124,909,225	117,852,465	110,795,708	103,738,951	96,682,194	89,624,437	82,566,680	75,508,923	68,451,166	61,393,409
10 Medium density mixed use flattened scheme (100 floors)	100	122,637,317	40,427,874	38,142,874	35,857,874	33,572,874	31,287,874	29,002,874	26,717,874	24,432,874	22,147,874	19,862,874	17,577,874
11 Medium density mixed use flattened scheme (200 floors)	200	610,159,795	200,051,191	190,026,191	180,001,191	171,996,191	163,991,191	155,986,191	147,981,191	139,976,191	131,971,191	123,966,191	115,961,191
12 Medium density mixed use flattened scheme (400 floors)	400	617,884,647	201,827,728	192,286,728	182,745,728	173,204,728	163,663,728	154,122,728	144,581,728	135,040,728	125,499,728	115,958,728	106,417,728
13 Medium density mixed use flattened scheme (80 floors)	80	63,485,762	13,641,831	12,875,721	12,113,712	11,355,050	10,590,590	9,847,040	9,090,650	8,343,180	7,595,710	6,848,240	6,099,770
14 Intensification scheme (industrial with 12 stores)	2	6,226,707	6,541,411	8,201,740	9,361,553	9,527,879	9,336,649	9,400,802	9,416,810	9,322,818	9,238,826	9,154,834	9,070,842
15 Medium density mixed use flattened scheme (25 floors)	25	62,898,454	14,360,662	13,595,455	12,794,720	11,993,985	11,200,668	10,407,351	9,614,034	8,820,717	8,027,400	7,234,083	6,440,766
17 Medium density mixed use flattened scheme (250 floors)	250	630,601,252	202,051,252	192,026,252	182,001,252	171,976,252	161,951,252	151,926,252	141,901,252	131,876,252	121,851,252	111,826,252	101,801,252
18 High density mixed use flattened scheme (200 floors)	200	628,969,740	202,051,252	192,026,252	182,001,252	171,976,252	161,951,252	151,926,252	141,901,252	131,876,252	121,851,252	111,826,252	101,801,252
19 Medium density mixed use flattened scheme (50 floors)	50	62,898,766	17,848,963	17,280,591	16,712,219	16,143,847	15,575,475	15,007,103	14,438,731	13,870,359	13,301,987	12,733,615	12,165,243
20 High density mixed use flattened													

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		K\$88,888 PER HA										
Description	No of units	2 B/V	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	1,034.434	951.710	822.316	683.918	543.898	404.008	265.881	127.165	44.436	419.968	911.483
2 Low density housing scheme (3 houses)	3	609.069	526.429	424.501	319.033	212.020	107.021	62.037	30.079	887.199	1040.671	103.942
3 Low density housing scheme (4 houses)	4	31,302.121	2,803.197	2,203.147	1,603.197	1,003.197	603.197	403.197	203.197	103.197	1,340.197	70.197
4 Medium density flattened scheme (5 flats)	5	6,202.962	5,071.972	4,061.984	3,051.984	2,041.984	1,031.984	731.970	512.964	304.968	1,501.968	462.964
5 Medium density flattened scheme (7 flats)	7	6,243.507	5,092.390	4,118.598	3,134.917	2,151.705	1,168.001	1,008.200	694.980	422.283	1,408.778	759.716
6 Medium density flattened scheme (9 flats)	9	6,085.964	5,062.328	4,062.328	3,062.328	2,062.328	1,062.328	862.328	662.328	462.328	1,462.328	862.328
7 Medium density flattened scheme (10 flats)	10	6,243.507	5,092.390	4,118.598	3,134.917	2,151.705	1,168.001	1,008.200	694.980	422.283	1,408.778	759.716
8 Medium density flattened scheme (15 flats)	15	6,243.507	5,092.390	4,118.598	3,134.917	2,151.705	1,168.001	1,008.200	694.980	422.283	1,408.778	759.716
9 Medium density flattened scheme (20 flats)	20	6,243.507	5,092.390	4,118.598	3,134.917	2,151.705	1,168.001	1,008.200	694.980	422.283	1,408.778	759.716
10 Medium density mixed use flattened scheme (200 flats)	200	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
11 Medium density mixed use flattened scheme (400 flats)	400	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
12 Medium density mixed use flattened scheme (600 flats)	600	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
13 Medium density mixed use flattened scheme (800 flats)	800	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
14 Medium density mixed use flattened scheme (1000 flats)	1000	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
15 Medium density mixed use flattened scheme (350 flats)	350	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
16 Medium density mixed use flattened scheme (750 flats)	750	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
17 Medium density mixed use flattened scheme (1500 flats)	1500	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
18 High density mixed use flattened scheme (250 flats)	250	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
19 Medium density mixed use flattened scheme (500 flats)	500	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,022.072	11,413.600	9,801.168	8,192.208
20 High density mixed use flattened scheme (150 flats)	150	612,955.959	22,005.911	21,205.938	19,558.144	17,916.000	16,273.856	14,631.712	13,02			

BENCHMARK LAND VALUE @ (CLEARED LAND)		6500,000 PER HA		Residual land values									
Description	No of units	BLV	0% AR	5% AR	10% AR	15% AR	20% AR	25% AR	30% AR	35% AR	40% AR	45% AR	50% AR
1 Low density housing scheme (2 houses)	2	C25,000	691,730	822,318	983,816	963,806	968,806	908,801	877,130	848,436	819,806	901,483	953,100
2 Low density housing scheme (4 houses)	4	C33,000	1,534,306	1,248,901	1,980,913	1,526,578	1,876,484	1,192,891	990,679	957,749	940,871	935,842	727,296
3 Low density housing scheme (6 houses)	6	C113,000	2,895,054	2,891,194	2,847,547	2,846,070	2,879,723	2,276,723	2,276,723	2,276,723	2,276,723	2,276,723	2,276,723
4 Medium density flattened scheme (5 flats)	5	C166,000	1,977,072	1,014,901	951,354	991,064	922,671	770,110	715,024	656,006	596,001	540,821	402,624
5 Medium density flattened scheme (7 flats)	7	C230,000	1,562,580	1,181,898	1,334,671	1,281,109	1,168,601	1,098,280	1,004,802	922,822	840,608	758,118	616,969
6 Medium density flattened scheme (9 flats)	9	C330,000	1,826,338	1,032,316	1,172,483	1,052,788	1,098,280	1,098,280	1,287,138	1,124,254	1,057,893	973,223	889,783
7 Medium density flattened scheme (10 flats)	10	C376,000	1,879,785	979,785	933,839	933,839	933,839	933,839	933,839	933,839	933,839	933,839	933,839
8 Medium density flattened scheme (25 flats)	25	C1,950,000	13,541,031	12,875,721	12,113,712	11,355,305	10,590,690	9,847,940	9,093,650	8,383,158	7,618,807	6,872,587	6,131,438
9 Medium density flattened scheme (50 flats)	50	C3,760,000	23,906,023	26,91,282	27,292,345	25,300,110	23,539,610	21,747,352	20,333,627	18,720,438	17,028,403	15,345,473	13,814,181
10 Medium density mixed use flattened scheme (100 flats)	100	C6,145,000	41,345,023	41,345,023	41,345,023	41,345,023	41,345,023	41,345,023	41,345,023	41,345,023	41,345,023	41,345,023	41,345,023
11 Medium density mixed use flattened scheme (200 flats)	200	C9,990,000	22,305,311	21,200,023	19,358,144	17,990,062	16,621,430	14,603,432	13,052,072	11,413,050	9,799,310	8,186,220	6,592,460
12 Medium density mixed use flattened scheme (400 flats)	400	C9,975,000	20,910,027	19,722,426	24,460,397	22,032,012	19,396,390	16,500,004	14,000,001	12,227,967	10,673,341	9,304,103	7,923,367
13 Medium density mixed use flattened scheme (80 flats)	80	C6,951,000	18,714,184	18,584,184	18,990,273	17,296,613	16,498,736	14,989,818	13,689,941	11,119,730	9,324,038	7,518,956	6,119,544
14 Medium density mixed use flattened scheme (100 flats)	100	C14,500,000	27,519,023	27,519,023	27,519,023	27,519,023	27,519,023	27,519,023	27,519,023	27,519,023	27,519,023	27,519,023	27,519,023
15 Medium density mixed use flattened scheme (200 flats)	200	C21,500,000	5,845,411	6,701,700	5,991,565	5,929,778	1,598,449	1,740,802	4,515,812	4,023,351	3,254,035	2,501,955	1,815,217
16 Medium density mixed use flattened scheme (75 flats)	75	C14,700,000	14,300,562	15,580,450	12,791,720	11,987,402	11,306,636	11,425,935	9,635,566	8,856,260	8,078,416	7,306,556	6,536,177
17 Medium density mixed use flattened scheme (150 flats)	150	C26,000,000	26,353,531	18,903,651	17,490,861	16,862,161	14,768,653	13,125,033	11,600,000	10,556,268	9,508,268	8,458,268	7,368,268
18 High density mixed use flattened scheme (200 flats)	200	C37,000,000	37,000,000	37,000,000	37,000,000	37,000,000	37,000,000	37,000,000	37,000,000	37,000,000	37,000,000	37,000,000	37,000,000
19 Medium density mixed use flattened scheme (50 flats)	50	C24,000,000	7,604,000	7,260,591	6,754								

Table 6.3.4: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £10,359 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													Sales value £10,359 per sqm		AH tenure		Rented 50%		SO 50%		Fst Hm 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													£15,437,565 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Residual land values		35% AH	40% AH	45% AH	50% AH			
1 Low density housing scheme (2 houses)	2	4,771,871	4,422,212	4,488,919	4,555,626	4,622,333	4,689,040	4,755,747	4,822,454	4,889,161	4,955,868	5,022,575	5,089,282	4,822,454	4,822,454	4,822,454	4,822,454	4,822,454	4,822,454			
2 Low density housing scheme (4 houses)	4	8,514,547	7,845,302	7,912,009	7,978,716	8,045,423	8,112,130	8,178,837	8,245,544	8,312,251	8,378,958	8,445,665	8,512,372	8,178,837	8,178,837	8,178,837	8,178,837	8,178,837	8,178,837			
3 Low density housing scheme (9 houses)	9	12,504,527	11,242,722	11,309,429	11,376,136	11,442,843	11,509,550	11,576,257	11,642,964	11,709,671	11,776,378	11,843,085	11,909,792	11,642,964	11,642,964	11,642,964	11,642,964	11,642,964	11,642,964			
4 Medium density flatbed scheme (5 flats)	5	6,514,580	5,783,346	5,850,053	5,916,760	5,983,467	6,050,174	6,116,881	6,183,588	6,250,295	6,316,999	6,383,706	6,450,413	6,183,588	6,183,588	6,183,588	6,183,588	6,183,588	6,183,588			
5 Medium density flatbed scheme (7 flats)	7	8,817,553	7,774,774	7,841,481	7,908,188	7,974,895	8,041,602	8,108,309	8,175,016	8,241,723	8,308,430	8,375,137	8,441,844	7,908,188	7,908,188	7,908,188	7,908,188	7,908,188	7,908,188			
6 Medium density flatbed scheme (9 flats)	9	10,526,244	9,274,416	9,341,123	9,407,830	9,474,537	9,541,244	9,607,951	9,674,658	9,741,365	9,808,072	9,874,779	9,941,486	9,607,951	9,607,951	9,607,951	9,607,951	9,607,951	9,607,951			
7 Medium density flatbed scheme (10 flats)	10	11,526,244	10,174,416	10,241,123	10,307,830	10,374,537	10,441,244	10,507,951	10,574,658	10,641,365	10,708,072	10,774,779	10,841,486	10,507,951	10,507,951	10,507,951	10,507,951	10,507,951	10,507,951			
8 Medium density flatbed scheme (15 flats)	15	16,526,244	14,474,416	14,541,123	14,607,830	14,674,537	14,741,244	14,807,951	14,874,658	14,941,365	15,008,072	15,074,779	15,141,486	14,807,951	14,807,951	14,807,951	14,807,951	14,807,951	14,807,951			
9 Medium density flatbed scheme (20 flats)	20	21,526,244	18,974,416	19,041,123	19,107,830	19,174,537	19,241,244	19,307,951	19,374,658	19,441,365	19,508,072	19,574,779	19,641,486	19,307,951	19,307,951	19,307,951	19,307,951	19,307,951	19,307,951			
10 Medium density flatbed scheme (250 flats)	250	268,426,530	231,974,416	232,041,123	232,107,830	232,174,537	232,241,244	232,307,951	232,374,658	232,441,365	232,508,072	232,574,779	232,641,486	232,307,951	232,307,951	232,307,951	232,307,951	232,307,951	232,307,951			
11 Medium density mixed use flatbed scheme (200 flats)	200	208,426,530	181,974,416	182,041,123	182,107,830	182,174,537	182,241,244	182,307,951	182,374,658	182,441,365	182,508,072	182,574,779	182,641,486	182,307,951	182,307,951	182,307,951	182,307,951	182,307,951	182,307,951			
12 Medium density mixed use flatbed scheme (400 flats)	400	416,853,060	363,948,832	364,015,539	364,082,246	364,148,953	364,215,660	364,282,367	364,349,074	364,415,781	364,482,488	364,549,195	364,615,902	364,349,074	364,349,074	364,349,074	364,349,074	364,349,074	364,349,074			
13 Medium density mixed use flatbed scheme (600 flats)	600	625,279,590	545,923,248	546,000,000	546,076,752	546,153,504	546,230,256	546,307,008	546,383,760	546,460,512	546,537,264	546,614,016	546,690,768	546,383,760	546,383,760	546,383,760	546,383,760	546,383,760	546,383,760			
14 Interconversion scheme (industrial with 9 flats)	9	4,478,854	3,778,553	3,845,260	3,911,967	3,978,674	4,045,381	4,112,088	4,178,795	4,245,502	4,312,209	4,378,916	4,445,623	4,112,088	4,112,088	4,112,088	4,112,088	4,112,088	4,112,088			
15 Medium density mixed use flatbed scheme (30 flats)	30	13,741,526	11,940,440	12,007,147	12,073,854	12,140,561	12,207,268	12,273,975	12,340,682	12,407,389	12,474,096	12,540,803	12,607,510	12,207,268	12,207,268	12,207,268	12,207,268	12,207,268	12,207,268			
16 Medium density mixed use flatbed scheme (75 flats)	75	34,353,661	29,802,100	29,938,767	30,075,434	30,212,101	30,348,768	30,485,435	30,622,102	30,758,769	30,895,436	31,032,103	31,168,770	30,485,435	30,485,435	30,485,435	30,485,435	30,485,435	30,485,435			
17 Medium density mixed use flatbed scheme (150 flats)	150	68,707,322	59,604,200	59,740,867	59,877,534	60,014,201	60,150,868	60,287,535	60,424,202	60,560,869	60,697,536	60,834,203	60,970,870	60,287,535	60,287,535	60,287,535	60,287,535	60,287,535	60,287,535			
18 High density mixed use flatbed scheme (300 flats)	300	137,414,644	119,208,400	119,401,733	119,595,066	119,788,399	119,981,732	120,175,065	120,368,398	120,561,731	120,755,064	120,948,397	121,141,730	120,175,065	120,175,065	120,175,065	120,175,065	120,175,065	120,175,065			
19 Medium density mixed use flatbed scheme (50 flats)	50	17,176,980	14,901,050	14,950,225	15,000,400	15,050,575	15,100,750	15,150,925	15,201,100	15,251,275	15,301,450	15,351,625	15,401,800	15,100,750	15,100,750	15,100,750	15,100,750	15,100,750	15,100,750			
20 High density mixed use flatbed scheme (150 flats)	150	51,530,940	44,703,150	44,855,675	45,008,200	45,160,725	45,313,250	45,465,775	45,618,300	45,770,825	45,923,350	46,075,875	46,228,400	45,313,250	45,313,250	45,313,250	45,313,250	45,313,250	45,313,250			
21 High density mixed use flatbed scheme (450 flats)	450	154,592,820	134,109,450	134,365,975	134,622,500	134,879,025	135,135,550	135,392,075	135,648,600	135,905,125	136,161,650	136,418,175	136,674,700	135,392,075	135,392,075	135,392,075	135,392,075	135,392,075	135,392,075			
22 Medium density mixed use flatbed scheme (100 flats)	100	35,842,460	30,802,100	30,880,375	30,958,650	31,036,925	31,115,200	31,193,475	31,271,750	31,350,025	31,428,300	31,506,575	31,584,850	31,193,475	31,193,475	31,193,475	31,193,475	31,193,475	31,193,475			
23 High density mixed use flatbed scheme (450 flats)	450	136,748,517	117,417,400	117,665,625	117,913,850	118,162,075	118,410,300	118,658,525	118,906,750	119,154,975	119,403,200	119,651,425	119,899,650	118,658,525	118,658,525	118,658,525	118,658,525	118,658,525	118,658,525			
24 Medium density mixed use flatbed scheme (250 flats)	250	230,506,400	198,772,320	199,038,400	199,304,480	199,570,560	199,836,640	200,102,720	200,368,800	200,634,880	200,900,960	201,167,040	201,433,120	199,836,640	199,836,640	199,836,640	199,836,640	199,836,640	199,836,640			
25 Medium density mixed use flatbed scheme (250 flats)	250	230,506,400	198,772,320	199,038,400	199,304,480	199,570,560	199,836,640	200,102,720	200,368,800	200,634,880	200,900,960	201,167,040	201,433,120	199,836,640	199,836,640	199,836,640	199,836,640	199,836,640	199,836,640			
26 Medium density mixed use flatbed scheme (140 flats)	140	130,000,000	111,600,000	111,840,000	112,080,000	112,320,000	112,560,000	112,800,000	113,040,000	113,280,000	113,520,000	113,760,000	114,000,000	112,800,000	112,800,000	112,800,000	112,800,000	112,800,000	112,800,000			
27 Medium density mixed use flatbed scheme (600 flats)	600	624,188,800	536,800,000	537,600,000	538,400,000	539,200,000	540,000,000	540,800,000	541,600,000	542,400,000	543,200,000	544,000,000	544,800,000	540,800,000	540,800,000	540,800,000	540,800,000	540,800,000	540,800,000			
28 Medium density mixed use flatbed scheme (500 flats)	500	513,375,600	436,971,360	437,962,720	438,954,080	439,945,440	440,936,800	441,928,160	442,919,520	443,910,880	444,902,240	445,893,600	446,884,960	442,919,520	442,919,520	442,919,520	442,919,520	442,919,520	442,919,520			
29 Interconversion scheme (industrial with 12 flats)	12	6,020,651	5,050,141	5,100,282	5,150,423	5,200,564	5,250,705	5,300,846	5,350,987	5,401,128	5,451,269	5,501,410	5,551,551	5,250,705	5,250,705	5,250,705	5,250,705	5,250,705	5,250,705			
30 Medium density mixed use flatbed scheme (250 flats)	350	433,000,200	369,002,350	369,304,500	369,606,650	369,908,800	370,210,950	370,513,100	370,815,250	371,117,400	371,419,550	371,721,700	372,023,850	370,513,100	370,513,100	370,513,100	370,513,100	370,513,100	370,513,100			
31 Medium density mixed use flatbed scheme (150 flats)	150	173,200,951	147,604,926	147,854,926	148,104,926	148,354,926	148,604,926	148,854,926	149,104,926	149,354,926	149,604,926	149,854,926	150,104,926	148,854,926	148,854,926	148,854,926	148,854,926	148,854,926	148,854,926			
32 High density mixed use flatbed scheme (500 flats)	500	421,921,343	351,201,450	351,602,900	352,004,350	352,405,800	35															

Table 6.3.5: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £11,135 per square metre)

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£15,437,565 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	4,771,879	1,892,994	1,892,994	1,892,994	1,892,994	1,892,994	1,892,994	1,892,994	1,892,994	1,892,994	1,892,994	1,892,994
2 Low density housing scheme (4 houses)	4	9,543,757	3,785,987	3,785,987	3,785,987	3,785,987	3,785,987	3,785,987	3,785,987	3,785,987	3,785,987	3,785,987	3,785,987
3 Low density housing scheme (9 houses)	9	21,549,327	8,598,882	8,598,882	8,598,882	8,598,882	8,598,882	8,598,882	8,598,882	8,598,882	8,598,882	8,598,882	8,598,882
4 Medium density flat scheme (5 flats)	5	4,714,880	1,845,921	1,845,921	1,845,921	1,845,921	1,845,921	1,845,921	1,845,921	1,845,921	1,845,921	1,845,921	1,845,921
5 Medium density flat scheme (7 flats)	7	6,617,503	2,540,889	2,540,889	2,540,889	2,540,889	2,540,889	2,540,889	2,540,889	2,540,889	2,540,889	2,540,889	2,540,889
6 Medium density flat scheme (9 flats)	9	8,520,254	3,254,514	3,254,514	3,254,514	3,254,514	3,254,514	3,254,514	3,254,514	3,254,514	3,254,514	3,254,514	3,254,514
7 Medium density flat scheme (10 flats)	10	9,520,254	3,590,359	3,590,359	3,590,359	3,590,359	3,590,359	3,590,359	3,590,359	3,590,359	3,590,359	3,590,359	3,590,359
8 Medium density flat scheme (15 flats)	15	14,280,381	5,381,038	5,381,038	5,381,038	5,381,038	5,381,038	5,381,038	5,381,038	5,381,038	5,381,038	5,381,038	5,381,038
9 Medium density flat scheme (20 flats)	20	19,040,508	7,174,717	7,174,717	7,174,717	7,174,717	7,174,717	7,174,717	7,174,717	7,174,717	7,174,717	7,174,717	7,174,717
10 Medium density flat scheme (250 flats)	250	230,568,379	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207
11 Medium density mixed use flat scheme (400 flats)	400	330,103,253	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262
12 Medium density mixed use flat scheme (400 flats)	400	330,103,253	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262	120,365,262
13 Medium density mixed use flat scheme (80 flats)	80	66,020,650	24,073,052	24,073,052	24,073,052	24,073,052	24,073,052	24,073,052	24,073,052	24,073,052	24,073,052	24,073,052	24,073,052
14 Interconversion scheme (industrial with 9 flats)	9	4,747,854	1,813,707	1,813,707	1,813,707	1,813,707	1,813,707	1,813,707	1,813,707	1,813,707	1,813,707	1,813,707	1,813,707
15 Medium density mixed use flat scheme (30 flats)	30	14,241,526	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536
16 Medium density mixed use flat scheme (75 flats)	75	35,603,156	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812
17 Medium density mixed use flat scheme (150 flats)	150	71,206,311	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624
18 High density mixed use flat scheme (300 flats)	300	142,412,622	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248
19 Medium density mixed use flat scheme (50 flats)	50	14,241,526	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536
20 High density mixed use flat scheme (150 flats)	150	42,724,578	15,352,608	15,352,608	15,352,608	15,352,608	15,352,608	15,352,608	15,352,608	15,352,608	15,352,608	15,352,608	15,352,608
21 High density mixed use flat scheme (400 flats)	400	173,698,090	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040
22 Medium density mixed use flat scheme (100 flats)	100	45,704,783	16,415,160	16,415,160	16,415,160	16,415,160	16,415,160	16,415,160	16,415,160	16,415,160	16,415,160	16,415,160	16,415,160
23 High density mixed use flat scheme (400 flats)	400	173,698,090	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040
24 Medium density mixed use flat scheme (40 flats)	40	18,281,756	6,544,464	6,544,464	6,544,464	6,544,464	6,544,464	6,544,464	6,544,464	6,544,464	6,544,464	6,544,464	6,544,464
25 Medium density mixed use flat scheme (250 flats)	250	230,568,379	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207
26 Medium density mixed use flat scheme (250 flats)	250	230,568,379	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207	84,959,207
27 Medium density mixed use flat scheme (140 flats)	140	150,820,539	53,889,391	53,889,391	53,889,391	53,889,391	53,889,391	53,889,391	53,889,391	53,889,391	53,889,391	53,889,391	53,889,391
28 Medium density mixed use flat scheme (150 flats)	150	165,188,884	59,293,091	59,293,091	59,293,091	59,293,091	59,293,091	59,293,091	59,293,091	59,293,091	59,293,091	59,293,091	59,293,091
29 Medium density mixed use flat scheme (500 flats)	500	413,739,559	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333
30 Interconversion scheme (industrial with 12 flats)	12	4,620,651	1,768,964	1,768,964	1,768,964	1,768,964	1,768,964	1,768,964	1,768,964	1,768,964	1,768,964	1,768,964	1,768,964
31 Medium density mixed use flat scheme (350 flats)	350	138,500,834	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668
32 Medium density mixed use flat scheme (350 flats)	350	138,500,834	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668	48,345,668
33 High density mixed use flat scheme (500 flats)	500	413,739,559	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333	148,423,333
34 Medium density mixed use flat scheme (1750 flats)	1,750	1,760,101,320	629,621,312	629,621,312	629,621,312	629,621,312	629,621,312	629,621,312	629,621,312	629,621,312	629,621,312	629,621,312	629,621,312
35 High density mixed use flat scheme (30 flats)	30	14,241,526	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536	5,117,536
36 High density mixed use flat scheme (75 flats)	75	35,603,156	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812	12,767,812
37 High density mixed use flat scheme (150 flats)	150	71,206,311	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624	25,535,624
38 High density mixed use flat scheme (300 flats)	300	142,412,622	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248	51,071,248
39 Medium density mixed use flat scheme (400 flats)	400	173,698,090	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040
40 High density mixed use flat scheme (400 flats)	400	173,698,090	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040	62,661,040
41 Purpose Built Student Accommodation (high density) 100 units	-	4,650,001	1,802,111	1,802,254	1,740,397	1,607,341	1,459,084	1,317,627	1,249,071	1,164,114	1,087,257	921,400	813,544
42 Purpose Built Student Accommodation (medium density) 100 units	-	4,372,742	1,802,111	1,802,254	1,740,397	1,607,341	1,459,084	1,317,627	1,249,071	1,164,114	1,087,257	921,400	813,544
43 High density retirement flat scheme (60 flats)	60	41,834,323	12,276,111	11,886,616	10,763,544	9,826,889	9,068,372	8,395,778	7,884,965	7,490,519	7,124,522	6,786,933	6,478,222
44 High density retirement flat scheme (30 flats)	30	20,917,161	6,135,555	5,943,308	5,381,772	4,913,444	4,534,389	4,219,389	3,952,592	3,730,259	3,537,261	3,361,466	3,214,111
45 High density retirement flat scheme (15 flats)	15	10,458,580	3,067,777	2,971,654	2,690,886	2,456,722	2,267,194	2,109,694	1,976,199	1,865,129	1,763,630	1,670,733	1,587,055
46 Medium density extracare flat scheme (50 flats)	50	41,834,323	12,276,111	11,886,616	10,763,544	9,826,889	9,068,372	8,395,778	7,884,965	7,490,519	7,124,522	6,786,933	6,478,222
47 High density extracare flat scheme (60 flats)	60	41,834,323	12,276,111	11,886,616	10,763,544	9,826,889	9,068,372	8,395,778	7,884,965	7,490,519	7,124,522	6,786,933	6,478,222
48 High density extracare flat scheme (30 flats)	30	20,917,161	6,135,555	5,943,308	5,381,772	4,913,444	4,534,389	4,219,389	3,952,592	3,730,259	3,537,261	3,361,466	3,214,111
49 High density extracare flat scheme (15 flats)	15	10,458,580	3,										

Table 6.3.6: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £11,911 per square metre)

BANDWIDTH LOCAL PLAN (VARIETY OFFICES)		Sales value £119.11 pm		AR tenure		Rented 50%		First time 0%					
NORTHWARD LAND VALUE 1 (SECURITY OFFICES)		£16,437,566 PER HA		40.18%		42.54%		50.04%					
						Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	677,771.07	923.76	879.67	836.23	793.07	750.17	707.12	664.85	622.41	579.81	537.73	496.72
2 Low density housing scheme (4 houses)	4	615,443.75	1,847.23	1,760.91	1,673.35	1,586.92	1,500.51	1,414.24	1,328.80	1,243.08	1,158.00	1,072.45	987.23
3 Low density housing scheme (6 houses)	6	620,594.32	2,594.32	2,498.97	2,395.73	2,292.58	2,189.43	2,086.28	1,983.13	1,880.00	1,776.87	1,673.75	1,570.62
4 Medium density flatbed scheme (5 flats)	5	651,458.96	1,847.23	1,567.37	1,407.17	1,370.28	1,289.96	1,201.64	1,113.36	1,025.03	936.75	851.34	764.76
5 Medium density flatbed scheme (7 flats)	7	671,550.23	2,110.14	2,164.93	2,258.50	2,333.50	2,409.46	2,485.31	2,561.19	2,637.01	2,712.81	2,788.61	2,864.41
6 Medium density flatbed scheme (9 flats)	9	626,254.34	2,966.00	2,884.55	2,843.99	2,842.38	2,822.37	2,797.27	2,766.54	2,731.54	2,696.54	2,661.54	2,626.54
7 Medium density flatbed scheme (10 flats)	10	621,616.33	3,216.63	3,176.43	3,136.23	3,096.03	3,055.83	3,015.63	2,975.43	2,935.23	2,895.03	2,854.83	2,814.63
8 Medium density flatbed scheme (25 flats)	25	65,866.27	21,496.11	20,236.00	19,070.92	17,915.97	16,765.90	15,605.87	14,451.91	13,291.28	12,136.48	11,056.62	9,931.83
9 Medium density flatbed scheme (250 flats)	250	22,629,921.31	693,021.61	693,346.46	687,075.45	680,804.51	674,533.57	668,262.62	661,991.67	655,720.72	649,449.77	643,178.82	636,907.87
10 Medium density mixed use flatbed scheme (200 flats)	200	638,438,533.07	15,735.15	15,735.15	15,735.15	15,735.15	15,735.15	15,735.15	15,735.15	15,735.15	15,735.15	15,735.15	15,735.15
11 Medium density mixed use flatbed scheme (200 flats)	200	230,566.37	40,099.20	39,296.71	38,719.38	38,142.05	37,564.72	36,987.39	36,410.06	35,832.73	35,255.40	34,678.07	34,100.74
12 Medium density mixed use flatbed scheme (400 flats)	400	430,103.25	60,344.54	60,344.54	60,344.54	60,344.54	60,344.54	60,344.54	60,344.54	60,344.54	60,344.54	60,344.54	60,344.54
13 Medium density mixed use flatbed scheme (80 flats)	80	61,900,692.07	27,997.28	26,765.87	25,516.47	24,287.07	23,057.67	21,828.27	20,598.87	19,369.47	18,140.07	16,910.67	15,681.27
14 Medium density mixed use flatbed scheme (160 flats)	160	61,447,876.94	27,997.28	26,765.87	25,516.47	24,287.07	23,057.67	21,828.27	20,598.87	19,369.47	18,140.07	16,910.67	15,681.27
15 Medium density mixed use flatbed scheme (30 flats)	30	67,517,328.9	9,397.28	9,397.28	9,397.28	9,397.28	9,397.28	9,397.28	9,397.28	9,397.28	9,397.28	9,397.28	9,397.28
16 Medium density mixed use flatbed scheme (75 flats)	75	64,536,644	22,410.78	21,190.81	19,968.88	18,748.12	17,527.36	16,306.60	15,085.84	13,865.08	12,644.32	11,423.56	10,202.80
17 Medium density mixed use flatbed scheme (150 flats)	150	61,117,410.33	22,410.78	21,190.81	19,968.88	18,748.12	17,527.36	16,306.60	15,085.84	13,865.08	12,644.32	11,423.56	10,202.80
18 Medium density mixed use flatbed scheme (300 flats)	300	61,117,410.33	22,410.78	21,190.81	19,968.88	18,748.12	17,527.36	16,306.60	15,085.84	13,865.08	12,644.3		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		BVL \$71,614 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	645,581	833,376	876,691	908,323	937,607	965,311	991,415	1,015,264	1,038,950	1,062,804	1,086,841	1,111,076
2 Low density housing scheme (4 houses)	4	691,161	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,264	1,329,950	1,245,089	1,160,504	1,076,405	992,823
3 Low density housing scheme (8 houses)	9	62,081,956	4,157,061	3,960,997	3,765,773	3,571,388	3,377,842	3,185,135	2,993,248	2,802,240	2,612,051	2,422,702	2,234,192
4 Low density housing scheme (16 houses)	18	6,205,722	1,205,722	1,145,722	1,085,722	1,025,722	965,722	905,722	845,722	785,722	725,722	665,722	605,722
5 Medium density flatbed scheme (7 flats)	6	336,865	916,143	1,145,000	1,373,857	1,602,714	1,831,571	2,060,428	2,289,285	2,518,142	2,747,000	2,975,857	3,204,714
6 Medium density flatbed scheme (9 flats)	9	6,550,297	2,966,030	2,804,403	2,643,905	2,483,388	2,322,377	2,161,367	2,004,454	1,844,541	1,689,325	1,532,310	1,376,295
7 Medium density flatbed scheme (30 flats)	30	6,175,742	9,307,346	7,896,439	6,293,523	7,789,736	7,286,000	6,782,264	6,278,528	5,774,792	5,271,056	4,767,320	4,263,584
8 Medium density flatbed scheme (60 flats)	60	6,148,511	9,280,000	7,870,000	6,270,000	7,765,000	7,260,000	6,755,000	6,250,000	5,745,000	5,240,000	4,735,000	4,230,000
9 Medium density flatbed scheme (250 flats)	250	6,118,272	9,371,091	8,035,346	6,426,175	7,921,551	7,417,926	6,914,301	6,410,676	5,907,051	5,403,426	4,899,801	4,396,176
10 Medium density flatbed scheme (600 flats)	600	6,223,319	8,406,770	7,025,654	5,767,195	7,396,519	6,935,358	6,474,197	6,013,036	5,551,875	5,090,714	4,629,553	4,168,392
11 Medium density mixed use flatbed scheme (200 flats)	200	6,116,159	7,909,210	6,706,171	5,519,338	7,313,062	6,903,289	6,493,516	6,083,743	5,673,970	5,264,197	4,854,424	4,444,651
12 High density mixed use flatbed scheme (50 flats)	50	6,177,894,647	9,371,091	8,035,346	6,426,175	7,921,551	7,417,926	6,914,301	6,410,676	5,907,051	5,403,426	4,899,801	4,396,176
13 Medium density mixed use flatbed scheme (80 flats)	80	6,148,511	7,267,292	6,705,715	6,219,407	6,733,100	6,246,892	5,760,684	5,274,476	4,788,268	4,302,060	3,815,852	3,329,644
14 Intensification scheme (industrial with 9 flats)	9	6,259,768	8,448,912	8,246,416	8,136,798	7,986,227	7,833,781	7,681,108	7,529,559	7,377,010	7,224,461	7,071,912	6,924,363
15 Medium density mixed use flatbed scheme (30 flats)	30	6,226,702	9,884,596	8,376,206	6,864,062	8,352,144	7,840,211	7,328,278	6,816,345	6,304,412	5,792,479	5,280,546	4,768,613
16 High density mixed use flatbed scheme (25 flats)	25	6,296,455	9,884,596	8,376,206	6,864,062	8,352,144	7,840,211	7,328,278	6,816,345	6,304,412	5,792,479	5,280,546	4,768,613
17 Medium density mixed use flatbed scheme (150 flats)	150	6,260,652	9,884,596	8,376,206	6,864,062	8,352,144	7,840,211	7,328,278	6,816,345	6,304,412	5,792,479	5,280,546	4,768,613
18 High density mixed use flatbed scheme (200 flats)	200	6,693,740	10,282,544	8,603,873	6,924,339	9,284,919	8,546,626	7,808,233	7,069,840	6,331,447	5,593,054	4,854,661	4,116,268
19 Medium density mixed use flatbed scheme (50 flats)	50	6,259,768	13,053,844	12,282,874	11,514,533								

BENCHMARK LAND VALUE \$3 (SECONDARY INDUSTRY)		\$68,008.665 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	35% AH	40% AH	45% AH	50% AH		
1 Low density housing scheme (2 houses)	2	6,304.434	623.176	879.857	638.223	1,353.827	758.317	1,115.282	664.555	622.104	617.941	537.763	465.823
2 Low density housing scheme (4 houses)	4	6,880.869	1,847.231	1,700.091	1,673.325	1,586.932	1,500.911	1,415.284	1,329.950	1,245.089	1,160.580	1,076.405	982.823
3 Low density housing scheme (8 houses)	9	6,738.132	1,157.061	1,360.997	1,765.773	1,571.388	1,377.642	1,185.135	1,090.280	2,002.240	2,612.051	2,422.702	2,234.182
4 Medium density housing scheme (10 flats)	10	6,220.957	1,567.831	1,448.167	1,478.616	1,378.618	1,281.665	1,184.612	1,087.566	1,999.840	2,609.645	2,419.645	2,230.645
5 Medium density housing scheme (12 flats)	12	6,245.647	2,113.214	2,104.053	2,058.058	1,933.508	1,809.046	1,685.131	1,561.780	430.901	1,316.646	1,194.904	1,075.193
6 Medium density housing scheme (16 flats)	9	6,365.321	2,968.008	2,804.503	2,643.995	2,482.388	2,322.367	2,163.007	2,004.454	1,846.541	1,689.325	1,532.010	1,376.695
7 Medium density housing scheme (30 flats)	30	591,333.903	3,967.640	3,769.439	6,293.523	7,787.698	7,288.260	6,783.913	6,281.755	5,780.787	5,279.812	4,778.837	4,277.862
8 Medium density housing scheme (40 flats)	40	622,313.700	4,248.418	4,206.969	8,174.832	10,119.872	9,520.436	8,921.000	8,321.564	7,722.128	7,122.692	6,523.256	5,923.820
9 Medium density housing scheme (250 flats)	250	66,950.367	53,071.091	49,932.564	47,008.175	43,995.571	40,987.537	37,973.572	34,942.176	31,944.851	28,947.595	25,950.390	22,949.231
10 Medium density housing scheme (600 flats)	600	116,160.826	88,406.770	82,953.856	76,027.195	69,725.895	63,156.964	56,891.616	50,625.018	44,348.866	38,214.796	32,071.931	25,914.812
11 Medium density mixed use flatbed scheme (200 flats)	200	102,955.598	40,890.210	35,206.174	31,758.388	28,133.562	24,935.592	22,075.476	25,512.822	22,969.320	20,477.075	17,974.246	15,474.875
12 Medium density mixed use flatbed scheme (300 flats)	300	141,872.933	52,842.447	45,802.447	42,802.447	39,802.447	36,802.447	33,802.447	30,802.447	27,802.447	24,802.447	21,802.447	18,802.447
13 Medium density mixed use flatbed scheme (400 flats)	400	162,731.447	59,797.206	52,757.617	45,718.027	42,678.437	39,638.847	36,599.257	33,559.667	30,520.077	27,480.487	24,440.897	21,401.307
14 Intensification scheme (industrial with 9 flats)	9	6,768.719	6,448.912	6,246.416	6,138.769	7,996.227	7,833.313	7,681.108	7,529.590	7,378.080	7,226.569	7,075.059	6,923.549
15 Medium density mixed use flatbed scheme (30 flats)	30	4,478.550	6,984.556	6,372.006	6,864.062	6,352.164	7,842.511	7,335.063	6,828.610	6,326.643	5,824.676	5,322.709	4,820.742
16 Medium density mixed use flatbed scheme (75 flats)	75	5,790.077	6,138.769	6,138.769	6,138.769	6,138.769	6,138.769	6,138.769	6,138.769	6,138.769	6,138.769	6,138.769	6,138.769
17 Medium density mixed use flatbed scheme (150 flats)	150	6,343.853	35,005.103	32,841.652	30,686.581	28,531.509	26,376.438	24,221.367	22,066.296	20,015.916	17,973.122	15,930.366	13,887.610
18 High density mixed use flatbed scheme (300 flats)	300	64,603.440	50,282.544	46,003.673	43,340.330	39,991.914	36,458.626	33,045.464	29,632.497	2			

BENCHMARK LAND VALUE \$4 (CLEARER LAND)		£500,000 PER HA				Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Low density housing scheme (2 houses)	2	£25,000	£23,676	£79,870	£83,323	£133,527	£25,751	£177	£69,455	£22,104	£179,841	£21,703	£465		
2 Low density housing scheme (4 houses)	4	£50,000	£47,352	£170,740	£167,325	£1,586,932	£1,500,911	£1,415,284	£1,329,980	£2,045,019	£1,880,900	£1,076	£82,823		
3 Low density housing scheme (8 houses)	8	£110,500	£107,061	£360,967	£376,773	£3,571,380	£3,387,042	£3,185,135	£2,980,286	£2,802,240	£2,612,051	£2,424,702	£2,234,192		
4 Medium density housing scheme (16 flats)	16	£220,000	£216,747	£705,811	£714,868	£17,878,020	£17,438,046	£16,513,867	£15,611,827	£14,724,816	£13,859,816	£12,994,816	£12,129,816		
5 Medium density housing scheme (7 flats)	7	£92,000	£210,143	£2,104,053	£2,058,058	£19,933,006	£19,894,640	£18,845,311	£17,780,145	£16,714,980	£15,649,816	£14,584,651	£13,519,486		
6 Medium density housing scheme (30 flats)	30	£330,000	£2,966,000	£2,804,503	£2,643,995	£24,282,388	£23,222,377	£21,603,077	£20,044,454	£18,484,541	£16,899,325	£15,320,116	£13,761		
7 Medium density housing scheme (60 flats)	60	£660,000	£3,937,548	£3,769,439	£3,592,923	£77,769,738	£76,089,268	£73,818,933	£71,548,598	£69,278,767	£67,008,432	£64,738,097	£62,467,762		
8 Medium density housing scheme (120 flats)	120	£1,320,000	£7,874,096	£7,538,878	£7,179,812	£153,536,476	£150,177,536	£144,418,866	£138,660,196	£132,901,526	£127,142,856	£121,384,186	£115,625,516		
9 Medium density housing scheme (250 flats)	250	£3,300,000	£3,071,091	£2,903,346	£2,728,175	£43,695,571	£40,597,537	£37,512,572	£34,422,176	£31,331,851	£28,241,995	£25,152,139	£22,062,284		
10 Medium density housing scheme (600 flats)	600	£6,600,000	£6,142,400	£5,806,564	£5,467,195	£89,156,943	£84,568,016	£79,979,089	£75,389,162	£70,799,235	£66,209,308	£61,619,381	£57,029,454		
11 Medium density mixed use flatbed scheme (200 flats)	200	£990,000	£4,080,210	£3,296,174	£3,115,768	£31,106,362	£29,935,692	£28,764,026	£27,592,362	£26,420,698	£25,249,034	£24,077,370	£22,905,706		
12 Medium density mixed use flatbed scheme (400 flats)	400	£1,980,000	£8,160,420	£6,592,348	£6,231,536	£62,212,724	£59,871,384	£57,530,044	£55,188,704	£52,847,364	£50,506,024	£48,164,684	£45,823,344		
13 Medium density mixed use flatbed scheme (80 flats)	80	£396,000	£2,797,290	£2,065,817	£2,519,407	£24,280,575	£23,063,101	£21,836,120	£20,618,558	£19,401,307	£18,184,056	£16,966,805	£15,749,554		
14 Intensification scheme (industrial with 9 flats)	9	£142,500	£4,849,912	£2,846,416	£1,938,768	£7,989,227	£8,333,733	£7,681,108	£7,029,590	£7,376,690	£6,724,628	£6,072,566	£5,420,504		
15 Medium density mixed use flatbed scheme (30 flats)	30	£125,000	£9,884,595	£3,720,206	£3,664,002	£3,952,144	£7,843,511	£7,335,063	£6,826,640	£6,318,643	£5,810,646	£5,302,649	£4,794,652		
16 Medium density mixed use flatbed scheme (60 flats)	60	£250,000	£14,474,000	£5,440,412	£5,197,878	£18,769,812	£18,674,368	£17,344,116	£16,213,864	£15,083,612	£13,953,360	£12,823,108	£11,692,856		
17 Medium density mixed use flatbed scheme (150 flats)	150	£380,000	£3,506,193	£3,264,852	£3,086,581	£28,849,889	£28,454,576	£27,277,644	£26,100,090	£24,922,536	£23,744,982	£22,567,428	£21,389,874		
18 High density mixed use flatbed scheme (300 flats)	300	£760,000	£5,282,544	£4,081,6											

Table 6.3.7: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £12,688 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY		Sales value £12,688 psm		A/H tenure		Rented 50%		SO 50%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£16,437,566 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,877	1,913,898	965,372	917,292	869,418	821,753	774,294	727,040	679,995	633,156	586,523	540,099
2 Low density housing scheme (4 houses)	4	£1,543,757	2,028,196	1,931,822	1,835,482	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,526	1,081,075
3 Low density housing scheme (9 houses)	9	£3,504,327	4,584,231	4,346,941	4,130,581	3,915,153	3,700,055	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211
4 Medium density flatbed scheme (5 flats)	5	£514,588	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,053	1,051,590	954,967	858,757
5 Medium density flatbed scheme (7 flats)	7	£817,503	2,759,327	2,436,205	2,299,687	2,169,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,256	1,339,961	1,205,279
6 Medium density flatbed scheme (9 flats)	9	£926,254	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,296	1,719,319	1,546,157
7 Medium density flatbed scheme (30 flats)	30	£2,315,635	10,496,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290
8 Medium density flatbed scheme (75 flats)	75	£5,865,275	23,994,470	22,689,426	21,390,005	20,096,208	18,800,034	17,525,448	16,246,558	14,977,255	13,711,576	12,451,520	11,197,088
9 Medium density flatbed scheme (250 flats)	250	£22,563,221	90,789,124	89,372,665	87,959,162	86,545,917	85,132,672	83,719,427	82,306,182	80,892,937	79,479,692	78,066,447	76,653,202
10 Medium density flatbed scheme (600 flats)	600	£36,439,538	162,858,514	161,770,895	160,714,090	159,647,285	158,580,480	157,513,675	156,446,870	155,380,065	154,313,260	153,246,455	152,179,650
11 Medium density mixed use flatbed scheme (200 flats)	200	£30,568,379	148,871,213	143,966,379	137,976,142	131,985,905	125,995,668	119,005,431	113,015,194	107,024,957	101,034,720	95,044,483	89,054,246
12 Medium density mixed use flatbed scheme (400 flats)	400	£30,568,379	148,871,213	143,966,379	137,976,142	131,985,905	125,995,668	119,005,431	113,015,194	107,024,957	101,034,720	95,044,483	89,054,246
13 Medium density mixed use flatbed scheme (60 flats)	60	£15,284,189	74,435,607	71,983,189	69,530,771	67,078,353	64,625,935	62,173,517	59,721,099	57,268,681	54,816,263	52,363,845	50,000,000
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	8,784,026	8,611,660	8,440,037	8,268,415	8,096,792	7,925,170	7,753,548	7,581,926	7,410,304	7,238,682	7,067,060
15 Medium density mixed use flatbed scheme (30 flats)	30	£3,751,328	11,011,004	10,437,023	9,864,916	9,292,809	8,720,702	8,148,595	7,576,488	7,004,381	6,432,274	5,860,167	5,288,060
16 Medium density mixed use flatbed scheme (75 flats)	75	£25,933,344	103,933,344	102,933,344	101,933,344	100,933,344	99,933,344	98,933,344	97,933,344	96,933,344	95,933,344	94,933,344	93,933,344
17 Medium density mixed use flatbed scheme (150 flats)	150	£11,115,047	36,965,205	35,465,205	33,965,205	32,465,205	30,965,205	29,465,205	27,965,205	26,465,205	24,965,205	23,465,205	21,965,205
18 High density mixed use flatbed scheme (300 flats)	300	£11,670,799	38,284,848	34,397,062	30,517,705	26,642,348	22,766,991	18,891,634	15,016,277	11,140,920	7,265,563	3,390,206	0,000,000
19 Medium density mixed use flatbed scheme (50 flats)	50	£4,476,884	14,099,965	13,927,637	13,755,309	13,582,981	13,410,653	13,238,325	13,065,997	12,893,669	12,721,341	12,549,013	12,376,685
20 High density mixed use flatbed scheme (150 flats)	150	£17,445,969	61,445,969	61,445,969	61,445,969	61,445,969	61,445,969	61,445,969	61,445,969	61,445,969	61,445,969	61,445,969	61,445,969
21 High density mixed use flatbed scheme (400 flats)	400	£23,485,099	83,749,963	78,035,174	72,320,917	66,606,760	60,892,603	55,178,446	49,464,289	43,750,132	38,035,975	32,321,818	26,607,661
22 Medium density mixed use flatbed scheme (100 flats)	100	£7,842,283	29,825,462	28,123,936	26,422,410	24,720,884	23,019,358	21,317,832	19,616,306	17,914,780	16,213,254	14,511,728	12,810,202
23 High density mixed use flatbed scheme (450 flats)	450	£15,746,317	70,142,917	66,365,915	62,588,913	58,811,911	55,034,909	51,257,907	47,480,905	43,703,903	39,926,901	36,150,899	32,374,897
24 Medium density mixed use flatbed scheme (40 flats)	40	£3,262,532	10,464,615	10,164,615	9,864,615	9,564,615	9,264,615	8,964,615	8,664,615	8,364,615	8,064,615	7,764,615	7,464,615
25 Medium density mixed use flatbed scheme (250 flats)	250	£35,506,400	157,899,350	154,006,499	150,113,648	146,220,797	142,327,946	138,435,095	134,542,244	130,649,393	126,756,542	122,863,691	118,970,840
26 Medium density mixed use flatbed scheme (250 flats)	250	£22,633,242	109,572,572	108,917,572	108,262,572	107,607,572	106,952,572	106,297,572	105,642,572	104,987,572	104,332,572	103,677,572	103,022,572
27 Medium density mixed use flatbed scheme (140 flats)	140	£30,828,539	142,063,918	139,228,669	136,393,420	133,558,171	130,722,922	127,887,673	125,052,424	122,217,175	119,381,926	116,546,677	113,711,428
28 Medium density mixed use flatbed scheme (60 flats)	60	£4,185,854	16,891,294	16,091,294	15,291,294	14,491,294	13,691,294	12,891,294	12,091,294	11,291,294	10,491,294	9,691,294	8,891,294
29 Medium density mixed use flatbed scheme (500 flats)	500	£43,739,559	115,826,236	109,011,508	102,227,278	95,443,048	88,658,818	81,874,588	75,090,358	68,306,128	61,521,898	54,737,668	47,953,438
30 Intensification scheme (industrial with 12 flats)	12	£6,020,651	7,900,003	7,670,702	7,441,401	7,212,100	6,982,800	6,753,500	6,524,200	6,294,900	6,065,600	5,836,300	5,607,000
31 Medium density mixed use flatbed scheme (350 flats)	350	£20,085,834	85,011,787	81,705,108	77,398,429	73,091,750	68,785,071	64,478,392	60,171,713	55,865,034	51,558,355	47,251,676	42,944,997
32 Medium density mixed use flatbed scheme (180 flats)	180	£11,484,517	45,526,780	43,618,942	41,711,104	39,803,266	37,895,428	35,987,590	34,079,752	32,171,914	30,264,076	28,356,238	26,448,400
33 High density mixed use flatbed scheme (100 flats)	100	£13,023,089	49,965,089	47,965,089	45,965,089	43,965,089	41,965,089	39,965,089	37,965,089	35,965,089	33,965,089	31,965,089	29,965,089
34 Medium density mixed use flatbed scheme (1750 flats)	1,750	£99,494,258	388,379,219	369,161,975	350,000,274	330,838,573	311,676,872	292,515,171	273,353,470	254,191,769	235,030,068	215,868,367	196,706,666
35 High density mixed use flatbed scheme (30 flats)	30	£733,729	8,937,174	8,308,919	7,680,664	7,052,409	6,424,154	5,795,900	5,167,645	4,539,390	3,911,135	3,282,880	2,654,625
36 Medium density mixed use flatbed scheme (50 flats)	50	£3,391,497	16,772,948	15,386,462	14,000,976	12,615,490	11,230,004	9,844,518	8,459,032	7,073,546	5,688,060	4,302,574	2,917,088
37 High density mixed use flatbed scheme (400 flats)	400	£16,884,647	73,456,962	68,507,287	63,557,612	58,607,937	53,658,262	48,708,587	43,758,912	38,809,237	33,859,562	28,909,887	23,960,212
38 High density mixed use flatbed scheme (400 flats)	400	£16,884,647	73,456,962	68,507,287	63,557,612	58,607,937	53,658,262	48,708,587	43,758,912	38,809,237	33,859,562	28,909,887	23,960,212
39 Medium density mixed use flatbed scheme (100 flats)	100	£4,585,807	29,180,102	27,426,176	25,672,250	23,918,324	22,164,398	20,410,472	18,656,546	16,902,620	15,148,694	13,394,768	11,640,842
40 High density mixed use flatbed scheme (350 flats)	350	£6,529,601	29,180,102	27,426,176	25,672,250	23,918,324	22,164,398	20,410,472	18,656,546	16,902,620	15,148,694	13,394,768	11,640,842
41 Purpose Built Student Accommodation (high density) 100 units	-	£4,585,807	18,902,111	17,826,254	16,748,397	15,670,540	14,592,683	13,514,826	12,436,969	11,359,112	10,281,255	9,203,398	8,125,541
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,826,254	16,748,397	15,670,540	14,592,683	13,514,826	12,436,969	11,359,112	10,281,255	9,203,398	8,125,541
43 High density retirement flatbed scheme (60 flats)	60	£1,834,323	15,051,399	14,828,283	14,605,167	14,382,051	14,158,935	13,935,819	13,712,703	13,489,587	13,266,471	13,043,355	12,820,239
44 High density retirement flatbed scheme (70 flats)	70	£1,834,323	15,051,399	14,828,283	14,605,167	14,382,051	14,158,935	13,935,819	13,712,703	13,489,587	13,266,471	13,043,355	12,820,239
45 High density retirement flatbed scheme (80 flats)	80	£1,834,323	15,051,399	14,828,283	14,605,167	14,382,051	14,158,935	13,935,819	13,712,703	13,489,587	13,266,471	13,043,355	12,820,239
46 Medium density extracare flatbed scheme (50 flats)	50	£1,834,323	12,303,659	11,523,004	10,742,349	9,961,694	9,181,039	8,400,384	7,619,729	6,839,074	6,058,419	5,277,764	4,497,109
47 High density extracare flatbed scheme (60 flats)	60	£1,834,323	14,773,357	13,836,564	12,900,834	11,975,103	11,050,373	10,125,643	9,200,913	8,276,183	7,351,453	6,426,723	5,501,993
48 High density extracare flatbed scheme (70 flats)	70	£1,834,323	17,243,953	16,155,125	15,066,897	13,978,669	12,890,441	11,802,213	10,713,985	9,625,757	8,537,529	7,449,301	6,361,073

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£9,177,614 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,013,898	965,372	917,292	869,418	821,753	774,294	727,040	679,995	633,156	586,523	540,099
2 Low density housing scheme (4 houses)	4	£917,162	2,028,196	1,931,822	1,835,482	1,739,716	1,644,383	1,549,465	1,454,960	1,360,868	1,267,190	1,173,526	1,081,075
3 Low density housing scheme (9 houses)	9	£2,028,956	4,584,231	4,346,941	4,130,581	3,915,153	3,700,055	3,487,087	3,274,451	3,062,745	2,851,969	2,642,125	2,433,211
4 Medium density flatbed scheme (5 flats)	5	£305,720	1,840,171	1,740,088	1,640,437	1,541,218	1,442,429	1,344,073	1,246,146	1,148,053	1,051,590	954,967	858,757
5 Medium density flatbed scheme (7 flats)	7	£366,885	2,759,327	2,436,205	2,299,687	2,169,773	2,022,462	1,884,756	1,747,653	1,611,153	1,475,256	1,339,961	1,205,279
6 Medium density flatbed scheme (9 flats)	9	£427,996	3,312,702	3,132,555	2,953,183	2,774,587	2,596,768	2,419,726	2,243,460	2,067,970	1,893,296	1,719,319	1,546,157
7 Medium density flatbed scheme (30 flats)	30	£1,375,742	10,496,733	9,841,324	9,278,353	8,717,817	8,159,719	7,604,057	7,050,831	6,500,041	5,951,688	5,405,771	4,862,290
8 Medium density flatbed scheme (75 flats)	75	£3,485,213	23,994,470	22,689,426	21,390,005	20,096,208	18,800,034	17,525,448	16,246,558	14,977,255	13,711,576	12,451,520	11,197,088
9 Medium density flatbed scheme (250													

Table 6.3.8: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £13,464 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY													
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Sales value £13,464 psm													
£16,437,566 PER HA													
A/H tenure													
Rented 50%													
SO 50%													
Frst Hms 0%													
Residual land values													
25% AH													
30% AH													
35% AH													
40% AH													
45% AH													
50% AH													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,871	1,000,200	1,047,401	1,094,430	1,141,460	1,188,490	1,235,520	1,282,550	1,329,580	1,376,610	1,423,640	1,470,670
2 Low density housing scheme (4 houses)	4	£1,543,742	2,000,400	2,094,802	2,189,204	2,283,606	2,378,008	2,472,410	2,566,812	2,661,214	2,755,616	2,850,018	2,944,420
3 Low density housing scheme (9 houses)	9	£3,554,327	4,953,088	4,716,076	4,479,064	4,242,052	4,005,040	3,768,028	3,531,016	3,294,004	3,057,992	2,821,980	2,585,968
4 Medium density flatshed scheme (5 flats)	5	£514,588	2,022,593	1,913,001	1,803,409	1,693,817	1,584,225	1,474,633	1,365,041	1,255,449	1,145,857	1,036,265	926,673
5 Medium density flatshed scheme (7 flats)	7	£681,570	2,834,719	2,684,203	2,534,687	2,385,171	2,235,655	2,086,139	1,936,623	1,787,107	1,637,591	1,488,075	1,338,559
6 Medium density flatshed scheme (9 flats)	9	£926,254	3,841,963	3,443,796	3,045,629	2,647,462	2,249,295	1,851,128	1,452,961	1,054,794	656,627	258,460	-140,707
7 Medium density flatshed scheme (30 flats)	30	£2,315,635	11,447,968	10,828,183	10,211,170	9,594,826	8,979,482	8,364,138	7,748,794	7,133,450	6,518,106	5,902,762	5,287,418
8 Medium density flatshed scheme (75 flats)	75	£5,865,275	28,440,437	25,007,883	21,575,329	18,142,775	14,710,221	11,277,667	7,845,113	4,412,559	920,005	-1,512,449	-3,044,903
9 Medium density flatshed scheme (250 flats)	250	£22,851,221	107,946,017	95,102,590	82,259,163	69,415,736	56,572,309	43,728,882	30,885,455	18,042,028	6,198,601	-2,753,926	-5,509,380
10 Medium density flatshed scheme (600 flats)	600	£38,439,538	168,289,303	108,519,150	100,776,537	93,058,626	85,340,715	77,622,804	70,000,890	62,378,979	54,757,068	47,135,157	39,513,246
11 Medium density mixed use flatshed scheme (200 flats)	200	£30,568,379	151,999,940	48,404,115	45,222,150	42,054,042	38,886,793	35,719,403	32,552,012	29,384,622	26,217,232	23,049,842	20,886,452
12 Medium density mixed use flatshed scheme (400 flats)	400	£30,568,379	151,999,940	48,404,115	45,222,150	42,054,042	38,886,793	35,719,403	32,552,012	29,384,622	26,217,232	23,049,842	20,886,452
13 Medium density mixed use flatshed scheme (60 flats)	60	£15,901,662	34,700,588	33,175,289	31,650,990	30,126,691	28,602,392	27,078,093	25,553,794	24,029,495	22,505,196	20,980,897	19,456,598
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	8,757,997	8,569,084	8,380,985	8,193,700	8,007,229	7,821,571	7,636,729	7,452,700	7,268,494	7,084,895	6,901,496
15 Medium density mixed use flatshed scheme (30 flats)	30	£3,751,328	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,529,365	6,912,847	6,315,814	5,708,294
16 Medium density mixed use flatshed scheme (75 flats)	75	£4,538,062	27,447,725	25,967,106	24,473,956	22,985,806	21,497,656	20,009,506	18,521,356	17,033,206	15,545,056	14,056,906	12,568,756
17 Medium density mixed use flatshed scheme (150 flats)	150	£11,115,047	45,243,305	42,862,412	40,481,519	38,100,626	35,719,733	33,338,840	30,957,947	28,577,054	26,196,161	23,815,268	21,434,375
18 High density mixed use flatshed scheme (300 flats)	300	£11,870,769	67,095,116	62,834,256	58,591,886	54,349,516	50,107,146	45,864,776	41,622,406	37,380,036	33,137,666	28,895,296	24,652,926
19 Medium density mixed use flatshed scheme (50 flats)	50	£4,476,884	16,958,004	15,968,147	15,024,482	14,080,817	13,137,152	12,193,487	11,249,822	10,306,157	9,362,492	8,418,827	7,475,162
20 High density mixed use flatshed scheme (150 flats)	150	£17,445,506	87,134,476	82,873,616	78,612,756	74,351,896	70,091,036	65,830,176	61,569,316	57,308,456	53,047,596	48,786,736	44,525,876
21 High density mixed use flatshed scheme (400 flats)	400	£23,485,096	96,302,596	90,230,697	83,968,798	77,706,899	71,444,900	65,182,901	58,920,902	52,658,903	46,396,904	40,134,905	33,872,906
22 Medium density mixed use flatshed scheme (100 flats)	100	£7,842,283	32,163,685	30,266,008	28,434,436	26,591,864	24,749,292	22,906,720	21,064,148	19,221,576	17,379,004	15,536,432	13,693,860
23 High density mixed use flatshed scheme (450 flats)	450	£15,748,317	78,020,515	73,966,557	69,912,599	65,858,641	61,804,683	57,750,725	53,696,767	49,642,809	45,588,851	41,534,893	37,480,935
24 Medium density mixed use flatshed scheme (40 flats)	40	£5,502,960	14,520,229	13,825,701	13,136,801	12,453,291	11,775,251	11,102,676	10,435,576	9,773,942	9,117,777	8,467,002	7,821,656
25 Medium density mixed use flatshed scheme (250 flats)	250	£21,984,718	107,946,017	95,102,590	82,259,163	69,415,736	56,572,309	43,728,882	30,885,455	18,042,028	6,198,601	-2,753,926	-5,509,380
26 Medium density mixed use flatshed scheme (250 flats)	250	£21,984,718	107,946,017	95,102,590	82,259,163	69,415,736	56,572,309	43,728,882	30,885,455	18,042,028	6,198,601	-2,753,926	-5,509,380
27 Medium density mixed use flatshed scheme (140 flats)	140	£30,568,379	151,999,940	48,404,115	45,222,150	42,054,042	38,886,793	35,719,403	32,552,012	29,384,622	26,217,232	23,049,842	20,886,452
28 Medium density mixed use flatshed scheme (60 flats)	60	£14,858,062	33,175,289	31,650,990	30,126,691	28,602,392	27,078,093	25,553,794	24,029,495	22,505,196	20,980,897	19,456,598	17,932,299
29 Medium density mixed use flatshed scheme (500 flats)	500	£43,728,882	220,077,374	120,607,495	113,161,684	105,744,186	98,326,688	90,909,190	83,491,692	76,074,194	68,656,696	61,239,198	53,821,699
30 Intensification scheme (industrial with 12 flats)	12	£6,020,651	8,309,418	8,007,533	7,706,734	7,405,935	7,105,136	6,804,337	6,503,538	6,202,739	5,901,940	5,601,141	5,300,342
31 Medium density mixed use flatshed scheme (350 flats)	350	£33,805,268	168,289,303	108,519,150	100,776,537	93,058,626	85,340,715	77,622,804	70,000,890	62,378,979	54,757,068	47,135,157	39,513,246
32 High density mixed use flatshed scheme (180 flats)	180	£13,824,851	58,106,151	56,151,301	54,202,451	52,253,601	50,304,751	48,355,901	46,407,051	44,458,201	42,509,351	40,560,501	38,611,651
33 High density mixed use flatshed scheme (500 flats)	500	£21,984,718	107,946,017	95,102,590	82,259,163	69,415,736	56,572,309	43,728,882	30,885,455	18,042,028	6,198,601	-2,753,926	-5,509,380
34 Medium density mixed use flatshed scheme (1750 flats)	1,750	£164,101,320	1,020,499,719	299,804,361	278,850,405	257,825,451	237,082,916	216,330,689	195,581,247	174,829,734	154,078,221	133,326,708	112,575,195
35 High density mixed use flatshed scheme (30 flats)	30	£3,751,328	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,529,365	6,912,847	6,315,814	5,708,294
36 Medium density mixed use flatshed scheme (50 flats)	50	£5,711,866	17,832,929	16,958,147	16,083,365	15,208,583	14,333,801	13,459,019	12,584,237	11,709,455	10,834,673	9,959,891	9,085,109
37 High density mixed use flatshed scheme (400 flats)	400	£16,383,819	80,965,932	75,540,561	70,130,756	64,720,951	59,311,146	53,901,341	48,491,536	43,081,731	37,671,926	32,262,121	26,852,316
38 High density mixed use flatshed scheme (400 flats)	400	£17,444,449	81,040,243	76,396,978	70,977,358	65,581,385	60,185,412	54,789,439	49,393,466	43,997,493	38,601,520	33,205,547	27,809,574
39 Medium density mixed use flatshed scheme (100 flats)	100	£7,718,783	33,529,969	31,628,029	29,734,318	27,840,608	25,946,898	24,053,188	22,159,478	20,265,768	18,372,058	16,478,348	14,584,638
40 High density mixed use flatshed scheme (350 flats)	350	£14,356,838	78,738,413	73,855,195	68,972,594	64,089,993	59,207,392	54,324,791	49,442,190	44,559,589	39,676,988	34,794,387	29,911,786
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,871	1,000,200	1,047,401	1,094,430	1,141,460	1,188,490	1,235,520	1,282,550	1,329,580	1,376,610	1,423,640	1,470,670
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	11,447,968	10,828,183	10,211,170	9,594,826	8,979,482	8,364,138	7,748,794	7,133,450	6,518,106	5,902,762	5,287,418
43 High density retirement flatshed scheme (60 flats)	60	£3,824,513	16,942,719	16,151,318	15,360,917	14,570,516	13,780,115	12,989,714	12,199,313	11,408,912	10,618,511	9,828,110	9,037,709
44 High density retirement flatshed scheme (70 flats)	70	£4,538,062	18,642,719	17,851,318	17,060,917	16,270,516	15,480,115	14,689,714	13,899,313	13,108,912	12,318,511	11,528,110	10,737,709
45 High density retirement flatshed scheme (80 flats)	80	£3,087,513	12,471,300	12,102,024	11,732,748	11,363,472	10,994,196	10,624,920	10,255,644	9,886,368	9,517,092	9,147,816	8,778,540
46 Medium density extracare flatshed scheme (50 flats)	50	£3,087,513	13,119,010	12,296,850	11,476,256	10,660,229	9,844,769	9,029,208	8,213,647	7,403,086	6,592,525	5,781,964	4,971,403
47 High density extracare flatshed scheme (60 flats)	60	£3,087,513	13,119,010	12,296,850	11,476,256	10,660,229	9,844,769	9,029,208	8,213,647	7,403,086	6,592,525	5,781,964	4,971,403
48 High density extracare flatshed scheme (70 flats)	70	£3,087,513	13,119,010	12,296,850	11,476,256	10,660,229	9,844,769	9,029,208	8,213,647	7,403,086	6,592,525	5,781,964	4,971,403
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
£9,177,614 PER HA													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,100,200	1,047,401	994,430	942,460	890,490	838,520	786,550	734,580	682,610	630,640	578,670
2 Low density housing scheme (4 houses)	4	£917,162	2,200,400	2,094,802	1,989,204	1,883,606	1,778,008	1,672,410	1,566,812	1,46			

Table 6.3.9: Appraisal results – Adopted policy tenure mix - 50% Social Rent and 50% Shared ownership (values of £14,240 per square metre)

[illegible]

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£9,171,614 PER HA											
Description	No of units	BLV	5% 10% 15% 20% 25% 30% 35% 40% 45% 50%	Residual land values	5% 10% 15% 20% 25% 30% 35% 40% 45% 50%								
1 Low density housing scheme (2 houses)	4	4,957.561	2,019.373	2,112.833	2,006.750	1,901.123	1,795.594	1,691.240	1,586.883	1,483.182	1,379.838	1,276.951	1,174.520
2 Low density housing scheme (4 houses)	8	6,281.956	2,594.300	2,697.979	2,592.123	2,486.267	2,380.411	2,274.555	2,168.699	2,062.843	1,956.987	1,851.131	1,745.275
3 Low density housing scheme (8 houses)	9	6,281.956	2,594.300	2,697.979	2,592.123	2,486.267	2,380.411	2,274.555	2,168.699	2,062.843	1,956.987	1,851.131	1,745.275
4 Medium density flattened scheme (5 flats)	5	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
5 Medium density flattened scheme (10 flats)	10	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
6 Medium density flattened scheme (15 flats)	15	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
7 Medium density flattened scheme (20 flats)	20	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
8 Medium density flattened scheme (30 flats)	30	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
9 Medium density flattened scheme (40 flats)	40	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
10 Medium density flattened scheme (50 flats)	50	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
11 Medium density mixed use flattened scheme (200 flats)	200	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
12 Medium density mixed use flattened scheme (400 flats)	400	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
13 Medium density mixed use flattened scheme (600 flats)	600	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
14 Information scheme (industrial with 9 flats)	9	6,281.956	2,594.300	2,697.979	2,592.123	2,486.267	2,380.411	2,274.555	2,168.699	2,062.843	1,956.987	1,851.131	1,745.275
15 Medium density mixed use flattened scheme (30 flats)	30	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
16 Medium density mixed use flattened scheme (40 flats)	40	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
17 Medium density mixed use flattened scheme (50 flats)	50	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
18 Medium density mixed use flattened scheme (60 flats)	60	6,305.720	2,611.250	2,705.378	2,600.522	2,494.666	2,388.810	2,282.954	2,177.098	2,071.242	1,965.386	1,859.530	1,753.674
19 Medium density mixed use flattened scheme (80 flats)	80	6,305.720	2,611.250	2,705.37									

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£68,088 PER HA												
Description	No of units	BLV	C304.43	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	1	4,330.44	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27	2,997.27
2 Low density housing scheme (4 houses)	4	6,604.86	2,219.27	2,112.83	2,006.70	1,901.123	1,795.954	1,691.240	1,586.863	1,483.182	1,379.838	1,276.951	1,174.520	
3 Low density housing scheme (8 houses)	9	9,138.2131	4,934.304	4,754.666	4,515.978	4,278.319	4,041.688	3,806.081	3,571.502	3,337.951	3,105.428	2,873.930	2,643.460	
4 Low density flattened scheme (5 flats)	5	5,202.955	2,211.290	1,902.276	1,795.746	1,686.852	1,578.602	1,470.965	1,364.312	1,258.127	1,152.412	1,047.168	942.846	
5 Medium density flattened scheme (10 flats)	10	8,243.541	2,866.274	2,666.274	2,466.274	2,266.274	2,066.274	1,866.274	1,666.274	1,466.274	1,266.274	1,066.274	866.274	
6 Medium density flattened scheme (15 flats)	15	9,365.321	3,620.700	3,244.498	3,226.138	3,034.024	2,845.950	2,645.134	2,445.196	2,245.026	2,044.733	1,844.396	1,644.059	
7 Medium density flattened scheme (30 flats)	30	39,131.903	11,347.406	10,732.960	10,121.161	9,512.010	8,902.859	8,319.649	7,700.440	7,117.870	6,550.964	5,912.697	5,322.077	
8 Medium density flattened scheme (75 flats)	75	97,513.700	26,686.299	24,672.157	23,264.178	21,852.270	20,466.458	19,076.737	17,680.199	16,285.574	14,844.133	13,574.763	12,216.527	
9 Medium density flattened scheme (150 flats)	150	195,027.400	53,372.599	49,372.315	46,524.356	43,676.397	40,828.438	38,000.479	35,172.520	32,344.561	29,516.602	26,688.643	23,860.684	
10 Medium density flattened scheme (500 flats)	500	616,180.240	180,302.324	167,002.538	155,913.400	144,824.262	133,735.124	122,646.986	111,557.848	100,468.710	89,379.572	78,290.434	67,201.296	
11 Medium density mixed use flattened scheme (200 flats)	200	120,525.958	35,126.493	32,007.481	29,891.947	27,776.410	25,660.873	23,545.336	21,429.799	19,314.262	17,198.725	15,083.188	12,967.651	
12 Medium density mixed use flattened scheme (400 flats)	400	117,872.938	35,849.375	30,727.441	28,601.907	26,476.373	24,350.839	22,225.305	20,100.771	17,975.237	15,850.703	13,725.169	11,600.635	
13 Medium density mixed use flattened scheme (600 flats)	600	80,271.344	24,741.344	21,482.744	19,224.144	16,965.544	14,706.944	12,448.344	10,189.744	7,931.144	5,672.544	3,413.944	1,155.344	
14 Identification scheme (industrial with 9 flats)	9	9,765.719	8,727.370	8,540.053	8,353.544	8,167.034	7,980.524	7,794.014	7,607.504	7,421.014	7,234.524	7,048.034	6,861.544	
15 Medium density mixed use flattened scheme (30 flats)	30	4,179.550	1,171.491	1,157.101	1,103.354	1,016.314	929.271	838.615	750.370	667.475	584.681	501.887	419.093	
16 High density flattened scheme (75 flats)	75	1,796.075	1,272.610	1,260.599	1,248.588	1,236.577	1,224.566	1,212.555	1,200.544	1,188.533	1,176.522	1,164.511	1,152.500	
17 Medium density mixed use flattened scheme (50 flats)	50	1,348.353	1,027.710	1,035.362	992.584	949.806	907.028	864.250	821.472	778.694	735.916	693.138	650.360	
18 High density mixed use flattened scheme (200 flats)	200	6,603.040	64,838.025	24,062.172	56,125.505	20,814.821	47,926.121	43,055.425	38,184.729	33,314.0				

BENCHMARK LAND VALUE 4 (CLEAR) LAND			£500,000 PER HA											Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Low density housing scheme (2 houses)	4	£25,000	-	-	-	-	-	-	-	-	-	-	-											
2 Low density housing scheme (2 houses)	4	£25,000	2,219,373	11,233,933	2,006,700	1,901,123	1,755,954	1,691,240	1,536,983	1,483,182	1,379,338	1,275,951	1,174,520											
3 Low density housing scheme (8 houses)	8	£113,500	4,954,380	4,754,666	4,515,978	4,278,319	4,041,006	3,806,081	3,571,502	3,337,951	3,105,428	2,873,930	2,643,400											
4 Low density fenced scheme (5 flats)	5	£166,667	2,011,280	1,902,276	1,793,748	1,685,862	1,578,009	1,470,365	1,364,312	1,258,127	1,152,412	1,047,168	942,460											
5 Medium density fenced scheme (10 flats)	10	£200,000	2,220,000	2,099,277	1,978,554	1,857,831	1,737,108	1,616,385	1,495,662	1,374,939	1,254,216	1,133,493	1,012,770											
6 Medium density fenced scheme (15 flats)	15	£93,333	3,620,700	3,424,496	3,226,138	3,024,024	2,821,910	2,619,796	2,417,682	2,215,568	2,013,454	1,811,340	1,609,226											
7 Medium density fenced scheme (30 flats)	30	£75,000	1,137,446	1,072,960	1,012,181	951,012	8,905,508	8,361,649	7,790,440	7,191,870	6,588,964	5,972,697	5,322,077											
8 Medium density fenced scheme (75 flats)	75	£1,000,000	26,086,289	24,972,157	23,564,178	21,862,272	20,465,458	19,076,737	17,689,189	16,315,574	14,944,133	13,578,783	12,216,527											
9 Medium density fenced scheme (150 flats)	150	£380,000	11,275,000	10,767,681	10,259,362	9,751,043	9,242,724	8,734,405	8,226,086	7,717,767	7,209,448	6,701,129	6,192,810											
10 Medium density fenced scheme (600 flats)	600	£124,000	1,034,324	1,002,532	951,910	883,267	814,630	746,993	685,353	623,716	562,079	500,442	438,805											
11 Medium density mixed use fenced scheme (200 flats)	200	£990,000	15,026,493	14,007,481	13,091,997	12,080,043	11,069,539	10,059,035	9,048,531	8,038,027	7,027,523	6,016,919	5,006,315											
12 Medium density mixed use fenced scheme (400 flats)	400	£495,000	7,584,937	7,077,241	6,570,492	6,063,743	5,556,994	5,050,245	4,543,496	4,036,747	3,529,998	3,023,249	2,516,500											
13 Medium density mixed use fenced scheme (600 flats)	600	£330,000	4,515,000	4,184,800	3,854,600	3,524,400	3,194,200	2,864,000	2,533,800	2,203,600	1,873,400	1,543,200	1,213,000											
14 Intensification scheme (industrial with 9 flats)	9	£144,000	8,727,370	8,157,083	7,583,544	7,009,047	6,434,550	5,859,053	5,284,556	4,709,059	4,134,562	3,559,065	2,984,568											
15 Medium density mixed use fenced scheme (30 flats)	30	£121,500	1,171,491	1,101,051	1,030,354	959,318	8,926,971	8,688,135	8,075,350	7,467,075	6,854,491	6,243,596	5,638,703											
16 Medium density mixed use fenced scheme (75 flats)	75	£147,000	2,172,610	2,056,993	1,942,564	1,828,135	1,713,706	1,599,277	1,484,848	1,370,419	1,255,990	1,141,561	1,027,132											
17 Medium density mixed use fenced scheme (150 flats)	150	£380,000	11,275,000	10,767,681	10,259,362	9,751,043	9,242,724	8,734,405	8,226,086	7,717,767	7,209,448	6,701,129	6,192,810											
18 High density mixed use fenced scheme (300 flats)	300	£378,000	6,844,820	2,240,172	561,205	520,812	4,908,121	4,908,121	4,908,121	4,908,121	4,908,121	4,908,121	4,908,121											
19 Medium density mixed use fenced scheme (50 flats)	50	£144,000	1,767,761	1,674,274	1,611,922	1,538,712	1,291,639	1,179,708	1,049,913	919,024	792,135	665,246	542,357											

Table 6.13.1: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 1 (Secondary Offices)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	25%	30%	30%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	25%	30%	30%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	30%	30%
4	Medium density flatted scheme (5 flats)	5	0.03	20%	35%	45%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	20%	35%	45%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	45%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	25%	40%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	20%	30%	40%	45%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	20%	30%	35%	45%	50%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	20%	25%	30%	30%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	15%	25%	35%	40%	45%	45%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	5%	20%	30%	40%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	10%	25%	40%	45%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	40%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	30%	40%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	30%	40%	45%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	20%	35%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	30%	40%	45%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	10%	30%	40%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	25%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	5%	15%	25%	35%	40%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	30%	35%	35%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	35%	40%	45%	45%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	25%	30%	25%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	5%	20%	30%	40%	45%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	15%	25%	35%	40%	45%	45%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	35%	40%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	20%	35%	40%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	35%	40%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	30%	35%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	30%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	20%	30%	40%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	35%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	25%	35%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	5%	25%	35%	45%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	15%	30%	40%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	25%	35%	45%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	30%	40%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	30%	45%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	10%	25%	35%	45%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	15%	30%	40%	45%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%

Table 6.13.2: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 2 (Secondary Retail)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	20%	30%	40%	45%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	20%	30%	40%	45%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	20%	30%	40%	45%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	45%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	45%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	10%	30%	45%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	25%	35%	45%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	25%	35%	40%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	20%	35%	40%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	45%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	45%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	20%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	10%	30%	40%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	15%	30%	40%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	35%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	25%	40%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	35%	45%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	25%	35%	40%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	30%	40%	45%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	45%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	35%	40%	45%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	30%	40%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	20%	40%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	35%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	20%	35%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	25%	35%	40%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	40%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	35%	45%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	20%	35%	45%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	35%	45%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	25%	40%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	10%	30%	40%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	25%	40%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	30%	45%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%

Table 6.13.3: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 3 (Secondary Industrial)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	20%	35%	45%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	30%	40%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	20%	40%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	35%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	15%	30%	40%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	35%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	25%	40%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	35%	45%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	25%	35%	40%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	30%	40%	45%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	45%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	35%	40%	45%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	30%	40%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	35%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	20%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	25%	35%	40%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	40%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	35%	45%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	20%	35%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	20%	35%	45%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	10%	30%	40%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	20%	35%	50%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	25%	40%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	25%	40%	45%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	30%	40%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	15%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	40%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	40%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	30%	45%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	0%	20%	35%	45%	50%	50%	50%	50%	50%

Table 6.13.4: Summary of affordable housing outputs (50% social rent and 50% shared ownership) – maximum viable affordable housing output at each value point – BLV 4 (Open/cleared Land)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	20%	40%	50%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	45%	50%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	20%	40%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	50%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	30%	45%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	30%	45%	50%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	40%	50%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	45%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	10%	30%	45%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	50%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	25%	40%	50%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	25%	40%	50%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	20%	40%	50%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	25%	45%	50%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	30%	45%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%

Viability of emerging Local Plan policy LP23

- 6.9 As noted previously, emerging Policy LP23 seeks the provision of 50% affordable housing, with a tenure mix of 70% social rent and 30% shared ownership. This tenure mix generates a slightly lower blended capital value in comparison to the tenure split sought by the adopted policy of 50% social rent and 50% shared ownership. The new tenure mix will therefore slightly reduce the residual land values generated by development, if all other factors remain unchanged. In cases where there is a surplus residual land value above BLV, this will result in a reduced surplus, but no other material impacts (the same percentage of affordable housing could be provided. Conversely, where the residual land value is equal to, or only marginally higher than BLV, the reduction arising from the change in tenure mix might necessitate a change in the affordable housing percentage (or a change to another policy requirement).
- 6.10 The results of our appraisals with the emerging Policy LP23 tenure mix of 70% social rent and 30% shared ownership are summarised in tables 6.10.1 to 6.10.9 (and Appendix 8), in the same format as the summaries of the appraisal outputs with the adopted policy tenure mix. A summary of the maximum levels of affordable housing is provided within tables 6.10.10 to 6.10.13.
- 6.11 We have undertaken a further comparison of how the maximum viable percentage of affordable housing changes when the adopted tenure mix (50% social rent, 50% shared ownership) is substituted with the emerging mix in the partial review (70% social rent, 30% shared ownership). This analysis is summarised in Tables 6.11.1 to 6.11.4. It can be noted from this analysis that there is no change in the viable percentage of affordable housing in most cases:
- **BLV 1:** no change in 283 scenarios being viable (out of a total of 432). In 148 scenarios, the viable affordable housing percentage falls by 5% and in 1 scenario, there is a 10% fall.
 - **BLV 2:** no change in 310 scenarios being viable (out of a total of 432). In 103 scenarios, the viable affordable housing percentage falls by 5% and in 19 scenarios, there is a 10% fall.
 - **BLV 3:** no change in 333 scenarios being viable (out of a total of 432). In 82 scenarios, the viable affordable housing percentage falls by 5% and in 17 scenarios the viable percentage falls by 10%.
 - **BLV 4:** no change in 391 scenarios being viable (out of a total of 432). In 33 scenarios, the viable affordable housing percentage falls by 5% and in 8 scenarios, the viable percentage falls by 10%.
- 6.12 While these are relatively minor changes, this analysis highlights that there is a trade-off at the margins between the overall percentage of affordable housing that can be delivered and the extent to which the tenure mix prioritises social rent over intermediate products. This trade-off will be most acute when schemes are showing only marginal viability. In these cases, the Council could either apply the tenure requirement flexibly (in order to preserve the overall percentage of affordable housing delivered) or accept that the overall affordable housing percentage may fall to a degree.
- 6.13 From a policy perspective, the outputs of the appraisals provide clear support for the shift in tenure mix from 50% social rent / 50% shared ownership to 70% social rent and 30% shared ownership, as this change has a relatively limited effect in most scenarios.
- 6.14 The outputs do, of course, reflect the same broad outcomes as the results with the adopted policy tenure mix, which show a significant variation in the maximum viable percentage of affordable housing, depending on scheme composition and benchmark land value. In arriving at the adopted Local Plan policy requirement, the Council will have decided to opt for a target that is challenging in some circumstances, and accepting that some schemes will only be able to come forward with lower percentages, based on scheme-specific viability assessments submitted with planning applications.
- 6.15 This option maximises delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on affordable housing need and viability points to support for a 50% target. It also allows for the maximisation of contributions across the significant number of development typologies which can viably deliver above the existing London Plan Fast Track threshold of 35%.

Table 6.10.1: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £8,030 per square metre)

WARDWORTH LOCAL PLAN VIABILITY										
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)										
Sales value £8,030 psm										
£45,437,565 PER HA										
AH tenure										
Rented 70% SO 30% First Hms 0%										
Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH
1 Low density housing scheme (2 houses)	2	6,717,070	6,717,070	447,181	422,528	400,899	379,764	358,235	336,706	315,177
2 Low density housing scheme (4 houses)	4	13,434,140	13,434,140	894,362	845,056	795,750	746,444	697,138	647,832	598,526
3 Low density housing scheme (9 houses)	9	63,044,327	63,044,327	4,212,413	3,969,819	3,727,225	3,484,631	3,242,037	2,999,443	2,756,849
4 Medium density flatbed scheme (5 flats)	5	45,145,880	45,145,880	838,746	801,178	763,610	726,042	688,474	650,906	613,338
5 Medium density flatbed scheme (7 flats)	7	68,173,523	68,173,523	1,174,235	1,114,724	1,055,213	995,702	936,191	876,680	817,169
6 Medium density flatbed scheme (9 flats)	9	83,846,344	83,846,344	1,408,144	1,337,532	1,266,920	1,196,308	1,125,696	1,055,084	984,472
7 Medium density flatbed scheme (30 flats)	30	323,635,636	323,635,636	5,534,923	5,268,309	5,001,695	4,735,081	4,468,467	4,201,853	3,935,239
8 Medium density flatbed scheme (75 flats)	75	806,662,275	806,662,275	13,837,309	13,222,116	12,606,923	12,001,730	11,396,537	10,791,344	10,186,151
9 Medium density flatbed scheme (220 flats)	220	2,229,221,221	2,229,221,221	37,837,818	36,222,625	34,607,432	32,992,239	31,377,046	29,761,853	28,146,660
10 Medium density flatbed scheme (600 flats)	600	6,384,438,530	6,384,438,530	108,000,514	103,000,514	98,000,514	93,000,514	88,000,514	83,000,514	78,000,514
11 Medium density mixed use flatbed scheme (200 flats)	200	320,568,379	320,568,379	5,378,228	5,118,881	4,859,534	4,599,187	4,338,840	4,078,493	3,818,146
12 Medium density mixed use flatbed scheme (400 flats)	400	641,136,758	641,136,758	10,756,556	10,237,762	9,718,968	9,200,174	8,681,380	8,162,586	7,643,792
13 Medium density mixed use flatbed scheme (600 flats)	600	961,705,137	961,705,137	16,134,834	15,356,643	14,578,452	13,800,261	13,022,070	12,243,879	11,465,688
14 Interconversion scheme (industrial with 9 flats)	9	44,476,864	44,476,864	838,746	801,178	763,610	726,042	688,474	650,906	613,338
15 Medium density mixed use flatbed scheme (30 flats)	30	161,350,310	161,350,310	2,671,556	2,537,556	2,403,556	2,269,556	2,135,556	2,001,556	1,867,556
16 Medium density mixed use flatbed scheme (75 flats)	75	403,375,775	403,375,775	6,678,890	6,343,890	6,008,890	5,673,890	5,338,890	5,003,890	4,668,890
17 Medium density mixed use flatbed scheme (150 flats)	150	806,751,550	806,751,550	13,357,780	12,687,780	12,017,780	11,347,780	10,677,780	10,007,780	9,337,780
18 Medium density mixed use flatbed scheme (300 flats)	300	1,613,503,100	1,613,503,100	26,715,560	25,375,560	24,035,560	22,695,560	21,355,560	20,015,560	18,675,560
19 High density mixed use flatbed scheme (400 flats)	400	2,151,337,467	2,151,337,467	35,554,080	33,854,080	32,154,080	30,454,080	28,754,080	27,054,080	25,354,080
20 High density mixed use flatbed scheme (600 flats)	600	3,227,006,200	3,227,006,200	53,331,120	50,781,120	48,231,120	45,681,120	43,131,120	40,581,120	38,031,120
21 High density mixed use flatbed scheme (800 flats)	800	4,302,674,933	4,302,674,933	71,108,160	67,694,880	64,281,600	60,868,320	57,455,040	54,041,760	50,628,480
22 High density mixed use flatbed scheme (1000 flats)	1000	5,378,343,666	5,378,343,666	88,885,200	84,618,600	80,352,000	76,085,400	71,818,800	67,552,200	63,285,600
23 High density mixed use flatbed scheme (1500 flats)	1500	8,067,515,499	8,067,515,499	133,327,800	126,927,900	120,528,000	114,128,100	107,728,200	101,328,300	94,928,400
24 Purpose Built Student Accommodation (high density) 100 uni	-	6,717,070	6,717,070	447,181	422,528	400,899	379,764	358,235	336,706	315,177
25 Purpose Built Student Accommodation (medium density) 100 uni	-	6,717,070	6,717,070	447,181	422,528	400,899	379,764	358,235	336,706	315,177
26 High density retirement flatbed scheme (80 flats)	80	1,343,476,816	1,343,476,816	22,222,222	21,333,333	20,444,444	19,555,555	18,666,666	17,777,777	16,888,888
27 High density retirement flatbed scheme (160 flats)	160	2,686,953,632	2,686,953,632	44,444,444	42,666,666	40,888,888	39,111,111	37,333,333	35,555,555	33,777,777
28 High density retirement flatbed scheme (240 flats)	240	4,030,430,448	4,030,430,448	66,666,666	63,999,999	61,333,332	58,666,665	56,000,000	53,333,333	50,666,666
29 High density retirement flatbed scheme (320 flats)	320	5,373,907,264	5,373,907,264	88,888,888	85,333,333	81,777,777	78,222,222	74,666,666	71,111,111	67,555,555
30 High density retirement flatbed scheme (400 flats)	400	6,717,384,080	6,717,384,080	111,111,111	106,666,666	102,222,222	97,777,777	93,333,333	88,888,888	84,444,444
31 High density retirement flatbed scheme (480 flats)	480	8,060,860,896	8,060,860,896	133,333,333	127,777,777	122,222,222	116,666,666	111,111,111	105,555,555	100,000,000
32 High density retirement flatbed scheme (560 flats)	560	9,404,337,712	9,404,337,712	155,555,555	148,888,888	142,222,222	135,555,555	128,888,888	122,222,222	115,555,555
33 High density retirement flatbed scheme (640 flats)	640	10,747,814,528	10,747,814,528	177,777,777	169,999,999	162,222,222	154,444,444	146,666,666	138,888,888	131,111,111
34 High density retirement flatbed scheme (720 flats)	720	12,091,291,344	12,091,291,344	200,000,000	191,111,111	182,222,222	173,333,333	164,444,444	155,555,555	146,666,666
35 High density retirement flatbed scheme (800 flats)	800	13,434,768,160	13,434,768,160	222,222,222	212,222,222	202,222,222	192,222,222	182,222,222	172,222,222	162,222,222
36 High density retirement flatbed scheme (880 flats)	880	14,778,244,976	14,778,244,976	244,444,444	233,333,333	222,222,222	211,111,111	200,000,000	188,888,888	177,777,777
37 High density retirement flatbed scheme (960 flats)	960	16,121,721,792	16,121,721,792	266,666,666	254,444,444	242,222,222	230,000,000	217,777,777	205,555,555	193,333,333
38 High density retirement flatbed scheme (1040 flats)	1040	17,465,198,608	17,465,198,608	288,888,888	275,555,555	262,222,222	248,888,888	235,555,555	222,222,222	208,888,888
39 High density retirement flatbed scheme (1120 flats)	1120	18,808,675,424	18,808,675,424	311,111,111	297,777,777	284,444,444	271,111,111	257,777,777	244,444,444	231,111,111
40 High density retirement flatbed scheme (1200 flats)	1200	20,152,152,240	20,152,152,240	333,333,333	318,888,888	303,999,999	289,111,111	274,222,222	259,333,333	244,444,444
41 High density retirement flatbed scheme (1280 flats)	1280	21,495,629,056	21,495,629,056	355,555,555	339,999,999	324,111,111	309,222,222	294,333,333	279,444,444	264,555,555
42 High density retirement flatbed scheme (1360 flats)	1360	22,839,105,872	22,839,105,872	377,777,777	361,111,111	345,222,222	329,333,333	314,444,444	299,555,555	284,666,666
43 High density retirement flatbed scheme (1440 flats)	1440	24,182,582,688	24,182,582,688	400,000,000	381,111,111	365,222,222	349,333,333	334,444,444	319,555,555	304,666,666
44 High density retirement flatbed scheme (1520 flats)	1520	25,526,059,504	25,526,059,504	422,222,222	402,222,222	386,333,333	370,444,444	355,555,555	340,666,666	325,777,777
45 High density retirement flatbed scheme (1600 flats)	1600	26,869,536,320	26,869,536,320	444,444,444	423,333,333	407,444,444	391,555,555	376,666,666	361,777,777	346,888,888
46 High density retirement flatbed scheme (1680 flats)	1680	28,213,013,136	28,213,013,136	466,666,666	445,555,555	429,666,666	413,777,777	398,888,888	383,999,999	369,111,111
47 High density retirement flatbed scheme (1760 flats)	1760	29,556,489,952	29,556,489,952	488,888,888	467,777,777	451,888,888	435,999,999	421,111,111	406,222,222	391,333,333
48 High density retirement flatbed scheme (1840 flats)	1840	30,900,000,000	30,900,000,000	511,111,111	489,999,999	474,111,111	458,222,222	443,333,333	428,444,444	413,555,555
49 High density retirement flatbed scheme (1920 flats)	1920	32,243,516,816	32,243,516,816	533,333,333	512,222,222	496,333,333	480,444,444	465,555,555	450,666,666	435,777,777
50 High density retirement flatbed scheme (2000 flats)	2000	33,587,033,632	33,587,033,632	555,555,555	534,444,444	518,555,555	502,666,666	487,777,777	472,888,888	457,999,999
51 High density retirement flatbed scheme (2080 flats)	2080	34,930,550,448	34,930,550,448	577,777,777	556,666,666	540,777,777	524,888,888	509,999,999	495,111,111	480,222,222
52 High density retirement flatbed scheme (2160 flats)	2160	36,274,067,264	36,274,067,264	600,000,000	578,888,888	562,999,999	547,111,111	532,222,222	517,333,333	502,444,444
53 High density retirement flatbed scheme (2240 flats)	2240	37,617,584,080	37,617,584,080	622,222,222	601,111,111	585,222,222	569,333,333	554,444,444	539,555,555	524,666,666
54 High density retirement flatbed scheme (2320 flats)	2320	38,961,100,896	38,961,100,896	644,444,444	623,333,333	607,444,444	591,555,555	576,666,666	561,777,777	546,888,888
55 High density retirement flatbed scheme (2400 flats)	2400	40,304,617,712	40,304,617,712	666,666,666	645,555,555	629,666,666	613,777,777	598,888,888	583,999,999	569,111,111
56 High density retirement flatbed scheme (2480 flats)	2480	41,648,134,528	41,648,134,528	688,888,888	667,777,777	651,888,888	635,999,999	621,111,111	606,222,222	591,333,333
57 High density retirement flatbed scheme (2560 flats)	2560	42,991,651,344	42,991,651,344	711,111,111	689,999,999	674,111,111	658,222,222	643,333,333	628,444,444	613,555,555
58 High density retirement flatbed scheme (2640 flats)	2640	44,335,168,160	44,335,168,160	733,333,333	712,222,222	696,333,333	680,444,444	665,555,555	650,666,666	635,777,777
59 High density retirement flatbed scheme (2720 flats)	2720	45,678,684,976	45,678,684,976	755,555,555	734,444,444	718,555,555	702,666,666	687,777,777	672,888,888	657,999,999
60 High density retirement flatbed scheme (2800 flats)	2800	47,022,201,792	47,022,201,792	777,777,777	756,666,666	740,777,777	724,888,888	709,999,999	695,111,111	680,222,222
61 High density retirement flatbed scheme (2880 flats)	2880	48,365,718,608	48,365,718,608	800,000,000	778,888,888	762,999,999	747,111,111	732,222,222	717,333,333	702,444,444
62 High density retirement flatbed scheme (2960 flats)	2960	49,709,235,424	49,709,235,424	822,222,222	801,111,111	785,222,222	769,333,333	754,444,444	739,555,555	724,666,666
63 High density retirement flatbed scheme (3040 flats)	3040	51,052,752,240	51,052,752,240	844,444,444	823,333,333	807,444,444	791,555,555	776,666,666	761,777,777	746,888,888
64 High density retirement flatbed scheme (3120 flats)	3120	52,396,269,056	52,396,269,056	866,666,666	845,555,555	829,666,666	813,777,777	798,888,888	783,999,999	769,111,111
65 High density retirement flatbed scheme (3200 flats)	3200	53,739,785,872	53,739,785,872	888,888,888	867,777,777	851,888,888	835,999,999	821,111,111	806,222,222	791,333,333
66 High density retirement flatbed scheme (3280 flats)	3280	55,083,302,688	55,083,302,688	911,111,111	889,999,999					

Table 6.10.2: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £8,806 per square metre)

WANDSWORTH LOCAL PLAN VARIATION		Sales value £6,000 per unit		AH tenure		Rented 70%		30% FFH 30%	
BENCHMARK (AND VALU E (1 SECONDARY OFFICES))		£16,437,566 PER HA							
Description	No of units	£/sq. ft.		£/sq. ft.		£/sq. ft.		£/sq. ft.	
		25%	75%	25%	75%	25%	75%	25%	75%
1 Low density housing scheme (2 houses)	2	£71,077.00	£61,000.00	£26,000.00	£68,000.00	£16,810.00	£40,000.00	£2,000.00	£60,000.00
2 Low density housing scheme (4 houses)	4	£4,543,757.00	£1,213,374.00	£1,010,100.00	£1,010,100.00	£30,602.00	£97,704.00	£41,960.00	£70,420.00
3 Low density housing scheme (8 houses)	8	£2,639,327.00	£698,000.00	£2,639,327.00	£2,639,327.00	£2,639,327.00	£2,639,327.00	£2,639,327.00	£2,639,327.00
4 Medium density mixed use flat scheme (250 flats)	250	£2,511,589.00	£2,511,589.00	£2,511,589.00	£2,511,589.00	£2,511,589.00	£2,511,589.00	£2,511,589.00	£2,511,589.00
5 Medium density mixed use flat scheme (75 flats)	75	£871,055.00	£1,232,496.00	£1,182,140.00	£1,182,140.00	£871,055.00	£1,182,140.00	£871,055.00	£1,182,140.00
6 Medium density mixed use flat scheme (150 flats)	150	£1,262,644.00	£1,262,644.00	£1,262,644.00	£1,262,644.00	£1,262,644.00	£1,262,644.00	£1,262,644.00	£1,262,644.00
7 Medium density mixed use flat scheme (300 flats)	300	£2,318,633.00	£2,318,633.00	£2,318,633.00	£2,318,633.00	£2,318,633.00	£2,318,633.00	£2,318,633.00	£2,318,633.00
8 Medium density mixed use flat scheme (75 flats)	75	£5,006,295.00	£1,047,202.00	£1,047,202.00	£1,047,202.00	£5,006,295.00	£1,047,202.00	£5,006,295.00	£1,047,202.00
9 Medium density mixed use flat scheme (250 flats)	250	£2,692,621.00	£2,692,621.00	£2,692,621.00	£2,692,621.00	£2,692,621.00	£2,692,621.00	£2,692,621.00	£2,692,621.00
10 Medium density mixed use flat scheme (100 flats)	100	£30,426,520.00	£30,426,520.00	£30,426,520.00	£30,426,520.00	£30,426,520.00	£30,426,520.00	£30,426,520.00	£30,426,520.00
11 Medium density mixed use flat scheme (250 flats)	250	£3,586,377.00	£3,586,377.00	£3,586,377.00	£3,586,377.00	£3,586,377.00	£3,586,377.00	£3,586,377.00	£3,586,377.00
12 Medium density mixed use flat scheme (400 flats)	400	£2,103,285.00	£2,103,285.00	£2,103,285.00	£2,103,285.00	£2,103,285.00	£2,103,285.00	£2,103,285.00	£2,103,285.00
13 Medium density mixed use flat scheme (80 flats)	80	£1,650,800.00	£1,650,800.00	£1,650,800.00	£1,650,800.00	£1,650,800.00	£1,650,800.00	£1,650,800.00	£1,650,800.00
14 Medium density mixed use flat scheme (150 flats)	150	£4,478,884.00	£4,478,884.00	£4,478,884.00	£4,478,884.00	£4,478,884.00	£4,478,884.00	£4,478,884.00	£4,478,884.00
15 Medium density mixed use flat scheme (300 flats)	300	£3,745,335.00	£3,745,335.00	£3,745,335.00	£3,745,335.00	£3,745,335.00	£3,745,335.00	£3,745,335.00	£3,745,335.00
16 Medium density mixed use flat scheme (75 flats)	75	£4,530,644.00	£1,116,550.00	£1,116,550.00	£1,116,550.00	£4,530,644.00	£1,116,550.00	£4,530,644.00	£1,116,550.00
17 Medium density mixed use flat scheme (150 flats)	150	£1,111,047.00	£1,111,047.00	£1,111,047.00	£1,111,047.00	£1,111,047.00	£1,111,047.00	£1,111,047.00	£1,111,047.00
18 Medium density mixed use flat scheme (300 flats)	300	£1,167,079.00	£1,167,079.00	£1,167,079.00	£1,167,079.00	£1,167,079.00	£1,167,079.00	£1,167,079.00	£1,167,079.00
19 Medium density mixed use flat scheme (80 flats)	80	£4,478,884.00	£2,824.00	£2,824.00	£2,824.00	£4,478,884.00	£2,824.00	£4,478,884.00	£2,824.00
20 High density mixed use flat scheme (150 flats)	150	£7,440,957.00	£7,440,957.00	£7,440,957.00	£7,440,957.00	£7,440,957.00	£7,440,957.00	£7,440,957.00	£7,440,957.00
21 High density mixed use flat scheme (400 flats)	400	£2,445,310.00	£2,445,310.00	£2,445,310.00	£2,445,310.00	£2,445,310.00	£2,445,310.00	£2,445,310.00	£2,445,310.00
22 Medium density mixed use flat scheme (250 flats)	250	£2,842,285.00	£2,842,285.00	£2,842,285.00	£2,842,285.00	£2,842,285.00	£2,842,285.00	£2,842,285.00	£2,842,285.00
23 High density mixed use flat scheme (400 flats)	400	£1,748,317.00	£1,748,317.00	£1,748,317.00	£1,748,317.00	£1,748,317.00	£1,748,317.00	£1,748,317.00	£1,748,317.00
24 Medium density mixed use flat scheme (40 flats)	40	£3,962,520.00	£4,478,884.00	£4,478,884.00	£4,478,884.00	£3,962,520.00	£4,478,884.00	£3,962,520.00	£4,478,884.00
25 High density mixed use flat scheme (250 flats)	250	£2,500,400.00	£2,500,400.00	£2,500,400.00	£2,500,400.00	£2,500,400.00	£2,500,400.00	£2,500,400.00	£2,500,400.00
26 Medium density mixed use flat scheme (300 flats)	300	£2,623,242.00	£2,623,242.00	£2,623,242.00	£2,623,242.00	£2,623,242.00	£2,623,242.00	£2,623,242.00	£2,623,242.00
27 Medium density mixed use flat scheme (140 flats)	140	£6,282,538.00	£1,724,881.00	£1,724,881.00	£1,724,881.00	£6,282,538.00	£1,724,881.00	£6,282,538.00	£1,724,881.00
28 Medium density mixed use flat scheme (800 flats)	800	£54,185,885.00	£54,185,885.00	£54,185,885.00	£54,185,885.00	£54,185,885.00	£54,185,885.00	£54,185,885.00	£54,185,885.00
29 High density mixed use flat scheme (250 flats)	250	£4,339,565.00	£4,339,565.00	£4,339,565.00	£4,339,565.00	£4,339,565.00	£4,339,565.00	£4,339,565.00	£4,339,565.00
30 Intentional scheme (industrial with 12 flats)	12	£6,020,651.00	£6,020,651.00	£6,020,651.00	£6,020,651.00	£6,020,651.00	£6,020,651.00	£6,020,651.00	£6,020,651.00
31 Medium density mixed use flat scheme (350 flats)	350	£3,000,260.00	£3,000,260.00	£3,000,260.00	£3,000,260.00	£3,000,260.00	£3,000,260.00	£3,000,260.00	£3,000,260.00
32 Medium density mixed use flat scheme (100 flats)	100	£19,296,957.00	£19,296,957.00	£19,296,957.00	£19,296,957.00	£19,296,957.00	£19,296,957.00	£19,296,957.00	£19,296,957.00
33 High density mixed use flat scheme (250 flats)	250	£2,921,361.00	£2,921,361.00	£2,921,361.00	£2,921,361.00	£2,921,361.00	£2,921,361.00	£2,921,361.00	£2,921,361.00
34 Medium density mixed use flat scheme (1750 flats)	1750	£1,614,101.320	£1,614,101.320	£1,614,101.320	£1,614,101.320	£1,614,101.320	£1,614,101.320	£1,614,101.320	£1,614,101.320
35 High density mixed use flat scheme (30 flats)	30	£3,235,005.00	£3,235,005.00	£3,235,005.00	£3,235,005.00	£3,235,005.00	£3,235,005.00	£3,235,005.00	£3,235,005.00
36 Intentional scheme (industrial with 70 flats)	70	£5,711,000.00	£5,711,000.00	£5,711,000.00	£5,711,000.00	£5,711,000.00	£5,711,000.00	£5,711,000.00	£5,711,000.00
37 High density mixed use flat scheme (400 flats)	400	£1,438,519.00	£1,438,519.00	£1,438,519.00	£1,438,519.00	£1,438,519.00	£1,438,519.00	£1,438,519.00	£1,438,519.00
38 High density mixed use flat scheme (400 flats)	400	£1,744,444.00	£1,744,444.00	£1,744,444.00	£1,744,444.00	£1,744,444.00	£1,744,444.00	£1,744,444.00	£1,744,444.00
39 Medium density mixed use flat scheme (100 flats)	100	£7,710,700.00	£7,710,700.00	£7,710,700.00	£7,710,700.00	£7,710,700.00	£7,710,700.00	£7,710,700.00	£7,710,700.00
40 High density mixed use flat scheme (250 flats)	250	£3,246,246.00	£3,246,246.00	£3,246,246.00	£3,246,246.00	£3,246,246.00	£3,246,246.00	£3,246,246.00	£3,246,246.00
41 Purpose Built Student Accommodation (high density) 100 units	-	£1,902,141.00	£1,902,141.00	£1,902,141.00	£1,902,141.00	£1,902,141.00	£1,902,141.00	£1,902,141.00	£1,902,141.00
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,316,835.00	£2,316,835.00	£2,316,835.00	£2,316,835.00	£2,316,835.00	£2,316,835.00	£2,316,835.00	£2,316,835.00
43 High density retirement flat scheme (70 flats)	70	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00
44 High density retirement flat scheme (70 flats)	70	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00
45 High density retirement flat scheme (50 flats)	50	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00
46 Medium density extracare flat scheme (70 flats)	70	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00	£3,587,513.00
47 Medium density extracare flat scheme (70 flats)	70	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00
48 Medium density extracare flat scheme (70 flats)	70	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00	£3,087,513.00

[illegible]

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£68,088 PER HA												
Description	No of units	BLV	0% AHA	5% AHA	10% AHA	15% AHA	20% AHA	25% AHA	30% AHA	35% AHA	40% AHA	45% AHA	50% AHA	
1 Low density housing scheme (2 houses)	1	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	2,330.43	
2 Low density housing scheme (4 houses)	2	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	4,660.86	
3 Low density housing scheme (7 houses)	3	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	6,991.32	
4 Medium density flatshed scheme (5 flats)	5	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	3,401.70	
5 Medium density flatshed scheme (10 flats)	10	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	
6 Medium density flatshed scheme (15 flats)	15	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	
7 Medium density flatshed scheme (30 flats)	30	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	
8 Medium density flatshed scheme (75 flats)	75	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	
9 Medium density flatshed scheme (150 flats)	150	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	
10 Medium density mixed use flatshed scheme (200 flats)	200	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	
11 Medium density mixed use flatshed scheme (400 flats)	400	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	
12 Medium density mixed use flatshed scheme (600 flats)	600	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	408,204.00	
13 Medium density mixed use flatshed scheme (800 flats)	800	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	544,272.00	
14 Identification scheme (industrial with 5 flats)	5	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	1,700.42	
15 Medium density mixed use flatshed scheme (30 flats)	30	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	
16 Medium density mixed use flatshed scheme (75 flats)	75	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	
17 Medium density mixed use flatshed scheme (150 flats)	150	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	
18 High density mixed use flatshed scheme (300 flats)	300	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	
19 Medium density mixed use flatshed scheme (50 flats)	50	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	10,205.10	
20 Medium density mixed use flatshed scheme (100 flats)	100	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	20,410.20	
21 Medium density mixed use flatshed scheme (150 flats)	150	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	30,615.30	
22 Medium density mixed use flatshed scheme (200 flats)	200	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	40,820.40	
23 Medium density mixed use flatshed scheme (250 flats)	250	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	51,025.50	
24 Medium density mixed use flatshed scheme (300 flats)	300	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	61,230.60	
25 Medium density mixed use flatshed scheme (350 flats)	350	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	71,435.70	
26 Medium density mixed use flatshed scheme (400 flats)	400	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	81,640.80	
27 Medium density mixed use flatshed scheme (450 flats)	450	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	91,845.90	
28 Medium density mixed use flatshed scheme (500 flats)	500	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	102,051.00	
29 Identification scheme (industrial with 12 flats)	12	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	
30 Medium density mixed use flatshed scheme (350 flats)	350	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	111,946.75	
31 High density mixed use flatshed scheme (180 flats)	180	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	25,729.56	
32 High density mixed use flatshed scheme (500 flats)	500	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	
33 High density mixed use flatshed scheme (750 flats)	750	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	
34 High density mixed use flatshed scheme (1000 flats)	1000	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	136,068.00	
35 High density mixed use flatshed scheme (1250 flats)	1250	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	170,085.00	
36 High density mixed use flatshed scheme (1500 flats)	1500	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	204,102.00	
37 High density mixed use flatshed scheme (1800 flats)	1800	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	238,117.00	
38 High density mixed use flatshed scheme (2000 flats)	2000	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	272,136.00	
39 Medium density mixed use flatshed scheme (400 flats)	400	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	68,088.00	
40 Medium density mixed use flatshed scheme (450 flats)	450	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	77,248.50	
41 High density mixed use flatshed scheme (550 flats)	550	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	102,132.00	
42 Purpose built Student Accommodation (high density) 100 units	-	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	3,361.06	
43 Purpose built Student Accommodation (medium density) 100 units	-	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	6,803.40	
44 High density retirement flatshed scheme (70 flats)	70	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	
45 High density retirement flatshed scheme (100 flats)	100	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	29,372.75	
46 High density retirement flatshed scheme (150 flats)	150	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	44,059.13	
47 High density retirement flatshed scheme (200 flats)	200	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	58,745.51	
48 Medium density extracare flatshed scheme (50 flats)	50	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	21,729.56	
49 High density extracare flatshed scheme (100 flats)	100	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	43,459.13	
50 High density extracare flatshed scheme (150 flats)	150	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	65,188.69	
51 High density extracare flatshed scheme (200 flats)	200	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	86,918.26	

[illegible]

Table 6.10.3: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £9,583 per square metre)

[illegible]

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£9,171,614 PER HA										Residential land values									
Description	No of units	RLV	10% AH	10% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Low density housing scheme (2 houses)	2	4,452.51	8,905.01	8,905.01	8,905.01	8,905.01	8,905.01	8,905.01	8,905.01	8,905.01	8,905.01	8,905.01	8,905.01								
2 Low density housing scheme (4 houses)	4	8,905.01	1,781.39	1,781.39	1,781.39	1,781.39	1,781.39	1,781.39	1,781.39	1,781.39	1,781.39	1,781.39	1,781.39								
3 Low density housing scheme (8 houses)	8	8,200.95	2,050.52	2,050.52	2,050.52	2,050.52	2,050.52	2,050.52	2,050.52	2,050.52	2,050.52	2,050.52	2,050.52								
4 Medium density housing scheme (8 flats)	8	8,200.95	1,025.12	1,025.12	1,025.12	1,025.12	1,025.12	1,025.12	1,025.12	1,025.12	1,025.12	1,025.12	1,025.12								
5 Medium density housing scheme (16 flats)	16	8,200.95	512.56	512.56	512.56	512.56	512.56	512.56	512.56	512.56	512.56	512.56	512.56								
6 Medium density housing scheme (32 flats)	32	8,200.95	256.28	256.28	256.28	256.28	256.28	256.28	256.28	256.28	256.28	256.28	256.28								
7 Medium density housing scheme (64 flats)	64	8,200.95	128.14	128.14	128.14	128.14	128.14	128.14	128.14	128.14	128.14	128.14	128.14								
8 Medium density housing scheme (128 flats)	128	8,200.95	64.07	64.07	64.07	64.07	64.07	64.07	64.07	64.07	64.07	64.07	64.07								
9 Medium density housing scheme (256 flats)	256	8,200.95	32.04	32.04	32.04	32.04	32.04	32.04	32.04	32.04	32.04	32.04	32.04								
10 Medium density housing scheme (512 flats)	512	8,200.95	16.02	16.02	16.02	16.02	16.02	16.02	16.02	16.02	16.02	16.02	16.02								
11 Medium density mixed use flatbed scheme (200 flats)	200	8,200.95	41.02	41.02	41.02	41.02	41.02	41.02	41.02	41.02	41.02	41.02	41.02								
12 Medium density mixed use flatbed scheme (400 flats)	400	8,200.95	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51								
13 Medium density mixed use flatbed scheme (800 flats)	800	8,200.95	10.26	10.26	10.26	10.26	10.26	10.26	10.26	10.26	10.26	10.26	10.26								
14 Medium density mixed use flatbed scheme (1,600 flats)	1,600	8,200.95	5.13	5.13	5.13	5.13	5.13	5.13	5.13	5.13	5.13	5.13	5.13								
15 Medium density mixed use flatbed scheme (3,200 flats)	3,200	8,200.95	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56								
16 Medium density mixed use flatbed scheme (6,400 flats)	6,400	8,200.95	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28								
17 Medium density mixed use flatbed scheme (12,800 flats)	12,800	8,200.95	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64								
18 Medium density mixed use flatbed scheme (25,600 flats)	25,600	8,200.95	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32								
19 Medium density mixed use flatbed scheme (51,200 flats)	51,200	8,200.95	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16								
20 Medium density mixed use flatbed scheme (102,400 flats)	102,400	8,200.95	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08								
21 Medium density mixed use flatbed scheme (204,800 flats)	204,800	8,200.95	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04								
22 Medium density mixed use flatbed scheme (409,600 flats)	409,600	8,200.95	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02								
23 Medium density mixed use flatbed scheme (819,200 flats)	819,200	8,200.95	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01								
24 Medium density mixed use flatbed scheme (1,638,400 flats)	1,638,400	8,200.95	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005	0.005								
25 Medium density mixed use flatbed scheme (3,276,800 flats)	3,276,800	8,200.95	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025								
26 Medium density mixed use flatbed scheme (6,553,600 flats)	6,553,600	8,200.95	0.00125	0.00125	0.00125	0.00125	0.00125	0.00125	0.00125	0.00125	0.00125	0.00125	0.00125								
27 Medium density mixed use flatbed scheme (13,107,200 flats)	13,107,200	8,200.95	0.000625	0.000625	0.000625	0.000625	0.000625	0.000625	0.000625	0.000625	0.000625	0.000625	0.000625								
28 Medium density mixed use flatbed scheme (26,214,400 flats)	26,214,400	8,200.95	0.0003125	0.0003125	0.0003125	0.0003125	0.0003125	0.0003125	0.0003125	0.0003125	0.0003125	0.0003125	0.0003125								
29 Medium density mixed use flatbed scheme (52,428,800 flats)	52,428,800	8,200.95	0.00015625	0.00015625	0.00015625	0.00015625	0.00015625	0.00015625	0.00015625	0.00015625	0.00015625	0.00015625	0.00015625								
30 Medium density mixed use flatbed scheme (104,857,600 flats)	104,857,600	8,200.95	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05	7.8125e-05								
31 Medium density mixed use flatbed scheme (209,715,200 flats)	209,715,200	8,200.95	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05	3.90625e-05								
32 Medium density mixed use flatbed scheme (419,430,400 flats)	419,430,400	8,200.95	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05	1.953125e-05								
33 Medium density mixed use flatbed scheme (838,860,800 flats)	838,860,800	8,200.95	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06	9.765625e-06								
34 Medium density mixed use flatbed scheme (1,677,721,600 flats)	1,677,721,600	8,200.95	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06	4.8828125e-06								
35 Medium density mixed use flatbed scheme (3,355,443,200 flats)	3,355,443,200	8,200.95	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06	2.44140625e-06								
36 Medium density mixed use flatbed scheme (6,710,886,400 flats)	6,710,886,400	8,200.95	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06	1.220703125e-06								
37 Medium density mixed use flatbed scheme (13,421,772,800 flats)	13,421,772,800	8,200.95	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07	6.103515625e-07								
38 Medium density mixed use flatbed scheme (26,843,545,600 flats)	26,843,545,600	8,200.95	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07	3.0517578125e-07								
39 Medium density mixed use flatbed scheme (53,687,091,200 flats)	53,687,091,200	8,200.95	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07	1.52587890625e-07								
40 Medium density mixed use flatbed scheme (107,374,182,400 flats)	107,374,182,400	8,200.95	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08	7.62939453125e-08								
41 Medium density mixed use flatbed scheme (214,748,364,800 flats)	214,748,364,800	8,200.95	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08	3.814697265625e-08								
42 Medium density mixed use flatbed scheme (429,496,729,600 flats)	429,496,729,600	8,200.95	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08	1.9073486328125e-08								
43 Medium density mixed use flatbed scheme (858,993,459,200 flats)	858,993,459,200	8,200.95	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09	9.5367431640625e-09								
44 Medium density mixed use flatbed scheme (1,717,986,918,400 flats)	1,717,986,918,400	8,200.95	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09	4.76837158203125e-09								
45 Medium density mixed use flatbed scheme (3,435,973,836,800 flats)	3,435,973,836,800	8,200.95	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09	2.384185791015625e-09								
46 Medium density mixed use flatbed scheme (6,871,947,673,600 flats)	6,871,947,673,600	8,200.95	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09	1.1920928955078125e-09								
47 Medium density mixed use flatbed scheme (13,743,895,347,200 flats)	13,743,895,347,200	8,200.95	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10	5.9604644775390625e-10								
48 Medium density mixed use flatbed scheme (27,487,790,694,400 flats)	27,487,790,694,400	8,200.95	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10	2.98023223876953125e-10								
49 Medium density mixed use flatbed scheme (54,975,581,388,800 flats)	54,975,581,388,800	8,200.95	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10	1.490116119384765625e-10								
50 Medium density mixed use flatbed scheme (109,951,162,777,600 flats)	109,951,162,777,600	8,200.95	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11	7.450580596921875e-11								
51 Medium density mixed use flatbed scheme (219,902,325,555,200 flats)	219,902,325,555,200	8,200.95	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11	3.7252902984609375e-11								
52 Medium density mixed use flatbed scheme (439,804,651,110,400 flats)	439,804,651,110,400	8,200.95	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11	1.86264514923046875e-11								
53 Medium density mixed use flatbed scheme (879,609,302,220,800 flats)	879,609,302,220,800	8,200.95	9.31322574615234375e-12	9.31322574615234375e-12	9.31322																

[illegible]

BENCHMARK LAND VALUE 4 (CLEARER LAND)		\$500,000 PER HA					Residual land values							
Description	No of units	RLV	60% AH	65% AH	68% AH	68% AH	68% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	4	255.00	171.75	181.65	188.88	188.88	188.88	188.88	188.88	188.88	188.88	188.88	188.88	188.88
2 Low density housing scheme (4 houses)	2	425.00	339.30	339.30	1,172.25	1,186.67	1,041.22	876.71	911.27	946.83	981.39	1,016.94	1,052.50	1,088.06
3 Low density housing scheme (9 houses)	9	1,114.50	2,395.55	2,706.04	2,630.58	2,496.02	2,343.64	2,197.25	2,053.54	1,909.55	1,765.04	1,619.93	1,474.99	1,329.94
4 Medium density fenced scheme (5 flats)	5	636.60	1071.32	1,030.26	925.49	905.21	891.74	734.99	685.86	636.56	587.26	537.96	478.66	419.36
5 Medium density fenced scheme (10 flats)	10	828.00	1,488.87	1,401.69	1,245.98	1,215.89	1,131.42	941.88	874.87	807.86	740.85	673.84	606.83	539.82
6 Medium density fenced scheme (19 flats)	9	838.00	1,830.28	1,808.27	1,684.78	1,585.73	1,443.20	1,232.87	1,053.82	874.81	695.80	516.79	337.78	158.77
7 Medium density fenced scheme (30 flats)	30	475.00	839.88	828.34	754.48	689.69	618.18	488.18	419.36	349.43	279.50	209.57	139.64	69.71
8 Medium density fenced scheme (45 flats)	45	616.00	1,071.32	1,030.26	925.49	905.21	891.74	734.99	685.86	636.56	587.26	537.96	478.66	419.36
9 Medium density fenced scheme (250 flats)	250	475.00	839.88	828.34	754.48	689.69	618.18	488.18	419.36	349.43	279.50	209.57	139.64	69.71
10 Medium density fenced scheme (500 flats)	500	614.24	1,044.62	1,037.32	945.03	874.23	786.59	698.95	611.31	523.67	436.03	348.39	260.75	173.11
11 Medium density mixed use fenced scheme (200 flats)	200	439.00	2,220.81	2,041.90	1,924.91	1,816.40	1,716.52	1,616.64	1,516.76	1,416.88	1,316.99	1,217.11	1,117.23	1,017.35
12 Medium density mixed use fenced scheme (400 flats)	400	631.00	1,391.00	1,340.00	1,240.00	1,140.00	1,040.00	940.00	840.00	740.00	640.00	540.00	440.00	340.00
13 Medium density mixed use fenced scheme (85 flats)	85	891.00	1,714.44	1,670.16	1,560.54	1,431.87	1,303.21	1,174.54	1,045.88	917.21	788.54	659.87	531.20	402.53
14 Interfacial scheme (industrial with 9 flats)	9	614.50	1,144.58	1,127.61	1,021.38	930.94	840.50	750.06	660.62	570.18	480.74	390.30	300.86	210.42
15 Medium density mixed use fenced scheme (30 flats)	30	612.50	954.41	934.56	859.49	784.42	709.35	634.28	559.21	484.14	409.07	334.00	258.93	183.86
16 Medium density mixed use fenced scheme (60 flats)	60	714.00	1,244.00	1,224.00	1,124.00	1,024.00	924.00	824.00	724.00	624.00	524.00	424.00	324.00	224.00
17 Medium density mixed use fenced scheme (150 flats)	150	1,360.00	2,363.51	2,348.67	2,177.37	2,006.07	1,834.77	1,663.46	1,492.16	1,320.85	1,149.55	978.24	806.94	635.64
18 High density mixed use fenced scheme (200 flats)	200	3,070.00	4,024.65	4,036.97	3,700.14	3,367.10	3,034.06	2,701.02	2,367.98	2,034.94	1,701.90	1,368.86	1,035.82	702.78
19 Medium density mixed use fenced scheme (150 flats)	150	1,450.00	1,784.00	1,764.00	1,604.00	1,444.00	1,284.00	1,124.00	964.00	804.00	644.00	484.00	324.00	164.00
20 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
21 High density mixed use fenced scheme (80 flats)	80	1,680.00	2,580.40	2,560.40	2,360.40	2,160.40	1,960.40	1,760.40	1,560.40	1,360.40	1,160.40	960.40	760.40	560.40
22 Medium density mixed use fenced scheme (100 flats)	100	1,254.00	1,816.03	1,822.48	1,684.52	1,527.64	1,384.44	1,244.44	1,104.44	964.44	824.44	684.44	544.44	404.44
23 High density mixed use fenced scheme (450 flats)	450	1,514.00	2,314.85	2,327.44	2,154.29	1,974.57	1,804.85	1,634.13	1,464.41	1,294.69	1,124.97	954.25	784.53	614.81
24 Medium density mixed use fenced scheme (45 flats)	45	1,300.00	1,924.00	1,924.00	1,754.00	1,584.00	1,414.00	1,244.00	1,074.00	904.00	734.00	564.00	394.00	224.00
25 Medium density mixed use fenced scheme (250 flats)	250	1,616.00	2,723.51	2,747.21	2,527.50	2,307.82	2,088.17	1,868.52	1,648.87	1,429.24	1,209.60	989.96	770.32	550.68
26 Medium density mixed use fenced scheme (250 flats)	250	1,616.00	2,723.51	2,747.21	2,527.50	2,307.82	2,088.17	1,868.52	1,648.87	1,429.24	1,209.60	989.96	770.32	550.68
27 Medium density mixed use fenced scheme (250 flats)	250	1,616.00	2,723.51	2,747.21	2,527.50	2,307.82	2,088.17	1,868.52	1,648.87	1,429.24	1,209.60	989.96	770.32	550.68
28 Medium density mixed use fenced scheme (250 flats)	250	1,616.00	2,723.51	2,747.21	2,527.50	2,307.82	2,088.17	1,868.52	1,648.87	1,429.24	1,209.60	989.96	770.32	550.68
29 Medium density mixed use fenced scheme (250 flats)	250	1,616.00	2,723.51	2,747.21	2,527.50	2,307.82	2,088.17	1,868.52	1,648.87	1,429.24	1,209.60	989.96	770.32	550.68
30 Medium density mixed use fenced scheme (250 flats)	250	1,616.00	2,723.51	2,747.21	2,527.50	2,307.82	2,088.17	1,868.52	1,648.87	1,429.24	1,209.60	989.96	770.32	550.68
31 Interfacial scheme (industrial with 12 flats)	12	1,196.00	1,613.29	1,588.28	1,403.72	1,259.36	1,114.98	970.60	826.22	681.84	537.46	393.08	248.70	104.32
32 Medium density mixed use fenced scheme (250 flats)	250	1,616.00	2,723.51	2,747.21	2,527.50	2,307.82	2,088.17	1,868.52	1,648.87	1,429.24	1,209.60	989.96	770.32	550.68
33 Medium density mixed use fenced scheme (130 flats)	130	1,480.00	1,988.48	1,995.16	1,797.92	1,599.67	1,399.42	1,199.17	998.92	798.67	598.42	398.17	197.92	97.67
34 High density mixed use fenced scheme (200 flats)	200	3,070.00	4,024.65	4,036.97	3,700.14	3,367.10	3,034.06	2,701.02	2,367.98	2,034.94	1,701.90	1,368.86	1,035.82	702.78
35 Medium density mixed use fenced scheme (1750 flats)	1,750	6,315.00	10,326.65	10,311.00	9,101.72	8,041.70	7,055.32	6,222.02	5,464.50	4,764.10	4,093.69	3,453.29	2,846.89	2,271.49
36 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
37 Medium density mixed use fenced scheme (85 flats)	85	1,188.00	1,827.87	1,832.87	1,660.83	1,479.81	1,303.81	1,127.81	951.81	775.81	599.81	423.81	247.81	171.81
38 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
39 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
40 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
41 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
42 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
43 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
44 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
45 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
46 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
47 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
48 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
49 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
50 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
51 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
52 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
53 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
54 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
55 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
56 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
57 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
58 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
59 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
60 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
61 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
62 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
63 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
64 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00	1,754.00	1,454.00	1,154.00	854.00	554.00	254.00
65 High density mixed use fenced scheme (400 flats)	400	2,470.00	3,274.00	3,254.00	2,954.00	2,654.00	2,354.00	2,054.00						

Table 6.10.4: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £10,359 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY				Sales value £10,359/m²		AM tenure		Rented 70%		SO 30%		First Hire 0%	
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)				£64,537,565 PER HA									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	6771.87	142,212	134,407	126,602	118,797	110,992	103,187	95,382	87,577	79,772	71,967	64,162
2 Low density housing scheme (4 houses)	4	61541.75	1,405,302	1,409,604	1,413,906	1,418,208	1,422,510	1,426,812	1,431,114	1,435,416	1,439,718	1,444,020	1,448,322
3 Low density housing scheme (8 houses)	8	62504.27	3,342,722	3,172,002	3,001,282	2,830,562	2,659,842	2,489,122	2,318,402	2,147,682	1,976,962	1,806,242	1,635,522
4 Medium density flattened scheme (8 flats)	8	6514.588	1,263,346	1,188,325	1,113,304	1,038,283	963,262	888,241	813,220	738,199	663,178	588,157	513,136
5 Medium density flattened scheme (7 flats)	7	6817.555	1,171,774	1,102,818	1,033,862	964,906	895,950	826,994	758,038	689,082	620,126	551,170	482,214
6 Medium density flattened scheme (6 flats)	6	7205.244	2,274,419	2,134,342	1,994,265	1,854,188	1,714,111	1,574,034	1,433,957	1,293,880	1,153,803	1,013,726	873,649
7 Medium density flattened scheme (50 flats)	30	62,316,636	7,189,172	6,678,204	6,167,236	5,656,268	5,145,300	4,634,332	4,123,364	3,612,396	3,101,428	2,590,460	2,079,492
8 Medium density flattened scheme (75 flats)	75	62,666,279	16,229,360	15,192,220	14,155,080	13,117,940	12,080,800	11,043,660	10,006,520	8,969,380	7,932,240	6,895,100	5,857,960
9 Medium density flattened scheme (100 flats)	200	62,691,221	19,549,159	18,303,607	17,058,055	15,812,503	14,566,951	13,321,399	12,075,847	10,830,295	9,584,743	8,339,191	7,093,639
10 Medium density flattened scheme (600 flats)	600	626,429,530	59,119,792	55,810,007	52,500,222	49,190,437	45,880,652	42,570,867	39,261,082	35,951,297	32,641,512	29,331,727	26,021,942
11 Medium density mixed use flattened scheme (200 flats)	200	620,568,379	23,903,117	22,483,822	21,064,527	19,645,232	18,225,937	16,806,642	15,387,347	13,968,052	12,548,757	11,129,462	9,710,167
12 Medium density mixed use flattened scheme (400 flats)	400	620,103,253	40,150,528	38,172,222	36,193,927	34,215,632	32,237,337	30,259,042	28,280,747	26,302,452	24,324,157	22,345,862	20,367,567
13 Medium density mixed use flattened scheme (600 flats)	600	615,500,660	22,475,372	21,494,207	20,513,042	19,531,877	18,550,712	17,569,547	16,588,382	15,607,217	14,626,052	13,644,887	12,663,722
14 Intensification scheme (industrial with 9 flats)	9	64,476,854	7,778,683	7,544,889	7,311,095	7,077,301	6,843,507	6,609,713	6,375,919	6,142,125	5,908,331	5,674,537	5,440,743
15 Medium density mixed use flattened scheme (30 flats)	30	63,761,326	7,680,459	7,214,452	6,748,445	6,282,438	5,816,431	5,350,424	4,884,417	4,418,410	3,952,403	3,486,396	3,020,389
16 Medium density mixed use flattened scheme (75 flats)	75	64,530,644	17,903,647	16,801,462	15,699,277	14,597,092	13,494,907	12,392,722	11,290,537	10,188,352	9,086,167	7,979,982	6,877,797
17 Medium density mixed use flattened scheme (150 flats)	150	64,115,044	26,307,396	25,104,206	23,901,016	22,697,826	21,494,636	20,291,446	19,088,256	17,885,066	16,681,876	15,478,686	14,275,496
18 High density mixed use flattened scheme (300 flats)	300	61,670,789	34,260,945	31,272,179	28,283,413	25,294,647	22,305,881	19,317,115	16,328,349	13,339,583	10,350,817	7,362,051	4,373,285
19 Medium density mixed use flattened scheme (50 flats)	50	64,476,884	9,541,003	8,888,804	8,236,605	7,584,406	6,932,207	6,280,008	5,627,809	4,975,610	4,323,411	3,671,212	3,019,013
20 High density mixed use flattened scheme (150 flats)	150	67,445,887	28,553,078	26,520,222	24,487,366	22,454,510	20,421,654	18,388,798	16,355,942	14,323,086	12,290,230	10,257,374	8,224,518
21 Medium density mixed use flattened scheme (400 flats)	400	62,148,059	40,971,971	38,779,254	36,586,537	34,393,820	32,201,103	30,008,386	27,815,669	25,622,952	23,430,235	21,237,518	19,044,801
22 Medium density mixed use flattened scheme (100 flats)	100	67,443,283	10,594,230	10,277,964	9,961,698	9,645,432	9,329,166	9,012,900	8,696,634	8,380,368	8,064,102	7,747,836	7,431,570
23 High density mixed use flattened scheme (450 flats)	450	61,748,317	41,217,408	39,526,213	37,835,018	36,143,823	34,452,628	32,761,433	31,070,238	29,379,043	27,687,848	25,996,653	24,305,458
24 Medium density mixed use flattened scheme (40 flats)	40	62,620,766	7,778,683	7,544,889	7,311,095	7,077,301	6,843,507	6,609,713	6,375,919	6,142,125	5,908,331	5,674,537	5,440,743
25 Medium density mixed use flattened scheme (250 flats)	250	62,623,242	38,159,577	36,391,809	34,624,041	32,856,273	31,088,505	29,320,737	27,552,969	25,785,201	24,017,433	22,249,665	20,481,897
26 Medium density mixed use flattened scheme (140 flats)	140	62,682,539	28,163,301	26,386,024	24,608,747	22,831,470	21,054,193	19,276,916	17,500,639	15,724,362	13,948,085	12,171,808	10,395,531
27 Medium density mixed use flattened scheme (200 flats)	200	624,185,888	59,249,766	55,849,981	52,450,196	49,050,411	45,650,626	42,250,841	38,851,056	35,451,271	32,051,486	28,651,701	25,251,916
28 Medium density mixed use flattened scheme (500 flats)	500	643,379,555	72,911,091	69,511,274	66,111,457	62,711,640	59,311,823	55,912,006	52,512,189	49,112,372	45,712,555	42,312,738	38,912,921
29 Intensification scheme (industrial with 12 flats)	12	66,020,651	8,560,145	8,331,751	8,103,357	7,874,963	7,646,569	7,418,175	7,189,781	6,961,387	6,732,993	6,504,599	6,276,205
30 Medium density mixed use flattened scheme (250 flats)	350	63,000,260	56,402,236	54,200,290	52,000,344	49,800,398	47,600,452	45,400,506	43,200,560	41,000,614	38,800,668	36,600,722	34,400,776
31 Medium density mixed use flattened scheme (100 flats)	100	619,296,957	36,031,299	34,601,228	33,171,157	31,741,086	30,311,015	28,880,944	27,450,873	26,020,802	24,590,731	23,160,660	21,730,589
32 High density mixed use flattened scheme (500 flats)	500	62,921,347	51,207,459	49,005,502	46,803,545	44,601,588	42,400,631	40,198,674	37,996,717	35,794,760	33,592,803	31,390,846	29,188,889
33 Medium density mixed use flattened scheme (1750 flats)	1,750	616,101,320	189,452,167	184,338,754	179,225,341	174,111,928	169,000,515	163,889,102	158,777,689	153,666,276	148,554,863	143,443,450	138,332,037
34 Medium density mixed use flattened scheme (750 flats)	750	61,235,005	5,744,228	5,327,897	4,911,566	4,495,235	4,078,904	3,662,573	3,246,242	2,829,911	2,413,580	2,000,249	1,586,918
35 High density mixed use flattened scheme (40 flats)	40	65,711,880	11,000,889	10,400,889	9,800,889	9,200,889	8,600,889	8,000,889	7,400,889	6,800,889	6,200,889	5,600,889	5,000,889
36 High density mixed use flattened scheme (400 flats)	400	61,444,440	42,617,015	40,789,539	38,962,063	37,134,587	35,307,111	33,479,635	31,652,159	29,824,683	28,000,207	26,175,731	24,351,255
37 Medium density mixed use flattened scheme (100 flats)	100	67,710,102	10,909,001	10,409,001	9,909,001	9,409,001	8,909,001	8,409,001	7,909,001	7,409,001	6,909,001	6,409,001	5,909,001
38 High density mixed use flattened scheme (350 flats)	350	67,474,264	41,131,008	39,281,008	37,431,008	35,581,008	33,731,008	31,881,008	30,031,008	28,181,008	26,331,008	24,481,008	22,631,008
39 Purpose Built Student Accommodation (high density) 100 units	-	64,504,344	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
40 Purpose Built Student Accommodation (medium density) 100 units	-	61,217,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
41 High density retirement flattened scheme (20 flats)	80	63,127,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
42 High density retirement flattened scheme (70 flats)	70	63,127,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
43 High density retirement flattened scheme (120 flats)	120	63,127,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
44 High density retirement flattened scheme (180 flats)	180	63,127,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
45 High density retirement flattened scheme (240 flats)	240	63,127,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
46 Medium density extracare flattened scheme (50 flats)	50	63,127,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,030
47 High density extracare flattened scheme (60 flats)	60	63,127,737	10,902,111	10,225,234	10,476,398	10,071,539	14,594,062	13,517,025	12,440,967	11,364,110	10,287,053	9,210,399	8,133,03

Table 6.10.5: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £11,135 per square metre)

LAND-OWNED LAND PLAN VIABILITY		Sales value £11.125 per sqm		AH tenure		Rented 70%		30% Fhm 30%		Residential land values													
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£46,437,566 PER HA																					
Description	No of units	R/LV	0% AH	0% AH	50% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1. Low density housing scheme (2 houses)	2	£ 771,078	792,004	796,141	747,320	760,079	803,608	867,066	906,271	940,000	957,075	930,436	871,200	817,200									
2. Low density housing scheme (4 houses)	4	£ 1,544,727	1,584,007	1,592,281	1,494,554	1,520,157	1,606,217	1,724,132	1,844,678	1,964,000	1,994,150	1,940,872	1,842,400	1,734,400									
3. Low density housing scheme (6 houses)	6	£ 2,317,041	2,376,010	2,388,421	2,241,831	2,280,236	2,424,326	2,606,198	2,786,517	2,964,000	3,011,225	2,911,308	2,762,400	2,591,200									
4. Medium density housing scheme (8 flats)	8	£ 3,148,588	3,195,207	3,207,125	3,028,321	3,075,353	3,268,496	3,506,198	3,743,678	3,980,000	4,027,675	3,880,800	3,672,800	3,456,800									
5. Medium density housing scheme (10 flats)	10	£ 3,918,235	3,965,264	3,977,156	3,785,401	3,832,939	4,044,373	4,322,298	4,599,678	4,876,000	4,923,675	4,744,000	4,504,800	4,264,800									
6. Medium density housing scheme (12 flats)	12	£ 4,687,912	4,734,941	4,746,833	4,549,085	4,596,623	4,818,517	5,136,442	5,453,822	5,730,000	5,777,675	5,552,000	5,283,200	5,013,200									
7. Medium density housing scheme (14 flats)	14	£ 5,457,589	5,504,618	5,516,510	5,313,761	5,360,299	5,582,193	5,930,118	6,247,498	6,523,000	6,570,675	6,312,000	6,003,200	5,693,200									
8. Medium density housing scheme (16 flats)	16	£ 6,227,266	6,274,295	6,286,187	6,078,437	6,124,975	6,356,869	6,734,794	7,052,174	7,327,000	7,374,675	7,088,000	6,748,800	6,408,800									
9. Medium density housing scheme (18 flats)	18	£ 7,006,943	7,053,972	7,065,864	6,853,115	6,899,653	7,131,547	7,539,472	7,856,852	8,132,000	8,179,675	7,856,000	7,488,800	7,128,800									
10. Medium density housing scheme (20 flats)	20	£ 7,786,620	7,833,649	7,845,541	7,628,791	7,675,329	7,907,223	8,335,148	8,652,528	8,927,000	8,974,675	8,616,000	8,216,800	7,816,800									
11. Medium density housing scheme (22 flats)	22	£ 8,566,297	8,613,326	8,625,218	8,404,569	8,451,107	8,683,001	9,140,926	9,458,306	9,733,000	9,780,675	9,384,000	8,934,800	8,514,800									
12. Medium density housing scheme (24 flats)	24	£ 9,345,974	9,392,999	9,404,891	9,182,141	9,228,679	9,460,573	9,948,500	10,265,880	10,541,000	10,588,675	10,160,000	9,672,800	9,232,800									
13. Medium density housing scheme (26 flats)	26	£ 10,125,651	10,172,680	10,184,572	9,961,822	10,008,360	10,240,254	10,758,180	11,075,560	11,350,000	11,397,675	10,920,000	10,392,800	9,912,800									
14. Medium density housing scheme (28 flats)	28	£ 10,905,328	10,952,357	10,964,249	10,741,499	10,788,037	11,019,931	11,557,856	11,875,236	12,150,000	12,197,675	11,680,000	11,112,800	10,602,800									
15. Medium density housing scheme (30 flats)	30	£ 11,685,005	11,732,034	11,743,926	11,521,176	11,567,714	11,799,608	12,337,533	12,654,913	12,930,000	12,977,675	12,440,000	11,832,800	11,282,800									
16. Medium density housing scheme (32 flats)	32	£ 12,464,682	12,511,711	12,523,603	12,300,853	12,347,391	12,579,285	13,117,210	13,434,590	13,710,000	13,757,675	13,200,000	12,572,800	12,022,800									
17. Medium density housing scheme (34 flats)	34	£ 13,244,359	13,291,388	13,303,280	13,080,530	13,127,068	13,358,962	13,896,887	14,214,267	14,490,000	14,537,675	13,960,000	13,332,800	12,782,800									
18. Medium density housing scheme (36 flats)	36	£ 14,024,036	14,071,415	14,083,307	13,860,557	13,907,095	14,138,989	14,676,914	14,994,294	15,270,000	15,317,675	14,720,000	14,092,800	13,542,800									
19. Medium density housing scheme (38 flats)	38	£ 14,803,713	14,850,742	14,862,634	14,639,884	14,686,422	14,918,316	15,456,241	15,773,621	16,050,000	16,097,675	15,480,000	14,852,800	14,302,800									
20. Medium density housing scheme (40 flats)	40	£ 15,583,390	15,630,419	15,642,311	15,419,561	15,466,099	15,697,993	16,235,918	16,553,298	16,830,000	16,877,675	16,240,000	15,612,800	15,062,800									
21. Medium density housing scheme (42 flats)	42	£ 16,363,067	16,410,096	16,421,988	16,199,238	16,245,776	16,477,670	17,015,595	17,332,975	17,610,000	17,657,675	17,020,000	16,392,800	15,842,800									
22. Medium density housing scheme (44 flats)	44	£ 17,142,744	17,189,773	17,201,665	16,978,915	17,025,453	17,257,347	17,795,272	18,112,652	18,390,000	18,437,675	17,792,000	17,164,800	16,614,800									
23. Medium density housing scheme (46 flats)	46	£ 17,922,421	17,969,450	17,981,342	17,758,592	17,805,130	18,037,024	18,574,949	18,892,329	19,170,000	19,217,675	18,572,000	17,944,800	17,394,800									
24. Medium density housing scheme (48 flats)	48	£ 18,702,098	18,749,127	18,761,019	18,538,269	18,584,807	18,816,701	19,354,626	19,672,006	19,950,000	20,000,000	19,355,200	18,727,200	18,177,200									
25. Medium density housing scheme (50 flats)	50	£ 19,481,775	19,528,804	19,540,696	19,317,946	19,364,484	19,596,378	20,134,303	20,451,683	20,730,000	20,777,675	20,132,000	19,504,000	18,954,000									
26. Medium density housing scheme (52 flats)	52	£ 20,261,452	20,308,481	20,320,373	20,097,623	20,144,161	20,376,055	20,913,980	21,231,360	21,510,000	21,557,675	20,912,000	20,284,000	19,734,000									
27. Medium density housing scheme (54 flats)	54	£ 21,041,129	21,088,158	21,100,050	20,877,300	20,923,838	21,155,732	21,693,657	22,011,037	22,290,000	22,337,675	21,692,000	21,064,000	20,514,000									
28. Medium density housing scheme (56 flats)	56	£ 21,820,806	21,867,835	21,879,727	21,656,977	21,703,515	21,935,409	22,473,334	22,790,714	23,070,000	23,117,675	22,472,000	21,844,000	21,294,000									
29. Medium density housing scheme (58 flats)	58	£ 22,600,483	22,647,512	22,659,404	22,436,654	22,483,192	22,715,086	23,253,011	23,570,391	23,850,000	23,897,675	23,252,000	22,624,000	22,074,000									
30. Medium density housing scheme (60 flats)	60	£ 23,380,160	23,427,189	23,439,081	23,216,331	23,262,869	23,494,763	24,032,688	24,350,068	24,630,000	24,677,675	24,032,000	23,404,000	22,854,000									
31. Medium density housing scheme (62 flats)	62	£ 24,159,837	24,206,866	24,218,758	24,000,008	24,046,546	24,278,440	24,816,365	25,133,745	25,410,000	25,457,675	24,812,000	24,184,000	23,634,000									
32. Medium density housing scheme (64 flats)	64	£ 24,939,514	24,986,543	24,998,435	24,779,685	24,826,223	25,058,117	25,596,042	25,913,422	26,190,000	26,237,675	25,592,000	24,964,000	24,414,000									
33. Medium density housing scheme (66 flats)	66	£ 25,719,191	25,766,220	25,778,112	25,559,362	25,605,900	25,837,794	26,375,719	26,693,099	26,970,000	27,017,675	26,372,000	25,744,000	25,194,000									
34. Medium density housing scheme (68 flats)	68	£ 26,498,868	26,545,897	26,557,789	26,339,039	26,385,577	26,617,471	27,155,396	27,472,776	27,750,000	27,797,675	27,152,000	26,524,000	25,974,000									
35. Medium density housing scheme (70 flats)	70	£ 27,278,545	27,325,574	27,337,466	27,118,716	27,165,254	27,397,148	27,935,073	28,252,453	28,530,000	28,577,675	27,932,000	27,304,000	26,754,000									
36. Medium density housing scheme (72 flats)	72	£ 28,058,222	28,105,251	28,117,143	27,898,393	27,944,931	28,176,825	28,714,750	29,032,130	29,310,000	29,357,675	28,712,000	28,084,000	27,534,000									
37. Medium density housing scheme (74 flats)	74	£ 28,837,899	28,884,928	28,896,820	28,678,070	28,724,608	28,956,502	29,494,427	29,811,807	30,090,000	30,137,675	29,492,000	28,864,000	28,314,000									
38. Medium density housing scheme (76 flats)	76	£ 29,617,576	29,664,605	29,676,497	29,457,747	29,504,285	29,736,179	30,274,104	30,591,484	30,870,000	30,917,675	30,272,000	29,644,000	29,094,000									
39. Medium density housing scheme (78 flats)	78	£ 30,397,253	30,444,282	30,456,174	30,237,424	30,283,962	30,515,856	31,053,781	31,371,161	31,650,000	31,697,675	31,048,000	30,420,000	29,870,000									
40. Medium density housing scheme (80 flats)	80	£ 31,176,930	31,223,959	31,235,851	31,017,101	31,063,639	31,295,533	31,833,458	32,150,838	32,430,000	32,477,675	31,828,000	31,200,000	30,650,000									
41. Medium density housing scheme (82 flats)	82	£ 31,956,607	32,003,636	32,015,528	31,796,778	31,843,316	32,075,210	32,613,135	32,930,515	33,210,000	33,257,675	32,608,000	31,980,000	31,430,000									
42. Medium density housing scheme (84 flats)	84	£ 32,736,284	32,783,313	32,795,205	32,576,455	32,622,993	32,854,887	33,392,812	33,710,192	33,990,000	34,037,675	33,388,000	32,760,000	32,210,000									
43. Medium density housing scheme (86 flats)	86	£ 33,515,961	33,562,990	33,574,882	33,356,132	33,402,670	33,634,564	34,172,489	34,489,869	34,770,000	34,817,675	34,168,000	33,540,000	32,990,000									
44. Medium density housing scheme (88 flats)	88	£ 34,295,638	34,342,667	34,354,559	34,135,809	34,182,347	34,414,241	34,952,166	35,269,546	35,550,000	35,597,675	34,948,000	34,320,000	33,770,000									
45. Medium density housing scheme (90 flats)	90	£ 35,075,315	35,122,344	35,134,236	34,915,486	34,962,024	35,193,918	35,731,843	36,049,223	36,330,000	36,377,675	35,728,000	35,100,000	34,550,000									
46. Medium density housing scheme (92 flats)	92	£ 35,854,992	35,902,021	35,913,913	35,695,163	35,741,701	35,973,595	36,511,520	36,828,900	37,110,000	37,157,675	36,508,000	35,880,000	35,330,000									
47. Medium density housing scheme (94 flats)	94	£ 36,634,669	36,681,698	36,693,590	36,474,840	36,521,378	36,753,272	37,291,197	37,608,577	37,890,000	37,937,675	37,288,000	36,660,000	36,110,000									
48. Medium density housing scheme (96 flats)	96	£ 37,414,346	37,461,375	37,473,267	37,254,517	37,301,055	37,532,949	38,070,874	38,388,254	38,670,000	38,717,675	38,068,000	37,440,000	36,890,000									
49. Medium density housing scheme (98 flats)	98	£ 38,194,023	38,241,052	38,252,944	38,033,194	38,079,732	38,311,626	38,849,551	39,166,931	39,450,000	39,497,675	38,848,000	38,220,000	37,670,000									
50. Medium density housing scheme (100 flats)	100	£ 38,973,700	39,020,729	39,032,621	38,812,871	38,859,409	39,091,303	39,629,228	39,946,608	40,230,000	40,277,675	39,628,000	39,000,000	38,450,000									
51. High density housing scheme (100 flats)	100	£ 39,753,377	39,800,406	39,812,298	39,592,548	39,639,086	39,870,980	40,408,905	40,726,285	41,010,000	41,057,675	40,408,000	39,780,000	39,230,000									
52. High density housing scheme (120 flats)	120	£ 47,704,054	47,751,083	47,762,975	47,543,225	47,589,763	47,821,657	48,359,582	48,676,962	48,960,000	49,007,675	48,360,000	47,740,000	47,190,000									
53. High density housing scheme (140 flats)	140	£ 55,654,731	55,701,760	55,713,652	55,493,902	55,540,440	55,772,334	56,310,259	56,627,639	56,910,000	56,957,675	56,308,000	55,688,000	55,138,000									
54. High density housing scheme (160 flats)	160	£ 63,605,408	63,652,437	63,664,329	63,444,579	63,491,117	63,723,011	64,260,936	64,578,316	64,860,000	64,907,675	64,258,000	63,638,000	63,088,000									
55. High density housing scheme (180 flats)	180	£ 71,556,085	71,603,114	71,615,006	71,395,256	71,441,794	71,673,688	72,211,613	72,529,000	72,810,000	72,857,675	72,208,000</											

MARKET LAND VALUE 2 (SECONDARY RATE)		R\$/1,611.614 PER HA		Residual land values											
Description	No of units	0.0%	0% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Low density housing scheme (2 houses)	2	4,452.501	3,522.894	746.177	747.830	1,015.239	1,015.239	1,015.239	1,015.239	1,015.239	1,015.239	1,015.239			
2 Low density housing scheme (4 houses)	4	4,917.161	1,060.267	1,501.221	1,496.504	1,412.236	1,228.277	1,244.670	950.473	1,070.550	960.025	913.029			
3 Low density housing scheme (8 houses)	9	6,200.950	3,749.052	3,558.051	3,769.529	3,176.303	2,999.414	2,801.311	2,614.617	2,422.520	2,241.647	2,056.972			
4 Low density housing scheme (16 houses)	9	6,535.725	3,585.215	3,585.215	3,585.215	3,183.259	2,970.381	2,750.381	2,530.381	2,310.381	2,090.381	1,870.381			
5 Medium density flattened scheme (7 flats)	7	7,368.985	2,910.958	1,971.031	1,798.524	1,971.581	1,971.581	1,971.581	1,971.581	1,971.581	1,971.581	1,971.581			
6 Medium density flattened scheme (9 flats)	9	6,550.297	2,650.514	2,462.407	2,516.175	2,145.010	1,910.138	1,910.138	1,910.138	1,910.138	1,910.138	1,910.138			
7 Medium density flattened scheme (30 flats)	30	6,135.742	3,250.349	2,715.214	2,715.214	2,726.245	2,626.421	2,547.654	2,454.764	2,359.504	2,259.504	2,154.764			
8 Medium density flattened scheme (120 flats)	120	6,448.512	3,488.512	3,488.512	3,488.512	3,488.512	3,488.512	3,488.512	3,488.512	3,488.512	3,488.512	3,488.512			
9 Medium density flattened scheme (250 flats)	250	6,140.272	3,420.431	3,420.431	3,420.431	3,420.431	3,420.431	3,420.431	3,420.431	3,420.431	3,420.431	3,420.431			
10 Medium density flattened scheme (600 flats)	600	6,222.317	3,704.041	3,604.290	3,193.300	3,500.834	3,420.834	3,420.834	3,420.834	3,420.834	3,420.834	3,420.834			
11 Medium density mixed use flattened scheme (200 flats)	200	6,110.796	3,419.807	3,419.807	3,419.807	3,419.807	3,419.807	3,419.807	3,419.807	3,419.807	3,419.807	3,419.807			
12 Medium density mixed use flattened scheme (400 flats)	400	6,177.894	3,467.894	3,467.894	3,467.894	3,467.894	3,467.894	3,467.894	3,467.894	3,467.894	3,467.894	3,467.894			
13 Medium density mixed use flattened scheme (80 flats)	80	6,494.782	2,535.296	2,421.588	2,211.837	2,140.797	2,140.797	2,140.797	2,140.797	2,140.797	2,140.797	2,140.797			
14 Intensification scheme (industrial with 9 flats)	9	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
15 Medium density mixed use flattened scheme (30 flats)	30	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
16 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
17 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
18 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
19 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
20 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
21 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
22 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
23 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
24 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
25 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
26 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
27 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
28 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
29 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
30 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
31 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
32 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
33 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
34 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
35 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
36 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
37 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
38 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
39 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
40 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
41 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
42 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
43 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
44 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
45 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
46 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
47 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
48 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
49 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
50 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
51 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
52 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
53 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
54 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
55 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
56 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
57 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
58 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
59 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
60 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
61 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
62 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
63 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
64 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
65 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
66 Medium density mixed use flattened scheme (150 flats)	150	6,220.760	3,117.767	1,962.540	1,711.944	1,961.976	1,512.654	1,733.971	1,215.356	1,360.540	1,021.787	877.676			
67 High density mixed use flattened scheme (300 flats)	300	6,093.740	4,221.744	3,060.696	3,547.249	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696	3,060.696			
68 Medium density mixed use flattened scheme															

ENCLAMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		608,008.68 PER HA		Residual land values											
Description	No of units	BLV	20% AH	30% AH	40% AH	50% AH	60% AH	70% AH	80% AH	90% AH	100% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	6,304.434	833,894	706,177	575,879	460,909	351,227	244,073	139,233	55,858	1,007,435	558,508	497,873	436,406	375,855
2 Low density housing scheme (4 houses)	4	6,000.009	1,008,307	1,201,231	1,490,504	1,812,226	2,126,277	2,444,071	2,766,823	3,091,535	1,017,432	1,070,550	1,099,925	1,133,959	1,172,905
3 Low density housing scheme (8 houses)	8	6,710,212.31	3,749,852	3,558,561	3,368,808	3,170,323	2,969,444	2,801,311	2,614,017	2,427,520	2,241,547	2,056,972	1,874,907	1,699,921	1,527,905
4 Medium density fenced scheme (40 units)	40	6,422,061.95	1,180,229	1,360,789	1,538,272	1,712,829	1,884,211	2,051,589	2,218,967	2,381,345	1,020,689	1,079,889	1,129,089	1,178,289	1,227,489
5 Medium density fenced scheme (70 units)	70	6,725,547	2,504,508	1,971,791	1,367,754	970,551	552,178	131,202	1,310,823	1,911,078	1,071,795	987,785	902,785	817,785	732,785
6 Medium density fenced scheme (90 units)	90	6,365,321	2,620,514	2,402,457	2,204,973	2,026,210	1,862,118	1,708,088	1,554,058	1,400,028	1,245,998	1,091,968	937,938	783,908	629,878
7 Medium density fenced scheme (300 flats)	300	6,813,503.93	800,000	719,214	620,918	520,245	419,572	318,899	218,226	117,553	478,784	320,054	279,799	239,544	199,289
8 Medium density fenced scheme (400 flats)	400	6,231,770.00	1,000,000	875,000	750,000	625,000	500,000	375,000	250,000	125,000	375,000	250,000	125,000	125,000	125,000
9 Medium density fenced scheme (250 flats)	250	6,856,363	48,832.41	47,745.01	46,657.61	45,570.21	44,482.81	43,395.41	42,308.01	41,220.61	40,133.21	39,045.81	37,958.41	36,871.01	35,783.61
10 Medium density fenced scheme (900 flats)	900	6,105,110.00	1,026,024	6,026,026	6,193,000	6,360,000	6,527,000	6,694,000	6,861,000	7,028,000	7,195,000	7,362,000	7,529,000	7,696,000	7,863,000
11 Medium density mixed use fenced scheme (220 flats)	220	6,102,595.90	34,969.07	33,364.92	31,760.77	30,156.62	28,552.47	26,948.32	25,344.17	23,740.02	22,135.87	20,531.72	18,927.57	17,323.42	15,719.27
12 Medium density mixed use fenced scheme (300 flats)	300	6,117,812.99	32,422.36	30,818.21	29,214.06	27,609.91	26,005.76	24,401.61	22,797.46	21,193.31	19,589.16	17,985.01	16,380.86	14,776.71	13,172.56
13 Medium density mixed use fenced scheme (80 flats)	80	6,627,314.00	23,236.20	22,041.39	20,846.58	19,651.77	18,456.96	17,262.15	16,067.34	14,872.53	13,677.72	12,482.91	11,288.10	10,093.29	8,898.48
14 Identification scheme (industrial with 9 flats)	9	6,768,718	1,13,787	1,062,548	7,811,848	7,611,878	7,411,908	7,212,038	7,012,168	6,812,298	6,612,428	6,412,558	6,212,688	6,012,818	5,812,948
15 Medium density mixed use fenced scheme (300 flats)	300	6,478,506	877,500	6,733,514	7,071,268	7,271,268	7,471,268	7,671,268	7,871,268	8,071,268	8,271,268	8,471,268	8,671,268	8,871,268	9,071,268
16 Medium density mixed use fenced scheme (400 flats)	400	6,759,077.00	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000
17 Medium density mixed use fenced scheme (150 flats)	150	6,443,555.00	100,959.99	27,905.09	25,752.14	23,760.31	21,073.45	19,500.50	17,499.37	15,422.22	13,354.15	11,295.19	9,245.31	7,195.34	5,145.38
18 High density mixed use fenced scheme (300 flats)	300	6,460,040.00	4,227,414	3,060,696	3,474,249	3,027,492	2,587,151	2,157,351	1,732,011	1,306,671	1,017,331	727,991	438,651	150,311	1,706.12
19 Medium density mixed use fenced scheme (500 flats)	500	6,705,719	11,529,244	10,322,837	9,125,234	8,006,315	7,022,409	6,101,389	5,292,409	4,501,389	3,800,369	3,200,349	2,600,329	2,000,309	1,400,289
20 High density mixed use fenced scheme (100 flats)	100	6,293,749	1,829,749	2,017,749	2,211,749	2,405,749	2,599,749	2,793,749	2,987,749	3,181,749	3,375,749	3,569,749	3,763,749	3,957,749	4,151,749
21 High density mixed use fenced scheme (180 flats)	180	6,294,801	1,807,119	1,810,119	1,813,119	1,816,119	1,819,119	1,822,119	1,825,119	1,828,119	1,831,119	1,834,119	1,837,119	1,840,119	1,843,119
22 Medium density mixed use fenced scheme (100 flats)	100	6,050,052	2,512,407	2,116,009	1,720,512	1,325,015	929,518	534,021	138,524	1,973,581	1,844,125	1,714,669	1,585,213	1,455,757	1,326,301
23 High density mixed use fenced scheme (100 flats)	100	6,216,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456	2,116,456
24 Medium density mixed use fenced scheme (40 flats)	40	6,655,211	12,857,912	11,503,912	10,363,912	9,223,912	8,083,912	6,943,912	5,803,912	4,663,912	3,523,912	2,383,912	1,243,912	103,912	1,716.42
25 Medium density mixed use fenced scheme (250 flats)	250	6,140,001.97	4,321,409	39,258.92	30,932.53	22,606.09	14,279.64	6,043.21	23,201.99	20,904.67	18,607.35	16,310.03	14,012.71	11,715.39	9,418.07
26 Medium density mixed use fenced scheme (250 flats)	250	6,109,746	4,449,243	4,161,720	3,874,358	3,586,996	3,300,634	3,013,272	2,725,910	2,438,548	2,151,186	1,863,824	1,576,462	1,289,100	1,001,738
27 High density mixed use fenced scheme (100 flats)	100	6,262,621.27	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
28 Medium density mixed use fenced scheme (400 flats)	400	6,231,284	1,180,352	570,208	50,192.5	10,194.25	1,019.25	12,318.12	3,318.12	2,318.12	1,318.12	318.12	2,318.12	2,318.12	2,318.12
29 Medium density mixed use fenced scheme (500 flats)	500	6,171,008.26	3,807,243	3,248,081	2,691,387	2,132,691	1,573,995	1,015,299	456,603	5,868,240	5,269,522	4,670,204	4,070,886	3,471,568	2,872,250
30 Identification scheme (industrial with 12 flats)	12	6,732,547.96	7,089,366	6,808,296	6,508,448	6,208,600	5,908,752	5,608,904	5,309,056	5,009,208	4,709,360	4,409,512	4,109,664	3,809,816	3,509,968
31 Medium density mixed use fenced scheme (100 flats)	100	6,232,234.22	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
32 Medium density mixed use fenced scheme (180 flats)	180	6,216,866	4,216,866	4,254,943	4,293,020	4,331,097	4,369,174	4,407,251	4,445,328	4,483,405	4,521,482	4,559,559	4,597,636	4,635,713	4,673,790
33 High density mixed use fenced scheme (500 flats)	500	6,045,932	3,337,629	3,562,594	3,787,560	4,012,526	4,237,492	4,462,458	4,687,424	4,912,390	5,137,356	5,362,322	5,587,288	5,812,254	6,037,220
34 Medium density mixed use fenced scheme (1750 flats)	1,750	6,044,722.22	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512	59,821,512
35 High density mixed use fenced scheme (100 flats)	100	6,446,000	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
36 Medium density mixed use fenced scheme (50 flats)	50	6,252,812	1,216,308	11,852.42	11,208.91	10,564.32	9,919.80	9,275.28	8,630.76	7,986.24	7,341.72	6,697.20	6,052.68	5,408.16	4,763.64
37 High density mixed use fenced scheme (400 flats)	400	6,454,006	11,829,621	10,986,302	10,143,022	9,299,742	8,456,462	7,613,182	6,769,902	5,926,622	5,083,342	4,240,062	3,396,782	2,553,502	1,710,222
38 High density mixed use fenced scheme (400 flats)	400	6,850,514	4,254,434	4,537,944	4,821,454	5,104,964	5,388,474	5,671,984	5,955,494	6,239,004	6,522,514	6,806,024	7,089,534	7,373,044	7,656,554
39 Medium density mixed use fenced scheme (180 flats)	180	6,234,344	4,216,866	4,254,943	4,293,020	4,331,097	4,369,174	4,407,251	4,445,328	4,483,405	4,521,482	4,559,559	4,597,636	4,635,713	4,673,790
40 High density mixed use fenced scheme (350 flats)	350	6,052,477	5,067,479	4,608,074	4,257,000	3,905,921	3,554,842	3,203,763	2,852,684	2,501,605	2,150,526	1,800,447	1,449,368	1,098,289	747,210
41 Purpose built Student Accommodation (high density) 100 units	-	4,034.24	19,992.11	17,825.24	16,740.36	15,655.53	14,570.69	13,485.86	12,401.02	11,316.19	10,231.35	9,146.51	8,061.67	6,976.83	5,891.99
42 Purpose built Student Accommodation (medium density) 100 units	-	4,034.24	19,992.11	17,825.24	16,740.36	15,655.53	14,570.69	13,485.86	12,401.02	11,316.19	10,231.35	9,146.51	8,061.67	6,976.83	5,891.99
43 Medium density mixed use fenced scheme (400 flats)	400	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
44 High density retirement fenced scheme (70 flats)	70	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
45 High density retirement fenced scheme (30 flats)	30	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
46 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
47 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
48 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
49 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
50 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
51 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
52 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
53 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
54 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621
55 High density retirement fenced scheme (100 flats)	100	6,217,723	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,621	1,829,						

MARKET LAND VALUE 4 (CLEARER LAND)		€50,000 PER HA		Residual land values										
Description	No of units	RLV	60% A/R	60% A/R	60% A/R	60% A/R	20% A/R	20% A/R	20% A/R	30% A/R	35% A/R	40% A/R	45% A/R	60% A/R
1 Low density housing scheme (2 houses)	2	€24.000	€38.998	590.137	147.830	148.726	1.326.777	1.244.670	1.161.433	1.078.550	996.926	913.555	822.850	415.880
2 Low density housing scheme (2 houses)	4	€36.000	€58.997	590.137	1.406.584	1.482.219	1.326.777	1.244.670	1.161.433	1.078.550	996.926	913.555	822.850	415.880
3 Low density housing scheme (2 houses)	5	€110.500	€374.952	355.661	3.068.309	3.170.352	2.969.414	2.691.311	2.614.017	2.427.520	2.241.407	2.056.972	1.872.045	994.805
4 Medium density flatbed scheme (5 flats)	5	€166.000	€745.021	381.785	1.269.221	1.193.228	1.160.128	1.028.168	947.547	864.598	783.372	702.058	618.904	312.405
5 Medium density flatbed scheme (5 flats)	5	€200.000	€841.911	381.785	1.435.238	1.363.245	1.330.145	1.198.185	1.115.236	1.032.287	949.062	867.837	786.612	347.410
6 Medium density flatbed scheme (9 flats)	9	€330.000	€2.020.514	2.482.407	2.504.872	2.149.219	1.982.118	1.828.188	1.681.850	1.527.871	1.374.485	1.221.721	1.069.900	530.245
7 Medium density flatbed scheme (30 flats)	30	€75.000	€828.359	1.721.216	7.216.176	6.726.245	6.828.421	5.749.704	5.260.654	4.779.811	4.288.198	3.816.697	3.341.728	1.612.405
8 Medium density flatbed scheme (30 flats)	30	€196.000	€2.516.516	16.832.874	16.832.874	16.832.874	16.832.874	16.832.874	16.832.874	16.832.874	16.832.874	16.832.874	16.832.874	16.832.874
9 Medium density flatbed scheme (250 flats)	250	€739.000	€5.526.471	€7.749.051	€6.762.795	€6.762.795	€33.557.467	€30.982.429	€27.548.536	€24.444.510	€21.543.575	€18.957.740	€16.755.140	€8.152.461
10 Medium density flatbed scheme (500 flats)	500	€1.244.000	€7.004.462	€10.674.290	€13.960.505	€10.408.437	€42.615.217	€40.655.973	€36.655.973	€33.444.510	€30.243.575	€27.042.642	€23.841.709	€11.932.004
11 Medium density mixed use flatbed scheme (200 flats)	200	€990.000	€9.599.027	€20.366.932	€20.935.925	€27.312.676	€24.791.767	€22.271.238	€19.750.710	€17.620.218	€15.490.726	€13.360.734	€11.230.742	€5.905.008
12 Medium density mixed use flatbed scheme (200 flats)	200	€990.000	€9.599.027	€20.366.932	€20.935.925	€27.312.676	€24.791.767	€22.271.238	€19.750.710	€17.620.218	€15.490.726	€13.360.734	€11.230.742	€5.905.008
13 Medium density mixed use flatbed scheme (80 flats)	80	€815.000	€5.236.286	€22.341.369	€22.811.807	€21.867.905	€20.227.317	€19.227.317	€17.916.963	€16.820.347	€15.724.731	€14.629.115	€13.523.500	€6.807.123
14 Identification scheme (industrial with 9 flats)	9	€145.000	€1.311.787	€982.540	€7.811.484	€7.981.784	€7.126.624	€5.783.743	€5.215.935	€4.648.144	€4.080.352	€3.512.560	€2.944.768	€1.833.024
15 Medium density mixed use flatbed scheme (30 flats)	30	€121.500	€7.977.505	€7.977.514	€7.791.268	€7.721.248	€7.975.678	€7.265.948	€6.554.462	€5.843.976	€5.133.490	€4.423.004	€3.712.518	€2.000.284
16 Medium density mixed use flatbed scheme (30 flats)	30	€144.000	€9.121.412	€12.454.988	€16.177.471	€16.177.471	€16.177.471	€16.177.471	€16.177.471	€16.177.471	€16.177.471	€16.177.471	€16.177.471	€16.177.471
17 Medium density mixed use flatbed scheme (150 flats)	150	€360.000	€20.198.990	€27.035.109	€25.727.143	€23.765.311	€21.673.451	€19.580.590	€17.496.387	€15.422.522	€13.354.156	€11.268.194	€9.246.341	€5.241.341
18 High density mixed use flatbed scheme (200 flats)	200	€3070.000	€22.771.404	€30.096.966	€34.474.290	€30.097.452	€10.257.137	€25.307.131	€22.054.478	€19.731.915	€18.492.457	€17.249.999	€16.007.541	€7.760.742
19 Medium density mixed use flatbed scheme (50 flats)	50	€144.000	€11.297.242	€10.023.037	€9.534.254	€9.534.255	€10.023.037	€9.534.255	€10.023.037	€9.534.255	€10.023.037	€9.534.255	€10.023.037	€9.534.255
20 High density mixed use flatbed scheme (200 flats)	200	€111.000	€2.421.007	€6.111.266	€6.111.266	€6.111.266	€6.111.266	€6.111.266	€6.111.266	€6.111.266	€6.111.266	€6.111.266	€6.111.266	€6.111.266
21 High density mixed use flatbed scheme (480 flats)	480	€780.000	€10.719.919	€8.101.930	€5.017.938	€4.882.951	€3.933.798	€3.781.709	€2.753.613	€2.607.098	€2.459.833	€1.875.152	€1.725.289	€7.925.289
22 High density mixed use flatbed scheme (100 flats)	100	€250.000	€2.332.407	€2.518.079	€2.030.133	€1.848.832	€1.073.391	€1.028.182	€1.112.172	€1.288.140	€1.236.487	€7.925.216	€7.925.216	€7.925.216
23 Medium density mixed use flatbed scheme (450 flats)	450	€451.000	€5.065.478	€4.771.116	€4.259.289	€4.347.424	€3.320.380	€3.264.338	€2.161.022	€2.178.061	€1.98.778	€1.741.014	€1.723.544	€1.723.544
24 Medium density mixed use flatbed scheme (450 flats)	450	€451.000	€5.065.478	€4.771.116	€4.259.289	€4.347.424	€3.320.380	€3.264.338	€2.161.022	€2.178.061	€1.98.778	€1.741.014	€1.723.544	€1.723.544
25 Medium density mixed use flatbed scheme (250 flats)	250	€1.160.000	€2.981.168	€3.295.120	€3.832.583	€3.291.869	€2.619.446	€2.483.741	€2.351.891	€2.089.657	€1.902.703	€1.737.925	€1.604.857	€854.857
26 Medium density mixed use flatbed scheme (250 flats)	250	€990.000	€4.492.937	€4.161.120	€3.974.258	€3.740.922	€3.160.220	€2.355.345	€2.160.724	€2.005.471	€1.851.396	€1.702.162	€1.552.008	€762.008
27 Medium density mixed use flatbed scheme (140 flats)	140	€300.000	€2.280.507	€2.081.510	€2.09.752	€2.09.752	€2.417.514	€2.229.030	€2.052.199	€1.892.622	€1.740.029	€1.589.429	€1.438.029	€726.029
28 Medium density mixed use flatbed scheme (140 flats)	140	€300.000	€2.280.507	€2.081.510	€2.09.752	€2.09.752	€2.417.514	€2.229.030	€2.052.199	€1.892.622	€1.740.029	€1.589.429	€1.438.029	€726.029
29 Medium density mixed use flatbed scheme (500 flats)	500	€1.405.000	€6.047.223	€2.848.054	€7.071.377	€7.720.251	€6.741.945	€5.888.240	€5.048.752	€4.070.121	€4.115.950	€3.288.322	€2.972.412	€1.412.912
30 Identification scheme (industrial with 12 flats)	12	€198.000	€7.059.961	€8.025.296	€8.704.448	€8.494.358	€8.298.438	€8.107.199	€8.809.815	€8.613.298	€4.171.617	€3.222.853	€3.028.846	€1.412.912
31 Medium density mixed use flatbed scheme (350 flats)	350	€1.095.000	€4.219.516	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963
32 Medium density mixed use flatbed scheme (350 flats)	350	€1.095.000	€4.219.516	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963	€5.953.963
33 Medium density mixed use flatbed scheme (500 flats)	500	€710.000	€3.917.238	€5.055.554	€5.232.302	€4.782.345	€4.044.522	€3.70.820	€3.244.905	€2.924.245	€2.730.143	€1.614.034	€1.307.521	€1.307.521
34 Medium density mixed use flatbed scheme (1750 flats)	1.750	€5.315.000	€9.921.512	€12.959.994	€17.710.308	€16.007.661	€14.844.222	€12.645.511	€11.769.263	€10.557.654	€9.327.939	€8.157.495	€7.111.495	€9.621.799
35 High density mixed use flatbed scheme (200 flats)	200	€400.000	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216
36 Medium density mixed use flatbed scheme (50 flats)	50	€188.000	€1.278.358	€1.182.842	€1.228.581	€1.158.823	€888.888	€804.817	€1.143.271	€1.385.227	€1.630.897	€8.979.351	€1.310.210	€1.310.210
37 High density mixed use flatbed scheme (400 flats)	400	€550.000	€3.210.848	€4.983.082	€4.512.322	€3.198.332	€2.789.874	€2.879.874	€2.890.165	€1.873.019	€1.627.082	€1.452.880	€1.286.880	€880.000
38 High density mixed use flatbed scheme (450 flats)	450	€585.000	€3.254.442	€4.587.840	€4.244.218	€3.811.216	€3.688.987	€3.588.465	€2.656.551	€2.735.395	€1.484.225	€1.259.416	€1.181.777	€779.416
39 Medium density mixed use flatbed scheme (250 flats)	250	€550.000	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216	€2.959.216
40 High density mixed use flatbed scheme (350 flats)	350	€485.000	€3.067.079	€4.066.879	€4.270.500	€3.547.531	€3.420.261	€3.005.606	€2.616.962	€2.540.963	€1.983.330	€1.516.103	€1.503.516	€1.503.516
41 Purpose built Student Accommodation (high density 100 units)	-	€2.000	€10.052.111	€11.820.214	€10.740.390	€10.671.319	€14.548.062	€13.517.823	€12.449.907	€11.364.110	€10.287.253	€9.210.390	€8.133.330	€8.133.330
42 Purpose built Student Accommodation (medium density 100 units)	-	€2.000	€10.052.111	€11.820.214	€10.740.390	€10.671.319	€14.548.062	€13.517.823	€12.449.907	€11.364.110	€10.287.253	€9.210.390	€8.133.330	€8.133.330
43 High density retirement flatbed scheme (75 flats)	75	€400.000	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910
44 High density retirement flatbed scheme (75 flats)	75	€400.000	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910	€1.910.910
45 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
46 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
47 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
48 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
49 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
50 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
51 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
52 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
53 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
54 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
55 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.236.396	€1.922.891	€1.248.121	€1.813.780	€1.832.707	€1.857.937	€4.438.338	€3.718.904	€1.818.294	€1.596.171	€1.596.171
56 High density retirement flatbed scheme (30 flats)	30	€160.000	€738.789	€2.23										

Table 6.10.6: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £11,911 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY		Sales value £11,911 psm		AM tenure		Rented 70%	SO 30%	First Hire 0%	Residual land values										
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 Low density housing scheme (2 houses)	2	6771.078	6022.176	6755.945	7025.911	7282.087	7544.440	7812.774	8088.084	8370.344	8659.544	8955.688	9258.776						
2 Low density housing scheme (4 houses)	4	61543.717	1,047,231	1,752,770	1,655,790	1,565,041	1,471,774	1,378,908	1,286,437	1,194,393	1,102,950	1,011,419	920,543						
3 Low density housing scheme (8 houses)	8	62504.327	1,157,081	2,044,522	2,732,879	3,322,133	3,912,283	4,502,330	5,092,374	5,682,414	6,272,454	6,862,494	7,452,534						
4 Medium density flattened scheme (8 flats)	8	6514.588	1,647,986	1,856,044	1,932,087	1,993,586	2,055,079	2,116,572	2,178,065	2,239,558	2,301,051	2,362,544	2,424,037						
5 Medium density flattened scheme (7 flats)	7	6817.553	2,116,143	2,178,144	2,239,643	2,301,142	2,362,641	2,424,140	2,485,639	2,547,138	2,608,637	2,670,136	2,731,635						
6 Medium density flattened scheme (9 flats)	9	6206.244	2,068,008	2,790,474	2,818,058	2,845,642	2,873,226	2,900,810	2,928,394	2,955,978	2,983,562	3,011,146	3,038,730						
7 Medium density flattened scheme (30 flats)	30	62316.556	9,307,546	8,754,144	8,200,911	7,654,387	7,108,033	6,564,027	6,020,376	5,485,861	4,951,346	4,416,831	3,882,316						
8 Medium density flattened scheme (75 flats)	75	62,066,275	21,406,111	20,452,254	19,500,911	17,562,959	16,619,442	15,681,350	14,743,258	13,805,166	12,867,074	11,928,982	10,990,890						
9 Medium density flattened scheme (200 flats)	200	622,691,221	53,071,891	49,144,407	46,172,439	42,244,191	38,315,943	34,387,695	30,459,447	26,531,199	22,602,951	18,674,703	14,746,455						
10 Medium density flattened scheme (600 flats)	600	626,439,530	30,400,770	31,439,047	34,562,310	37,685,573	40,808,836	43,932,099	47,055,362	50,178,625	53,301,888	56,425,151	59,548,414						
11 Medium density mixed use flattened scheme (200 flats)	200	630,568,379	30,890,210	30,838,276	31,194,748	32,368,320	33,541,892	34,715,464	35,889,036	37,062,608	38,236,180	39,409,752	40,583,324						
12 Medium density mixed use flattened scheme (400 flats)	400	630,125,253	30,844,324	30,842,278	31,196,159	32,370,731	33,545,303	34,719,875	35,894,447	37,069,019	38,243,591	39,418,163	40,592,735						
13 Medium density mixed use flattened scheme (600 flats)	600	615,500,692	27,397,208	28,698,472	29,999,736	31,299,999	32,599,262	33,899,525	35,199,788	36,499,051	37,799,314	39,099,577	40,399,840						
14 Intensification scheme (industrial with 5 flats)	9	64,476,854	8,448,932	8,200,207	8,112,217	7,944,943	7,778,398	7,612,544	7,447,419	7,282,511	7,118,316	6,954,341	6,790,206						
15 Medium density mixed use flattened scheme (30 flats)	30	63,741,326	9,094,556	9,332,175	9,772,181	10,214,574	10,656,967	11,099,360	11,541,753	11,984,146	12,426,539	12,868,932	13,311,325						
16 Medium density mixed use flattened scheme (75 flats)	75	64,530,644	22,416,170	21,679,223	21,024,162	20,434,607	19,845,052	19,255,497	18,665,942	18,076,387	17,486,832	16,897,277	16,307,722						
17 Medium density mixed use flattened scheme (150 flats)	150	64,115,047	22,416,170	21,679,223	21,024,162	20,434,607	19,845,052	19,255,497	18,665,942	18,076,387	17,486,832	16,897,277	16,307,722						
18 High density mixed use flattened scheme (300 flats)	300	64,115,047	22,416,170	21,679,223	21,024,162	20,434,607	19,845,052	19,255,497	18,665,942	18,076,387	17,486,832	16,897,277	16,307,722						
19 Medium density mixed use flattened scheme (50 flats)	50	64,476,854	13,053,644	12,188,471	11,320,888	10,458,196	9,595,504	8,732,812	7,870,120	7,007,428	6,144,736	5,282,044	4,419,352						
20 High density mixed use flattened scheme (150 flats)	150	64,476,854	13,053,644	12,188,471	11,320,888	10,458,196	9,595,504	8,732,812	7,870,120	7,007,428	6,144,736	5,282,044	4,419,352						
21 Medium density mixed use flattened scheme (400 flats)	400	621,485,059	30,737,620	30,737,620	31,197,911	32,372,483	33,547,055	34,721,627	35,896,199	37,070,771	38,245,343	39,419,915	40,594,487						
22 Medium density mixed use flattened scheme (100 flats)	100	67,843,283	26,430,574	24,788,196	23,602,961	22,434,841	21,266,721	20,100,599	18,934,479	17,768,359	16,602,239	15,436,119	14,270,000						
23 High density mixed use flattened scheme (450 flats)	450	61,746,317	30,707,143	30,604,936	31,248,636	32,423,208	33,597,780	34,772,352	35,946,924	37,121,496	38,296,068	39,470,640	40,645,212						
24 Medium density mixed use flattened scheme (40 flats)	40	62,253,419	12,021,549	11,921,549	12,021,549	12,121,549	12,221,549	12,321,549	12,421,549	12,521,549	12,621,549	12,721,549	12,821,549						
25 Medium density mixed use flattened scheme (250 flats)	250	62,506,400	30,114,505	30,114,505	30,247,749	30,380,993	30,514,237	30,647,481	30,780,725	30,913,969	31,047,213	31,180,457	31,313,701						
26 Medium density mixed use flattened scheme (230 flats)	230	62,623,242	30,216,386	30,216,386	30,349,630	30,482,874	30,616,118	30,749,362	30,882,606	31,015,850	31,149,094	31,282,338	31,415,582						
27 Medium density mixed use flattened scheme (140 flats)	140	62,682,539	30,287,713	30,287,713	30,379,587	30,471,461	30,563,335	30,655,209	30,747,083	30,838,957	30,930,831	31,022,705	31,114,579						
28 Medium density mixed use flattened scheme (80 flats)	80	634,188,583	78,027,220	78,027,220	78,027,220	78,027,220	78,027,220	78,027,220	78,027,220	78,027,220	78,027,220	78,027,220	78,027,220						
29 Medium density mixed use flattened scheme (500 flats)	500	643,379,556	30,274,549	30,274,549	30,274,549	30,274,549	30,274,549	30,274,549	30,274,549	30,274,549	30,274,549	30,274,549	30,274,549						
30 Intensification scheme (industrial with 12 flats)	12	66,020,651	7,483,704	7,230,641	7,004,857	6,781,826	6,558,795	6,335,764	6,112,733	5,889,702	5,666,671	5,443,640	5,220,609						
31 Medium density mixed use flattened scheme (250 flats)	250	63,000,260	7,501,637	7,646,500	8,046,279	8,446,058	8,845,837	9,245,616	9,645,395	10,045,174	10,444,953	10,844,732	11,244,511						
32 Medium density mixed use flattened scheme (150 flats)	150	63,000,260	7,501,637	7,646,500	8,046,279	8,446,058	8,845,837	9,245,616	9,645,395	10,045,174	10,444,953	10,844,732	11,244,511						
33 High density mixed use flattened scheme (500 flats)	500	62,921,347	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411						
34 Medium density mixed use flattened scheme (1750 flats)	1,750	616,101,120	24,916,077	23,800,361	23,117,685	22,434,999	21,752,313	21,069,627	20,386,941	19,704,255	19,021,569	18,338,883	17,656,197						
35 High density mixed use flattened scheme (30 flats)	30	61,235,055	7,872,589	7,348,448	6,820,288	6,292,127	5,763,967	5,235,807	4,707,647	4,179,487	3,651,327	3,123,167	2,595,007						
36 Medium density mixed use flattened scheme (60 flats)	60	65,711,886	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028						
37 High density mixed use flattened scheme (400 flats)	400	616,384,819	30,422,721	30,422,721	30,422,721	30,422,721	30,422,721	30,422,721	30,422,721	30,422,721	30,422,721	30,422,721	30,422,721						
38 Medium density mixed use flattened scheme (400 flats)	400	617,444,440	30,354,881	30,354,881	30,354,881	30,354,881	30,354,881	30,354,881	30,354,881	30,354,881	30,354,881	30,354,881	30,354,881						
39 Medium density mixed use flattened scheme (100 flats)	100	67,716,702	20,795,225	20,795,225	20,795,225	20,795,225	20,795,225	20,795,225	20,795,225	20,795,225	20,795,225	20,795,225	20,795,225						
40 High density mixed use flattened scheme (350 flats)	350	624,354,924	29,430,474	29,430,474	29,430,474	29,430,474	29,430,474	29,430,474	29,430,474	29,430,474	29,430,474	29,430,474	29,430,474						
41 Purpose Built Student Accommodation (high density) 100 units	-	67,716,702	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411	10,573,411						
42 Purpose Built Student Accommodation (medium density) 100 units	-	62,315,835	18,902,111	17,825,254	16,748,396	15,671,538	14,594,680	13,517,822	12,440,964	11,364,106	10,287,248	9,210,390	8,133,532						
43 High density retirement flattened scheme (30 flats)	30	63,087,513	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028						
44 High density retirement flattened scheme (70 flats)	70	63,087,513	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028						
45 High density retirement flattened scheme (80 flats)	80	63,087,513	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028	14,616,028						

Table 6.10.7: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £12,688 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY		Sales value £12,688 psm		AM tenure		Rented 70%		SO 30%		First Hire 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£45,437.565 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	4,771,871.18	1,013,058	961,714	898,959	859,453	807,197	756,129	705,231	654,651	604,241	554,008	504,078
2 Low density housing scheme (4 houses)	4	9,543,743.7	2,026,190	1,924,357	1,820,958	1,717,945	1,615,272	1,512,136	1,411,439	1,310,161	1,209,350	1,109,078	1,009,074
3 Low density housing scheme (8 houses)	8	19,087,487.4	4,052,380	3,848,714	3,641,916	3,435,118	3,228,320	3,021,522	2,814,724	2,607,926	2,401,128	2,194,330	2,000,000
4 Medium density flattened scheme (8 flats)	8	8,514,588	1,945,171	1,732,203	1,624,993	1,517,840	1,411,448	1,305,456	1,199,028	1,094,796	990,841	885,834	782,285
5 Medium density flattened scheme (16 flats)	16	17,029,176	3,890,342	3,464,406	3,049,986	2,635,566	2,221,146	1,806,726	1,392,306	977,886	563,466	148,966	-
6 Medium density flattened scheme (32 flats)	32	34,058,352	7,780,684	6,928,812	6,099,972	5,271,132	4,442,292	3,613,452	2,784,612	1,955,772	1,126,932	298,092	-
7 Medium density flattened scheme (64 flats)	64	68,116,704	15,561,368	13,857,624	12,191,944	10,526,264	8,860,584	7,194,904	5,529,224	3,863,544	2,198,864	516,184	-
8 Medium density flattened scheme (128 flats)	128	136,233,408	31,122,736	27,715,248	24,383,888	21,052,528	17,721,168	14,389,808	11,058,448	7,727,088	4,397,728	1,032,368	-
9 Medium density flattened scheme (256 flats)	256	272,466,816	62,245,472	55,430,496	48,767,776	42,105,056	35,442,336	28,779,616	22,116,896	15,454,176	8,795,456	2,064,736	-
10 Medium density flattened scheme (512 flats)	512	544,933,632	124,490,944	110,860,992	97,535,552	84,210,112	70,884,672	57,559,232	44,233,792	30,908,352	17,582,912	4,129,472	-
11 Medium density mixed use flattened scheme (200 flats)	200	330,568,378	88,873,213	83,708,830	80,553,967	77,415,624	74,280,800	71,145,976	68,011,152	64,876,328	61,741,504	58,606,680	55,471,856
12 Medium density mixed use flattened scheme (400 flats)	400	661,136,756	177,746,426	167,417,660	157,089,894	146,762,128	136,434,362	126,106,596	115,778,830	105,450,064	95,122,298	84,794,532	74,466,766
13 Medium density mixed use flattened scheme (800 flats)	800	1,322,273,512	355,492,852	334,835,320	313,179,788	292,523,256	271,866,724	251,210,192	230,553,660	209,897,128	189,240,596	168,584,064	147,927,532
14 Intensification scheme (industrial with 5 flats)	5	4,476,854	8,764,026	8,897,885	8,812,493	8,727,101	8,641,709	8,556,317	8,470,925	8,385,533	8,299,141	8,213,749	8,128,357
15 Medium density mixed use flattened scheme (30 flats)	30	1,371,360	11,011,604	10,911,037	10,771,152	10,631,267	10,491,382	10,351,497	10,211,612	10,071,727	9,931,842	9,791,957	9,652,072
16 Medium density mixed use flattened scheme (75 flats)	75	4,530,464	22,023,244	22,014,627	22,006,010	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000
17 Medium density mixed use flattened scheme (150 flats)	150	9,060,928	44,046,488	44,039,254	44,032,020	44,024,786	44,017,552	44,010,318	44,003,084	44,000,000	44,000,000	44,000,000	44,000,000
18 High density mixed use flattened scheme (300 flats)	300	18,121,856	88,092,976	88,078,508	88,064,040	88,049,572	88,035,104	88,020,636	88,006,168	87,991,700	87,977,232	87,962,764	87,948,296
19 Medium density mixed use flattened scheme (50 flats)	50	64,476,884	11,009,865	10,853,536	10,697,207	10,540,878	10,384,549	10,228,220	10,071,891	9,915,562	9,759,233	9,602,904	9,446,575
20 High density mixed use flattened scheme (150 flats)	150	194,430,657	33,058,339	32,858,107	32,657,875	32,457,643	32,257,411	32,057,179	31,856,947	31,656,715	31,456,483	31,256,251	31,056,019
21 Medium density mixed use flattened scheme (400 flats)	400	777,722,668	132,233,356	131,733,224	131,233,092	130,732,960	130,232,828	129,732,696	129,232,564	128,732,432	128,232,300	127,732,168	127,232,036
22 High density mixed use flattened scheme (800 flats)	800	1,555,445,336	264,466,712	263,466,448	262,466,184	261,465,920	260,465,656	259,465,392	258,465,128	257,464,864	256,464,600	255,464,336	254,464,072
23 Medium density mixed use flattened scheme (100 flats)	100	16,742,383	20,826,462	20,779,963	20,733,464	20,686,965	20,640,466	20,593,967	20,547,468	20,500,969	20,454,470	20,407,971	20,361,472
24 High density mixed use flattened scheme (450 flats)	450	115,744,317	10,742,917	10,696,324	10,650,731	10,605,138	10,559,545	10,513,952	10,468,359	10,422,766	10,377,173	10,331,580	10,285,987
25 Medium density mixed use flattened scheme (40 flats)	40	1,020,620	10,282,336	10,272,291	10,262,246	10,252,201	10,242,156	10,232,111	10,222,066	10,212,021	10,201,976	10,191,931	10,181,886
26 Medium density mixed use flattened scheme (250 flats)	250	6,365,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
27 Medium density mixed use flattened scheme (230 flats)	230	6,223,242	49,972,972	49,972,972	49,972,972	49,972,972	49,972,972	49,972,972	49,972,972	49,972,972	49,972,972	49,972,972	49,972,972
28 Medium density mixed use flattened scheme (140 flats)	140	4,982,538	42,283,538	42,283,538	42,283,538	42,283,538	42,283,538	42,283,538	42,283,538	42,283,538	42,283,538	42,283,538	42,283,538
29 Medium density mixed use flattened scheme (800 flats)	800	1,488,000	11,888,000	11,888,000	11,888,000	11,888,000	11,888,000	11,888,000	11,888,000	11,888,000	11,888,000	11,888,000	11,888,000
30 Medium density mixed use flattened scheme (500 flats)	500	1,433,750	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000
31 Intensification scheme (industrial with 12 flats)	12	6,020,651	7,000,003	7,002,387	7,004,771	7,007,155	7,009,539	7,011,923	7,014,307	7,016,691	7,019,075	7,021,459	7,023,843
32 Medium density mixed use flattened scheme (345 flats)	345	13,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000	100,000,000
33 High density mixed use flattened scheme (500 flats)	500	1,433,750	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000	11,875,000
34 Medium density mixed use flattened scheme (250 flats)	250	6,365,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
35 High density mixed use flattened scheme (450 flats)	450	115,744,317	10,742,917	10,696,324	10,650,731	10,605,138	10,559,545	10,513,952	10,468,359	10,422,766	10,377,173	10,331,580	10,285,987
36 Medium density mixed use flattened scheme (40 flats)	40	1,020,620	10,282,336	10,272,291	10,262,246	10,252,201	10,242,156	10,232,111	10,222,066	10,212,021	10,201,976	10,191,931	10,181,886
37 High density mixed use flattened scheme (400 flats)	400	777,722,668	132,233,356	131,733,224	131,233,092	130,732,960	130,232,828	129,732,696	129,232,564	128,732,432	128,232,300	127,732,168	127,232,036
38 Medium density mixed use flattened scheme (150 flats)	150	194,430,657	33,058,339	32,858,107	32,657,875	32,457,643	32,257,411	32,057,179	31,856,947	31,656,715	31,456,483	31,256,251	31,056,019
39 High density mixed use flattened scheme (800 flats)	800	1,555,445,336	264,466,712	263,466,448	262,466,184	261,465,920	260,465,656	259,465,392	258,465,128	257,464,864	256,464,600	255,464,336	254,464,072
40 High density mixed use flattened scheme (450 flats)	450	115,744,317	10,742,917	10,696,324	10,650,731	10,605,138	10,559,545	10,513,952	10,468,359	10,422,766	10,377,173	10,331,580	10,285,987
41 Purpose Built Student Accommodation (high density) 100 uni	-	6,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
42 Purpose Built Student Accommodation (medium density) 100 uni	-	6,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
43 High density retirement flattened scheme (70 flats)	70	1,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
44 High density retirement flattened scheme (80 flats)	80	1,100,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000
45 High density retirement flattened scheme (90 flats)	90	1,200,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
46 Medium density extracare flattened scheme (50 flats)	50	1,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
47 High density extracare flattened scheme (60 flats)	60	1,100,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000
48 High density extracare flattened scheme (70 flats)	70	1,200,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£9,171.614 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	4,428,581	1,013,058	961,714	898,959	859,453	807,197	756,129	705,231	654,651	604,241	554,008	504,078
2 Low density housing scheme (4 houses)	4	8,857,162	2,026,190	1,924,357	1,820,958	1,717,945	1,615,272	1,512,136	1,411,439	1,310,161	1,209,350	1,109,078	1,009,074
3 Low density housing scheme (8 houses)	8	17,714,324	4,052,380	3,848,714	3,641,916	3,435,118	3,228,320	3,021,522	2,814,724	2,607,926	2,401,128	2,194,330	2,000,000
4 Medium density flattened scheme (8 flats)	8	8,514,588	1,945,171	1,732,203	1,624,993	1,517,840	1,411,448	1,305,456	1,199,028	1,094,796	990,841	885,834	782,285
5 Medium density flattened scheme (16 flats)	16	17,029,176	3,890,342	3,464,406	3,049,986	2,635,566	2,221,146	1,806,726	1,392,306	977,886	563,466	148,966	-
6 Medium density flattened scheme (32 flats)	32	34,058,352	7,780,684	6,928,812	6,099,972	5,271,132	4,442,292	3,613,452	2,784,612	1,955,772	1,126,932	298,092	-
7 Medium density flattened scheme (64 flats)	64	68,116,704	15,561,368	13,857,624	12,191,944	10,526,264	8,860,584	7,194,904	5,529,224	3,863,544	2,198,864	516,184	-
8 Medium density flattened scheme (128 flats)	128	136,233,408	31,122,736	27,715,248	24,383,888	21,052,528	17,721,168	14,389,808	11,058,448	7,727,088	4,397,728	1,032,368	-
9 Medium density mixed use flattened scheme (200 flats)	200	330,568,378	88,										

Table 6.10.8: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £13,464 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY		Sales value £13,464 psm		AM tenure		Rented 70%		SO 30%		First Hire 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£64,837.565 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	6771.078	6888.208	7005.338	7122.468	7239.598	7356.728	7473.858	7590.988	7708.118	7825.248	7942.378	8059.508
2 Low density housing scheme (4 houses)	4	61543.717	2291.279	2308.374	1975.940	1982.995	1752.520	1641.521	1530.990	1420.952	1311.343	1202.288	1093.072
3 Low density housing scheme (8 houses)	8	62502.966	4952.968	4999.823	4446.071	4446.071	4194.709	3943.961	3694.214	3443.539	3193.834	2943.142	2692.450
4 Medium density flattened scheme (8 flats)	8	6514.588	2322.883	1995.223	1788.389	1671.876	1556.086	1440.720	1325.828	1211.485	1097.588	984.181	871.295
5 Medium density flattened scheme (7 flats)	7	6817.553	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718
6 Medium density flattened scheme (9 flats)	9	6206.244	3541.963	3429.787	3218.427	3009.863	2801.374	2593.882	2386.395	2178.914	1971.431	1763.948	1556.465
7 Medium density flattened scheme (30 flats)	30	62316.636	11447.868	10782.976	10120.968	9461.866	8806.224	8161.812	7500.800	6852.848	6207.696	5565.363	4926.840
8 Medium density flattened scheme (75 flats)	75	62366.275	28440.437	24066.362	21362.972	21632.699	20211.468	18795.575	17286.224	15783.413	14279.143	12787.413	11294.224
9 Medium density flattened scheme (250 flats)	250	622691.221	67049.617	62070.803	56171.344	54372.136	50499.480	46464.628	42466.212	38465.231	34464.250	30463.269	26462.288
10 Medium density flattened scheme (600 flats)	600	630429.530	101039.303	101321.025	95579.953	91240.309	82961.516	74719.599	66402.580	58247.709	50092.749	41944.730	33792.664
11 Medium density mixed use flattened scheme (200 flats)	200	630568.379	31389.840	31417.789	34888.412	31288.784	37883.911	34888.784	31072.431	27762.528	24767.625	21762.722	18762.819
12 Medium density mixed use flattened scheme (400 flats)	400	63103.253	78477.838	72388.886	66124.251	62467.208	58428.839	51211.086	46118.618	40338.612	34483.326	28613.256	22763.186
13 Medium density mixed use flattened scheme (80 flats)	80	616506.682	34700.588	35060.240	31426.887	29880.517	28101.121	26382.713	24665.266	22947.819	21230.372	19512.925	17795.478
14 Intensification scheme (industrial with 5 flats)	9	64476.854	8757.997	8555.391	8353.488	8152.489	7952.372	7753.115	7554.717	7357.178	7159.591	6961.882	6764.723
15 Medium density mixed use flattened scheme (30 flats)	30	63761.326	11383.591	11207.009	10530.894	9885.144	9188.089	8533.630	7872.496	7213.997	6555.374	5896.816	5238.724
16 Medium density mixed use flattened scheme (75 flats)	75	64530.644	27447.725	25846.622	24206.749	22662.677	21383.333	19396.498	17803.084	16217.070	14623.452	13026.186	11430.719
17 Medium density mixed use flattened scheme (150 flats)	150	64116.048	46343.205	42380.102	38260.125	36089.490	33829.913	30689.595	28107.627	25587.884	23068.390	20548.896	18029.402
18 High density mixed use flattened scheme (300 flats)	300	61170.789	67895.116	62495.723	57195.549	53316.304	49474.362	44961.311	39944.445	35152.350	30180.020	25107.409	21744.703
19 Medium density mixed use flattened scheme (50 flats)	50	64476.854	16980.004	16194.583	14876.209	13841.888	12812.172	11768.819	10765.908	9748.435	8737.455	7728.817	6726.871
20 High density mixed use flattened scheme (150 flats)	150	62446.587	47134.478	42827.823	38713.286	36871.170	33745.248	32318.878	29158.043	27354.248	24918.884	22471.988	19978.272
21 Medium density mixed use flattened scheme (400 flats)	400	631485.099	96302.666	93412.131	83412.131	79296.256	80564.236	62463.240	56121.240	49376.981	42592.942	35797.975	29352.874
22 High density mixed use flattened scheme (100 flats)	100	67483.283	32483.869	30161.186	28147.277	26161.838	24168.466	22168.965	20215.534	18268.569	16324.070	14384.248	12437.907
23 High density mixed use flattened scheme (450 flats)	450	61574.317	78320.616	75195.220	67534.964	61964.602	56437.633	50326.942	44696.827	40328.838	36181.734	32036.719	27937.653
24 Medium density mixed use flattened scheme (40 flats)	40	61230.238	76420.581	72478.181	67534.964	61964.602	56437.633	50326.942	44696.827	40328.838	36181.734	32036.719	27937.653
25 Medium density mixed use flattened scheme (250 flats)	250	62050.406	60307.900	60309.106	54329.978	51977.715	47465.678	43229.672	39105.578	34922.286	30749.194	26576.102	22403.010
26 Medium density mixed use flattened scheme (250 flats)	250	62232.242	60307.900	61962.030	57991.846	52460.883	48997.944	44994.022	40989.100	36984.178	32979.256	28974.334	24969.412
27 Medium density mixed use flattened scheme (140 flats)	140	60282.538	48835.038	44024.442	41321.228	38571.838	35824.248	33188.465	30494.492	27762.528	25031.972	22302.428	19568.887
28 Medium density mixed use flattened scheme (80 flats)	80	634185.888	38182.028	38182.028	38182.028	38182.028	38182.028	38182.028	38182.028	38182.028	38182.028	38182.028	38182.028
29 Medium density mixed use flattened scheme (500 flats)	500	64379.656	12877.874	12043.931	11208.817	10400.288	96124.286	88216.839	80329.262	72476.778	64574.292	56680.806	48787.320
30 Intensification scheme (industrial with 12 flats)	12	62050.406	8308.418	8308.418	7770.841	7502.872	7235.286	6969.573	6705.044	6441.660	6179.422	5916.331	5654.384
31 Medium density mixed use flattened scheme (250 flats)	350	63000.260	95276.495	89504.941	84796.919	79612.430	73171.475	67794.021	62260.182	56669.006	51164.952	45619.092	41019.034
32 Medium density mixed use flattened scheme (150 flats)	180	61926.950	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499
33 High density mixed use flattened scheme (500 flats)	500	621921.344	91292.304	94250.000	97999.125	79797.202	72943.903	65726.100	59121.309	51472.949	44397.490	37352.307	30330.300
34 Medium density mixed use flattened scheme (1750 flats)	1750	61861.101320	320848.718	298190.803	275001.154	253405.848	230587.442	208127.009	185723.882	163131.182	140524.252	118026.116	95484.832
35 High density mixed use flattened scheme (20 flats)	30	61235.055	16151.499	14962.226	13893.858	12823.794	11808.628	10824.162	9824.162	8794.162	7764.162	6734.162	5704.162
36 Medium density mixed use flattened scheme (50 flats)	60	65711.886	19482.340	18242.842	16884.528	15648.528	14404.528	13160.528	11916.528	10672.528	9428.528	8184.528	6940.528
37 High density mixed use flattened scheme (400 flats)	400	61634.819	60365.932	57146.388	53921.839	50687.290	47452.741	44218.192	40983.643	37749.094	34514.545	31280.096	28045.547
38 High density mixed use flattened scheme (100 flats)	100	61716.702	33259.869	31847.873	29442.499	27411.040	25269.911	23128.782	21027.653	18926.524	16825.395	14724.266	12623.137
39 High density mixed use flattened scheme (350 flats)	360	61926.950	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499	39160.499
40 Purpose Built Student Accommodation (high density) 100 units	-	6771.078	10902.111	17825.254	16740.396	15671.529	14594.662	13517.805	12440.947	11364.110	10287.252	9210.395	8133.538
41 Purpose Built Student Accommodation (medium density) 100 units	-	6771.078	10902.111	17825.254	16740.396	15671.529	14594.662	13517.805	12440.947	11364.110	10287.252	9210.395	8133.538
42 High density retirement flattened scheme (70 flats)	80	61087.513	18942.718	18712.812	18484.835	18267.857	18050.879	17833.901	17616.923	17400.945	17183.967	16966.989	16750.011
43 High density retirement flattened scheme (80 flats)	80	61087.513	18942.718	18712.812	18484.835	18267.857	18050.879	17833.901	17616.923	17400.945	17183.967	16966.989	16750.011
44 High density retirement flattened scheme (90 flats)	90	61087.513	18942.718	18712.812	18484.835	18267.857	18050.879	17833.901	17616.923	17400.945	17183.967	16966.989	16750.011
45 High density retirement flattened scheme (100 flats)	100	61087.513	18942.718	18712.812	18484.835	18267.857	18050.879	17833.901	17616.923	17400.945	17183.967	16966.989	16750.011
46 Medium density extracare flattened scheme (50 flats)	60	61087.513	18942.718	18712.812	18484.835	18267.857	18050.879	17833.901	17616.923	17400.945	17183.967	16966.989	16750.011
47 High density extracare flattened scheme (60 flats)	60	61087.513	18942.718	18712.812	18484.835	18267.857	18050.879	17833.901	17616.923	17400.945	17183.967	16966.989	16750.011
48 High density extracare flattened scheme (70 flats)	70	61087.513	18942.718	18712.812	18484.835	18267.857	18050.879	17833.901	17616.923	17400.945	17183.967	16966.989	16750.011

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£9,171.614 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	6428.581	1108.208	1040.740	987.534	931.538	875.541	820.231	765.060	710.337	655.252	600.786	546.397
2 Low density housing scheme (4 houses)	4	64911.149	4106.134	4106.134	4106.134	4106.134	4106.134	4106.134	4106.134	4106.134	4106.134	4106.134	4106.134
3 Low density housing scheme (8 houses)	8	62081.956	4953.080	4999.823	4446.071	4446.071	4194.709	3943.961	3694.214	3443.539	3193.834	2943.142	2692.450
4 Medium density flattened scheme (8 flats)	8	6305.728	2022.882	1908.223	1788.389	1671.876	1556.086	1440.720	1325.828	1211.485	1097.588	984.181	871.295
5 Medium density flattened scheme (7 flats)	7	6386.885	2324.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718	2374.718
6 Medium density flattened scheme (9 flats)	9	6589.055	3541.963	3429.787	3218.427	3009.863	2801.374	2593.882	2386.395	2178.914	1971.431	1763.948	1556.465
7 Medium density flattened scheme (30 flats)	30	61376.742	11447.868	10782.976	10120.968	9461.866	8806.224	8161.812	7500.800	6852.848	6207.696	5565.363	4926.840
8 Medium density flattened scheme (75 flats)	75	6485.213	26440.437	24066.362	21362.972	21632.699	20211.468	18795.575	17286.224	15783.413	14279.143	12787.413	11294.224
9 Medium density flattened scheme (250 flats)	250	61402.272	67049.617	62070.803	56171.344	54372.136	50499.480	46464.628	42466.212	38465.231	34464.250	30463.269	26462.288
10 Medium density flattened scheme (600 flats)	600	62267.129	101039.303	101321.025	95579.953	91240.309	82961.516	74719.599	66402.580	58247.709	50092.749	41944.730	33792.664
11 Medium density mixed use flattened scheme (200 flats)	200	61018.786	31389.840	31417.789	34888.412	31288.784	37883.911	34888.784	31072.431	27762.528	24767.625	21762.722	18762.819
12 Medium density mixed use flattened scheme (400 flats)	400	61884.647	76477.838	72388.886	66124.251	62467.208	58428.839	51211.086	46118.618	40338.612	34483.326	28613.256	22763.186

Table 6.10.9: Appraisal results – Emerging policy tenure mix – 70% Social Rent and 30% Shared ownership (values of £14,240 per square metre)

WANDSWORTH LOCAL PLAN VIABILITY													
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Sales value £14,240 psm													
£163,565 PER HA													
AH tenure													
Rented 70% SO 30% Frst Hms 0%													
Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	4,771,878	1,088,247	1,052,324	995,641	938,198	882,964	827,832	771,309	715,827	660,585	605,583	550,820
2 Low density housing scheme (4 houses)	4	4,543,757	2,219,373	2,195,526	1,992,160	1,879,274	1,768,968	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521
3 Low density housing scheme (9 houses)	9	4,504,327	4,984,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,861	3,223,960	2,975,400	2,727,899	2,481,482
4 Medium density flatted scheme (5 flats)	5	4,514,586	2,911,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758
5 Medium density flatted scheme (7 flats)	7	6,817,503	2,818,881	2,855,381	2,492,574	2,330,481	2,169,042	2,008,315	1,848,280	1,688,941	1,529,296	1,372,342	1,215,082
6 Medium density flatted scheme (9 flats)	9	4,926,254	3,620,700	3,410,495	3,201,189	2,992,758	2,785,227	2,578,588	2,372,839	2,167,882	1,964,017	1,760,943	1,568,761
7 Medium density flatted scheme (30 flats)	30	4,321,635	11,347,408	10,887,749	10,030,898	9,376,827	8,725,563	8,077,096	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725
8 Medium density flatted scheme (75 flats)	75	4,586,275	26,086,269	24,562,884	23,045,522	21,534,842	20,030,625	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035
9 Medium density flatted scheme (250 flats)	250	4,222,663,221	65,028,878	60,950,357	54,898,086	52,843,164	48,815,591	44,805,387	40,812,493	36,836,968	32,878,790	28,937,963	25,014,484
10 Medium density flatted scheme (600 flats)	600	4,349,538	110,824,302	102,689,456	94,589,387	86,524,080	78,493,581	70,467,491	62,470,594	54,498,828	46,526,077	38,560,374	30,602,716
11 Medium density mixed use flatted scheme (200 flats)	200	4,356,379	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,964	30,054,834	26,759,636	23,469,519	20,187,225	16,919,438
12 Medium density mixed use flatted scheme (400 flats)	400	4,356,379	50,126,493	46,745,103	43,378,146	40,025,620	36,687,526	33,363,964	30,054,834	26,759,636	23,469,519	20,187,225	16,919,438
13 Medium density mixed use flatted scheme (80 flats)	80	4,150,680	34,346,710	32,277,934	31,116,051	29,910,555	27,968,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512
14 Intensification scheme (industrial with 9 flats)	9	4,476,884	8,727,370	8,536,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,581	7,337,577	7,142,447	6,948,171	6,754,748
15 Medium density mixed use flatted scheme (30 flats)	30	4,375,132	11,781,498	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801
16 Medium density mixed use flatted scheme (75 flats)	75	4,538,662	27,172,816	25,828,326	24,004,226	22,436,172	20,862,877	19,302,342	17,740,584	16,201,547	14,681,288	13,127,789	11,681,948
17 Medium density mixed use flatted scheme (150 flats)	150	4,115,145	44,455,170	41,623,023	38,802,934	35,984,911	33,168,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,876,529
18 High density mixed use flatted scheme (300 flats)	300	4,115,145	44,455,170	41,623,023	38,802,934	35,984,911	33,168,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,876,529
19 Medium density mixed use flatted scheme (50 flats)	50	4,476,884	16,720,781	15,889,989	14,983,628	14,043,628	13,084,628	12,124,648	11,164,648	10,202,627	9,242,587	8,284,555	7,326,523
20 High density mixed use flatted scheme (150 flats)	150	4,476,884	16,720,781	15,889,989	14,983,628	14,043,628	13,084,628	12,124,648	11,164,648	10,202,627	9,242,587	8,284,555	7,326,523
21 High density mixed use flatted scheme (480 flats)	480	4,234,658,099	91,891,406	86,337,329	78,706,104	72,246,896	65,722,263	59,193,808	52,665,000	46,131,965	39,599,520	33,066,000	26,531,412
22 Medium density mixed use flatted scheme (100 flats)	100	4,742,863	31,894,827	28,702,342	27,718,343	25,742,830	23,775,902	21,817,280	19,867,204	17,925,832	15,982,548	14,067,948	12,151,834
23 High density mixed use flatted scheme (450 flats)	450	4,156,746,317	75,239,803	68,745,126	64,295,352	58,886,571	53,522,265	48,178,930	42,880,776	37,588,334	32,355,477	27,158,113	22,068,243
24 Medium density mixed use flatted scheme (40 flats)	40	4,552,962	14,448,170	13,596,271	12,692,922	11,789,627	10,886,327	9,983,027	9,079,727	8,176,427	7,273,127	6,369,827	5,466,527
25 Medium density mixed use flatted scheme (250 flats)	250	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
26 Medium density mixed use flatted scheme (250 flats)	250	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
27 Medium density mixed use flatted scheme (140 flats)	140	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
28 Medium density mixed use flatted scheme (600 flats)	600	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
29 Medium density mixed use flatted scheme (500 flats)	500	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
30 Intensification scheme (industrial with 12 flats)	12	4,626,580	8,388,580	8,000,446	7,733,450	7,467,598	7,202,686	6,938,282	6,673,878	6,415,525	6,155,351	5,896,315	5,638,415
31 Medium density mixed use flatted scheme (350 flats)	350	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
32 Medium density mixed use flatted scheme (190 flats)	190	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
33 High density mixed use flatted scheme (500 flats)	500	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
34 Medium density mixed use flatted scheme (1750 flats)	1,750	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
35 High density mixed use flatted scheme (30 flats)	30	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
36 High density mixed use flatted scheme (75 flats)	75	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
37 High density mixed use flatted scheme (400 flats)	400	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
38 High density mixed use flatted scheme (400 flats)	400	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
39 High density mixed use flatted scheme (100 flats)	100	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
40 High density mixed use flatted scheme (350 flats)	350	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
41 Purpose Built Student Accommodation (high density) 100 units	-	4,771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (medium density) 100 units	-	4,771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flatted scheme (60 flats)	60	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
44 High density retirement flatted scheme (60 flats)	60	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
45 High density retirement flatted scheme (80 flats)	80	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
46 High density retirement flatted scheme (80 flats)	80	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
47 High density extracare flatted scheme (60 flats)	60	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
48 High density extracare flatted scheme (60 flats)	60	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439
49 High density extracare flatted scheme (70 flats)	70	4,356,379	83,311,121	78,910,895	74,718,657	70,445,014	66,169,789	61,894,564	57,619,339	53,344,114	49,068,889	44,793,664	40,518,439

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
£9,171,614 PER HA													
Residual land values													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH					

Table 6.10.10: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 1 (Secondary Offices)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	25%	25%
4	Medium density flatted scheme (5 flats)	5	0.03	15%	30%	40%	45%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	25%	35%	45%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	15%	30%	40%	45%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	25%	40%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	20%	35%	45%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	0%	0%	15%	25%	35%	40%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	5%	15%	25%	35%	40%	45%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	25%	30%	25%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	40%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	5%	20%	30%	35%	45%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	10%	25%	35%	40%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	0%	15%	25%	35%	45%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	10%	25%	35%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	15%	25%	35%	40%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	15%	30%	40%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	0%	15%	25%	35%	40%	45%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	5%	25%	35%	45%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	10%	25%	35%	40%	45%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	0%	0%	0%	15%	25%	30%	35%	35%	35%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	25%	30%	30%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	30%	40%	40%	40%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	20%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	0%	0%	15%	25%	35%	40%	45%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	15%	20%	30%	35%	40%	40%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	0%	5%	20%	30%	40%	45%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	0%	15%	30%	35%	45%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	5%	20%	30%	35%	45%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%
35	High density mixed use flatted scheme (30 flats)	30	0.08	25%	35%	45%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	15%	30%	35%	45%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	5%	20%	30%	40%	45%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	5%	20%	30%	40%	45%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	0%	20%	30%	40%	45%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	0%	10%	25%	35%	45%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	20%	30%	40%	45%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	25%	40%	45%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	5%	20%	30%	40%	45%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	15%	25%	35%	45%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	20%	30%	40%	45%	50%	50%	50%	50%	50%

Table 6.10.11: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 2 (Secondary Retail)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	35%	40%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	0%	15%	25%	35%	40%	45%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	40%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	45%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	40%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	40%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	10%	25%	35%	45%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	5%	20%	30%	40%	45%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	40%	45%	45%	45%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	0%	0%	15%	30%	35%	45%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	35%	45%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	15%	30%	40%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	5%	25%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	15%	30%	40%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	30%	40%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	0%	10%	25%	35%	45%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	30%	40%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	5%	20%	35%	40%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	0%	0%	10%	20%	30%	40%	45%	50%	45%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	0%	10%	25%	35%	40%	45%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	30%	40%	40%	40%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	10%	25%	35%	45%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	15%	30%	40%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	25%	40%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	0%	15%	30%	40%	45%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	10%	20%	30%	40%	45%	45%	45%
35	High density mixed use flatted scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	25%	40%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	15%	30%	40%	45%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	20%	30%	40%	45%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	20%	35%	45%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	5%	25%	35%	45%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	30%	40%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	35%	45%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	35%	45%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	20%	35%	40%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	30%	40%	45%	50%	50%	50%	50%	50%	50%

Table 6.10.12: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 3 (Secondary Industrial)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	35%	45%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	15%	30%	40%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	5%	25%	35%	45%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	15%	30%	40%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	0%	10%	25%	35%	45%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	30%	40%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	5%	20%	35%	40%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	30%	40%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	40%	45%	50%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	0%	10%	25%	35%	40%	45%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	40%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	30%	40%	40%	40%
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	25%	35%	45%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	15%	30%	40%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	25%	40%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	0%	15%	30%	40%	45%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	0%	0%	10%	20%	30%	40%	45%	45%	45%
20	High density mixed use flatted scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	25%	40%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	0%	15%	30%	40%	45%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	0%	20%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	5%	25%	35%	45%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	15%	30%	40%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	20%	35%	45%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	0%	0%	0%	0%	0%	0%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	5%	20%	30%	40%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	10%	25%	35%	45%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	10%	25%	40%	45%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flatted scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flatted scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flatted scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	35%	45%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	35%	45%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	35%	45%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	20%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	0%	15%	30%	40%	45%	50%	50%	50%	50%

Table 6.10.13: Summary of affordable housing outputs (70% social rent and 30% shared ownership) – maximum viable affordable housing output at each value point – BLV 4 (Vacant land)

LP Ref	Site	No of units	Gross site area (ha)	Maximum affordable housing percentages in each value zone (values per square metre)								
				£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	50%	50%	50%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	50%	50%	50%	50%	50%	50%	50%	50%	50%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	15%	30%	45%	50%	50%	50%	50%	50%	50%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	35%	45%	50%	50%	50%	50%	50%	50%	50%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	15%	30%	45%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	45%	50%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	25%	40%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	15%	35%	45%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	25%	40%	50%	50%	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	30%	45%	50%	50%	50%	50%	50%	50%	50%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	35%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	5%	25%	35%	45%	50%	50%	50%	50%	50%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	45%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	20%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	20%	35%	45%	50%	50%	50%	50%	50%	50%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	15%	35%	45%	50%	50%	50%	50%	50%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	20%	35%	45%	50%	50%	50%	50%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	50%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	25%	40%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	45%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.20	45%	50%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	45%	50%	50%	50%	50%	50%	50%	50%	50%

Affordable housing small sites contribution

- 6.16 The Council's adopted Local Plan Policy LP23 applies to development proposals which provide 10 or more units and it does not seek financial contributions from schemes providing 9 or fewer units. The economics of developments providing 10 units are not markedly different from units providing a lower quantum, but this distinction is clearly set by national policy. Other London boroughs have applied their affordable housing requirements to schemes of 9 or fewer units, securing contributions through payments in lieu rather than on-site delivery, due to the practical difficulties associated with delivering small numbers of affordable units.
- 6.17 In order to enhance the delivery of affordable housing across the Borough, the partial review will consider seeking financial contributions from schemes providing 9 or fewer units. The funds raised can then be used to fund delivery of affordable housing on Council-owned land, or to be used as grant funding to increase the level of affordable housing that can be delivered on larger developments. We have therefore tested the ability of small sites to absorb contributions towards affordable housing. Our development typologies include schemes providing fewer than 10 units and these typologies are incorporated within the testing of the affordable housing requirement. These schemes provide between 2 to 9 houses and 5 to 9 flats.
- 6.18 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9 (reflecting the adopted Local Plan tenure mix of 50% rent and 50% shared ownership) and tables 6.10.1 to 6.10.9 (70% social rent and 30% shared ownership, in line with the emerging tenure requirement). Typologies 1 to 8 are all schemes providing fewer than 9 units and the appraisals indicate that in many cases, the emerging policy will be financially viable, should the Council wish to consider securing financial contributions from these sites.
- 6.19 Given the small scale of these types of development, it is likely that the bulk of sites that come forward for redevelopment will be backlands, former garage sites, parts of large back gardens and small storage yards. These sites will have benchmark land values towards the lower end of the range, which will mean that most small sites should be able to accommodate the full financial equivalent of 50% affordable housing. This applies equally to the emerging tenure mix of 70% social rent and 30% shared ownership, as can be seen in tables 6.10.12 and 6.10.13.
- 6.20 There are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.21 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:

Formula for calculating payments in lieu

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

X = the Payment in lieu

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

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

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

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁸)

¹⁸ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

- 6.22 If it is established to the Council's satisfaction that a development proposal could not viably provide 50% of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for an 8 unit development would require 4 units (50%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 25% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 2 units of affordable housing.
- 6.23 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise.

Build for rent schemes

- 6.24 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.25 Adopted Local Plan Policy LP30 'Build to rent' requires that in order to qualify for the 'Fast Track' route, proposals must provide 50% of the affordable housing as "low-cost products" and the remaining 50% at "a range of genuinely affordable rents". Where feasible in design terms, LP30 requires that the affordable housing be provided in a separate building or separate core and managed by a Registered Provider.
- 6.26 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last few years. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.
- 6.27 In order to test the viability of the typologies on the basis of a build to rent model, we have reduced the GDVs by 5% reflecting the factors outlined in the preceding paragraph to determine whether they can meet adopted Local Plan requirement to provide 50% affordable housing but with an alternative tenure mix. This substitutes the existing requirement in Policy LP30 (50% low-cost products, such as London Living Rent and 50% social rent) with 100% social rent. The results are attached as Appendix 13.
- 6.28 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 50% affordable housing is viable (provided as 100% social rent), but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route.

Impact of other Local Plan policies on affordable housing provision

- 6.29 Although the Council is not proposing any changes to non-housing policies through the partial Local Plan review, it has asked us to consider which other policies may impact on affordable housing and to test the extent of this impact to inform decision making.
- 6.30 In broad terms, the magnitude of impact of other plan policies is relatively modest in comparison to affordable housing, so changes to other policies are unlikely – in principle – to significantly change the level of affordable housing that schemes can provide. For example, the Council's residential CIL rate is currently £427.13 per square metre (after indexation), but providing an additional square metre of

affordable housing will typically 'cost' significantly more in terms of reduction in potential sales revenue. If the unrestricted market value is £8,500 per square metre and the blended affordable housing value is £3,000 per square metre, the reduction in revenue would equate to £5,500 per square metre, which is almost 13 times the impact of CIL.

- 6.31 We have tested the potential uplift in residual land values (and therefore the potential increase in capacity to provide affordable housing) arising from 'switching off' the following policy requirements:
- **Affordable workspace requirement**, which applies to the commercial element in mixed use schemes;
 - **Net zero carbon requirements**, which we have replaced with the minimum London Plan offsetting requirement (which limits carbon reductions by 35% above 2021 Part L Building Regulations); and
 - **Borough CIL**. Clearly the Council does not have any planning powers to remove or reduce the Mayoral CIL, so this remains unchanged at prevailing levels.
- 6.32 As noted in Section 2, the Council's emerging policy seeks 10% affordable workspace on major employment schemes, to be let at a discount to market rent of 20% (50% in the Nine Elms area). It is our understanding that the Council's intention is that this requirement will remain in place in perpetuity.
- 6.33 The Net Zero Carbon requirement is tested using the 3% uplift in build cost, as noted in paragraphs 4.15 to 4.17. When this allowance of on-site solutions to carbon reduction is removed, we have added back in the £95 per tonne offsetting charge, reflecting the minimum requirement in the London Plan.
- 6.34 We have assessed the impact of 'switching off' each of the policies individually and also collectively on the maximum viable affordable housing percentages, in comparison to a base position reflecting all of the policies 'switched on'.
- 6.35 The residual land values for each of the policies are attached as appendices 14, 15 and 16, and Appendix 17 shows the cumulative impact.
- 6.36 In tables 6.36.1 and 6.36.2, we compare the maximum viable percentage of affordable housing when each policy is 'switched off'. This can be compared to the base position (all policies on) in the same tables. These tables show the results for BLV 1 and BLV 2 only as there is little variability in affordable housing output when schemes with a mid-point sales value are tested against BLV 3 and BLV 4.
- 6.37 As can be noted in Table 6.36.1, there are relatively minor improvements in the viable percentages of affordable housing resulting from switching other policies off. For example, low density housing schemes (typologies 1, 2 and 3) would improve from 5% to 10% as a result of CIL being set to zero, but no further improvement from switching off the NZC requirement. These three schemes do not contain any employment floorspace, so there would be no benefit relating to the affordable workspace policy being switched off.
- 6.38 Similarly, Typology 11 (a mixed use scheme incorporating affordable workspace) has a viable affordable housing output of 5% when tested against BLV 1. This would improve to 15% if the CIL were set to zero. However, the affordable housing percentage would not change if the affordable workspace and net zero carbon policies were switched off.
- 6.39 Clearly these policies are justified and appropriate as indicated by their inclusion in a plan adopted just last year. Together, these policies contribute towards meeting the wider objectives of that Local Plan, beyond maximising affordable housing delivery.
- 6.40 CIL in particular generates an important revenue stream to fund infrastructure that will support growth and setting this to zero would result in a significant loss of income from schemes that could already meet other policies requirements.

Table 6.36.1: Impact of ‘switching off’ affordable workspace, CIL and net zero carbon policies on viable affordable housing percentages (BLV 1)

BLV 1		70% social rent, 30% shared ownership						
LP Ref	Site	No of units	Gross site area	All on	CIL off	AW off	NZC off	All off
1	Low density housing scheme (2 houses)	2	0.05	5%	10%	5%	5%	10%
2	Low density housing scheme (4 houses)	4	0.10	5%	10%	5%	5%	10%
3	Low density housing scheme (9 houses)	9	0.23	5%	10%	5%	5%	10%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	35%	40%	35%	35%	45%
10	Medium density flatted scheme (600 flats)	600	2.49	25%	35%	25%	25%	35%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	5%	15%	5%	5%	15%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	20%	30%	20%	25%	30%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	35%	40%	35%	35%	45%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	45%	50%	45%	45%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	45%	50%	45%	45%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	40%	45%	40%	45%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	35%	40%	35%	35%	45%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	40%	45%	40%	40%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	20%	30%	25%	25%	30%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	10%	20%	10%	10%	20%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	25%	30%	25%	25%	30%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	5%	15%	5%	5%	15%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	35%	40%	35%	35%	45%
30	Intensification scheme (industrial with 12 flats)	12	0.39	20%	25%	25%	20%	30%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	35%	45%	40%	40%	45%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	45%	50%	45%	45%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	35%	45%	35%	40%	45%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	10%	20%	10%	10%	20%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	45%	50%	45%	45%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	40%	45%	40%	40%	45%
38	High density mixed use flatted scheme (400 flats)	400	1.13	40%	45%	40%	40%	45%
39	Medium density mixed use flatted scheme (100 flats)	100	0.50	45%	50%	45%	45%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	45%	50%	45%	45%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.20	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.20	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.20	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.20	45%	45%	45%	45%	45%
47	High density extracare flatted scheme (60 flats)	60	0.20	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.20	50%	50%	50%	50%	50%

Table 6.36.2: Impact of ‘switching off’ affordable workspace, CIL and net zero carbon policies on viable affordable housing percentages (BLV 2)

BLV 2		70% social rent, 30% shared ownership						
LP Ref	Site	No of units	Gross site area	All on	CIL off	AW off	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	40%	45%	40%	40%	45%
2	Low density housing scheme (4 houses)	4	0.10	40%	45%	40%	40%	45%
3	Low density housing scheme (9 houses)	9	0.23	40%	45%	40%	40%	45%
4	Medium density flatted scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%
5	Medium density flatted scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%
6	Medium density flatted scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%
7	Medium density flatted scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%
8	Medium density flatted scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%
9	Medium density flatted scheme (250 flats)	250	1.47	50%	50%	50%	50%	50%
10	Medium density flatted scheme (600 flats)	600	2.49	40%	45%	40%	40%	45%
11	Medium density mixed use flatted scheme (200 flats)	200	1.98	30%	40%	30%	30%	40%
12	Medium density mixed use flatted scheme (400 flats)	400	1.95	35%	45%	35%	35%	45%
13	Medium density mixed use flatted scheme (80 flats)	80	1.03	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%
15	Medium density mixed use flatted scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%
16	Medium density mixed use flatted scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%
17	Medium density mixed use flatted scheme (150 flats)	150	0.72	50%	50%	50%	50%	50%
18	High density mixed use flatted scheme (300 flats)	300	0.76	50%	50%	50%	50%	50%
19	Medium density mixed use flatted scheme (50 flats)	50	0.29	50%	50%	50%	50%	50%
20	High density mixed use flatted scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%
21	High density mixed use flatted scheme (480 flats)	480	1.52	45%	50%	45%	45%	50%
22	Medium density mixed use flatted scheme (100 flats)	100	0.51	50%	50%	50%	50%	50%
23	High density mixed use flatted scheme (450 flats)	450	1.02	50%	50%	50%	50%	50%
24	Medium density mixed use flatted scheme (40 flats)	40	0.60	50%	50%	50%	50%	50%
25	Medium density mixed use flatted scheme (250 flats)	250	2.30	30%	40%	30%	30%	40%
26	Medium density mixed use flatted scheme (250 flats)	250	1.79	40%	45%	40%	40%	50%
27	Medium density mixed use flatted scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%
28	Medium density mixed use flatted scheme (600 flats)	600	3.51	25%	35%	25%	25%	35%
29	Medium density mixed use flatted scheme (500 flats)	500	2.81	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%
31	Medium density mixed use flatted scheme (350 flats)	350	2.19	50%	50%	50%	50%	50%
32	Medium density mixed use flatted scheme (180 flats)	180	1.25	50%	50%	50%	50%	50%
33	High density mixed use flatted scheme (500 flats)	500	1.42	45%	50%	45%	45%	50%
34	Medium density mixed use flatted scheme (1750 flats)	1750	10.63	30%	40%	30%	30%	40%
35	High density mixed use flatted scheme (30 flats)	30	0.08	50%	50%	50%	50%	50%
36	Medium density mixed use flatted scheme (50 flats)	50	0.37	50%	50%	50%	50%	50%
37	High density mixed use flatted scheme (400 flats)	400	1.06	45%	50%	45%	45%	50%
38	High density mixed use flatted scheme (400 flats)	400	1.13	45%	50%	45%	50%	50%
39	Medium density mixed use flatted scheme (100 flats)	100	0.5	50%	50%	50%	50%	50%
40	High density mixed use flatted scheme (350 flats)	350	0.93	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%
43	High density retirement flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%
44	High density retirement flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%
45	High density retirement flatted scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%
46	Medium density extracare flatted scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%
47	High density extracare flatted scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%
48	High density extracare flatted scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Wandsworth Borough to support the emerging policies in the Local Plan partial review while making contributions to infrastructure that will support growth through CIL. This seeks to vary the affordable housing tenure mix from 50% social rent and 50% intermediate products to 70% social rent and 30% intermediate products. At the same time, the Council is seeking to maximise the overall delivery of affordable housing to achieve a 50% overall target.

- 7.2 Our analysis results in the following conclusions.

Key question 1: Can developments in Wandsworth accommodate the emerging tenure mix?

- 7.3 In the context of London Plan policy H5 (which makes explicit provision for schemes to provide the maximum viable proportion of affordable housing up to the strategic 50% target), there is no minimum number of viable outcomes in viability testing to support an emerging Local Plan policy. Furthermore, Wandsworth has an adopted Local Plan Policy (LP23) that already establishes a 50% target (incorporating the London Plan Fast Track threshold at 35%), so the validity of this target is not subject to further scrutiny as part of the review.
- 7.4 The Council’s partial review seeks to amend the tenure mix of the affordable housing from 50% social rent and 50% shared ownership to 70% social rent and 30% intermediate products. As an aside (and not justification in itself), this change will bring Wandsworth’s policy requirement into line with most other London boroughs which already have targets at 70% / 30%. In this regard, Wandsworth’s adopted Local Plan policy is something of an exception.
- 7.5 The key question is therefore whether or not this change in tenure will have a significant impact on the ability of developments in Wandsworth to meet the strategic 50% affordable housing target. Our appraisals indicate that the change to tenure mix will have limited impacts on the viable percentage of affordable housing in most development scenarios. In situations where there is an impact, this is likely to be modest, with the viable level of affordable housing falling by up to 5%.

Key question 2: How can affordable housing output be maximised in Wandsworth?

- 7.6 Our appraisals indicate that a majority of typologies tested, particularly those brought forward on sites in secondary retail use, secondary industrial use and backlands could viably provide 40%, to 50% affordable housing in many cases. Given the nature of the Borough, these are the types of site that are most likely to be released for development as the existing use values are lower. In this context, retaining the current Fast Track threshold of 35% would result in these types of sites (which could have delivered more affordable housing) not being required to do so. This in turn could justify removing the 35% Fast Track threshold.
- 7.7 Our appraisals indicate that the most viable scenarios will occur where sites with the lowest benchmark land values are brought forward for development. Clearly, this is not something that the Council can really address through policy, as this is almost entirely dependent on the actions taken by individual landowners. In particular, the types of sites that actually come forward for development over the plan period will be determined by landowners’ decision making on retention of existing uses versus redevelopment. There is little the Council can do to encourage the ‘right’ types of sites to come forward, other than regular dialogue with landowners and providing appropriate pre-application support through development management.
- 7.8 There is, however, always a balance to be struck between maximising policy objectives and the returns sought by landowners. If owners have options to bring sites forward for uses other than residential (or residential-led mixed use), then the value of alternative uses will also be a consideration. The delivery of affordable housing may therefore need to be tempered in lower value

areas in particular to avoid land being brought forward for non-residential uses

- 7.9 A significant number of London boroughs have introduced Local Plan policies which require developments providing fewer than 10 units to make financial contributions towards affordable housing. Given the small scale of these types of development, it is likely that the bulk of sites that come forward for development will be backlands, former garage sites, parts of large back gardens and small storage yards. These sites will typically have benchmark land values at the lower end of the range, which will mean that most small sites should be able to accommodate the full financial equivalent of 50% affordable housing. The Council would therefore be able to seek contributions from small developments in a majority of cases. We have suggests approaches for calculating contributions in this report
- 7.10 London boroughs have seen an increase in applications for student housing in recent years, which divert sites that could have been developed for conventional housing to this alternative use. This reduces the potential delivery of affordable housing. Some boroughs have sought to reduce the impact on affordable housing supply of this 'leakage' of sites from conventional housing by introducing policies that require student housing to provide an element of 'conventional' C3 affordable housing. For example, LB Southwark requires that purpose built student housing schemes provide 35% conventional C3 affordable housing, with 35% of the remaining student accommodation let at affordable student rents. This policy is applied on a 'subject to viability' basis, in line with its other Local Plan policies relating to affordable housing. Clearly, this is an option that Wandsworth could consider if it anticipates a significant increase in the number of sites being brought forward as purpose built student accommodation.

Key question 3: Should the Council consider a zonal approach to affordable housing with different affordable housing targets?

- 7.11 Some councils which operate more of a fixed or 'quota' approach to affordable housing obligations have set (or have considered setting) zonal approaches to affordable housing to reflect different circumstances within their areas. This is typically more appropriate for district councils with fairly homogenous development typologies, the only variation being achievable sales values.
- 7.12 The difficulty of such an approach in any London Borough (including Wandsworth) is that there is variability not only in achievable sales values, but also type of development and benchmark land value. Significant variations in benchmark land value can mean that development proposals can be viable with full policy requirements in the lowest value areas and, conversely, schemes may struggle to meet policy requirements in the higher value areas.
- 7.13 In urban areas, there are also practical difficulties associated with defining appropriate boundaries for the different zones as sub-markets are rarely neatly defined, unless significant physical barriers exist (such as railways or major highways). This would inevitably result in challenges from owners on the boundaries of sites zones, seeking to argue for adjustments so that their sites are moved into a zone with lower affordable housing requirements.
- 7.14 A further consideration is how a zonal approach in an individual London Borough would conform with the requirements of the London Plan. In particular, it would be required to be in general conformity with the Fast Track threshold approach, which implies fairly limited local discretion on affordable housing targets.
- 7.15 To date, other London Boroughs have opted for single strategic affordable housing targets (as has Wandsworth), primarily for the reasons set out in the previous paragraphs. Similarly, the various iterations of the London Plan have always only set a single London-wide strategic affordable housing target, despite the significant variation in sales values across the capital.

Key question 4: Do any of the other adopted policies have a significant impact on the level of affordable housing that can be secured?

- 7.16 Clearly the adopted Local Plan incorporates a range of policies which collectively impact on the residual land values generated by developments. In cases where new development generates a significant surplus above existing use value, the cumulative impact of these policies can be

accommodated. However, there is variability in existing use value and in some cases, the uplift generated by new development is more limited and not all policy requirements can be accommodated in full.

- 7.17 Affordable housing requirements take up the vast majority of the uplift above existing use value, so other policies have a relatively limited impact on the percentages of affordable housing that can be secured. Our testing indicates that where scheme viability is marginal, reducing CIL to zero, switching off affordable workspace requirements, and reducing net zero carbon requirements will only have a limited positive impact on affordable housing delivery (in the region of 10%).

Key question 5: Should the Council adopt a variable approach to affordable housing targets over the plan period?

- 7.18 Other boroughs have adopted Local Plan policies which start at relatively low levels (based on a 'best fit' of viability outcomes at the point plan policies are tested) with a mechanism for reviewing targets over the plan period in order that they can be 'stepped' upwards over the plan period.
- 7.19 The main drawback with such an approach is that schemes that could have provided more affordable housing would not be required to do so and the Council would miss out on the opportunity to maximise delivery over the plan period. Furthermore, the land market would start to reflect the reduced target, which would inflate landowner expectations and cause difficulties for local authorities in securing the provision of affordable housing.
- 7.20 The preferable option is to set an ambitious target that cannot necessarily be met by every development at the outset. While this may involve more viability testing at the development management stage than a lower target would, each scheme will provide the maximum viable percentage of affordable housing, leading to higher overall delivery than would otherwise have been the case.

Additional observations

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

Appendix 1 - Site details

WANDSWORTH LOCAL PLAN VIABILITY TESTING		2	3	4	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28			
		Gross Site area	Net site area				Floor areas - proposed (sqm)																		Total resi units	Total resi FS
Site ref	Typology description			Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats			Retail A1-A5	Retail S'Mark	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi inst	D1	D2					
1	Low density housing scheme (2 houses)	0.05	0.05	2	2		1,873	2,163	169	-			-	-	-	-	-	-	-	-	-	-	2	169		
2	Low density housing scheme (4 houses)	0.10	0.10	2	4		1,873	2,163	338	-			-	-	-	-	-	-	-	-	-	-	4	338		
3	Low density housing scheme (9 houses)	0.23	0.23	2	9		1,873	2,163	760	-			-	-	-	-	-	-	-	-	-	-	9	760		
4	Medium density flatted sheme (5 flats)	0.03	0.03	3		5	1,873	2,163	-	422			-	-	-	-	-	-	-	-	-	-	5	422		
5	Medium density flatted scheme (7 flats)	0.04	0.04	4		7	1,873	2,163	-	591			-	-	-	-	-	-	-	-	-	-	7	591		
6	Medium density flatted scheme (9 flats)	0.06	0.06	3		9	1,873	2,163	-	760			-	-	-	-	-	-	-	-	-	-	9	760		
7	Medium density flatted scheme (30 flats)	0.15	0.15	5		30	1,873	2,163	-	2,533			-	-	-	-	-	-	-	-	-	-	30	2,533		
8	Medium density flatted scheme (75 flats)	0.38	0.38	5		75	1,873	2,163	-	6,333			-	-	-	-	-	-	-	-	-	-	75	6,333		
9	Medium density flatted scheme (250 flats)	1.47	1.47	5		250	1,873	2,163	-	21,109			-	-	-	-	-	-	-	-	-	-	250	21,109		
10	Medium density flatted scheme (600 flats)	2.49	2.49	6		600	1,873	2,555	-	50,663			-	-	-	-	-	-	-	-	-	-	600	50,663		
11	Medium density mixed use flatted scheme (200 flats)	1.98	1.98	6		200	1,873	2,555	-	16,888			2,000	1,000	1,000	-	-	-	-	-	-	-	200	16,888		
12	Medium density mixed use flatted scheme (400 flats)	1.95	1.95	6		400	1,873	2,555	-	33,775			1,200	300	-	-	-	-	-	-	-	-	400	33,775		
13	Medium density mixed use flatted scheme (80 flats)	1.03	1.03	6		80	1,873	2,555	-	6,755			200	-	5,000	-	5,000	-	-	-	-	-	80	6,755		
14	Intensification scheme (industrial with 9 flats)	0.29	0.29	3		9	1,873	2,163	-	760			-	-	-	-	4,000	-	-	-	-	-	9	760		
15	Medium density mixed use flatted scheme (30 flats)	0.24	0.24	4		30	1,873	2,163	-	2,533			400	-	-	-	-	-	-	-	-	-	30	2,533		
16	Medium density mixed use flatted scheme (75 flats)	0.29	0.29	8		75	1,873	2,555	-	6,333			-	-	-	-	2,000	-	-	-	-	-	75	6,333		
17	Medium density mixed use flatted scheme (150 flats)	0.72	0.72	8		150	1,873	2,555	-	12,666			-	-	2,000	-	-	-	-	-	-	-	150	12,666		
18	High density mixed use flatted scheme (300 flats)	0.76	0.76	10		300	1,873	2,555	-	25,331			-	-	5,000	-	-	-	-	-	-	-	300	25,331		
19	Medium density mixed use flatted scheme (50 flats)	0.29	0.29	6		50	1,873	2,555	-	4,222			-	-	1,300	-	-	-	-	-	-	-	50	4,222		
20	High density mixed use flatted scheme (150 flats)	0.48	0.48	10		150	1,873	2,555	-	12,666			-	-	5,000	-	-	-	-	-	-	-	150	12,666		
21	High density mixed use flatted scheme (480 flats)	1.52	1.52	9		480	1,873	2,555	-	40,530			-	-	7,000	-	-	-	-	-	-	-	480	40,530		
22	Medium density mixed use flatted scheme (100 flats)	0.51	0.51	6		100	1,873	2,555	-	8,444			2,000	-	-	-	-	-	-	-	-	-	100	8,444		
23	High density mixed use flatted scheme (450 flats)	1.02	1.02	10		450	1,873	2,555	-	31,563			-	-	-	-	3,000	-	-	-	-	-	450	31,563		
24	Medium density mixed use flatted scheme (40 flats)	0.60	0.60	4		40	1,873	2,163	-	2,806			3,000	-	700	-	-	-	-	-	-	-	40	2,806		
25	Medium density mixed use flatted scheme (250 flats)	2.30	2.30	8		250	1,873	2,555	-	21,109			650	-	1,600	-	-	-	-	-	-	-	250	21,109		
26	Medium density mixed use flatted scheme (250 flats)	1.79	1.79	8		250	1,873	2,555	-	21,109			400	-	-	-	2,000	-	-	-	-	-	250	21,109		
27	Medium density mixed use flatted scheme (140 flats)	0.60	0.60	8		140	1,873	2,555	-	11,821			3,000	-	4,000	-	-	-	-	-	-	-	140	11,821		
28	Medium density mixed use flatted scheme (600 flats)	3.51	3.51	8		600	1,873	2,555	-	50,663			7,000	3,000	-	-	1,000	-	-	-	-	-	600	50,663		
29	Medium density mixed use flatted scheme (500 flats)	2.81	2.81	6		500	1,873	2,555	-	42,219			800	-	-	-	3,500	-	-	-	-	-	500	42,219		
30	Intensification scheme (industrial with 12 flats)	0.39	0.39	3		12	1,873	2,163	-	1,013			-	-	500	-	2,500	-	-	-	-	-	12	1,013		
31	Medium density mixed use flatted scheme (350 flats)	2.19	2.19	6		350	1,873	2,555	-	29,553			-	-	7,500	-	15,000	-	-	-	-	-	350	29,553		
32	Medium density mixed use flatted scheme (180 flats)	1.25	1.25	4		180	1,873	2,163	-	15,199			700	500	500	-	-	-	-	-	-	-	180	15,199		
33	High density mixed use flatted scheme (500 flats)	1.42	1.42	10		500	1,873	2,555	-	42,219			2,000	-	5,500	-	-	-	-	-	-	-	500	42,219		
34	Medium density mixed use flatted scheme (1750 flats)	10.63	10.63	15		1,750	1,873	2,555	-	147,766			12,000	3,000	3,500	-	-	-	-	-	-	-	1,750	147,766		
35	High density mixed use flatted scheme (30 flats)	0.08	0.08	10		30	1,873	2,555	-	2,533			-	-	500	-	-	-	-	-	-	-	30	2,533		
36	Medium density mixed use flatted scheme (50 flats)	0.37	0.37	4		50	1,873	2,163	-	4,222			-	-	-	-	-	-	-	-	-	-	50	4,222		
37	High density mixed use flatted scheme (400 flats)	1.06	1.06	8		400	1,873	2,555	-	33,775			-	-	-	-	-	-	-	-	-	-	400	33,775		
38	High density mixed use flatted scheme (400 flats)	1.13	1.13	10		400	1,873	2,555	-	33,775			2,500	500	-	-	-	-	-	-	-	-	400	33,775		
39	Medium density mixed use flatted scheme (100 flats)	0.50	0.50	8		100	1,873	2,555	-	8,444			-	-	3,000	-	-	-	-	-	-	-	100	8,444		
40	High density mixed use flatted scheme (350 flats)	0.93	0.93	15		350	1,873	2,555	-	29,553			400	-	1,300	-	-	-	-	-	-	-	350	29,553		
41	Purpose Built Student Accommodation (high density) 100 units	0.05	0.05	10		-	1,873	2,555	-	-			-	-	-	-	-	-	3,750	-	-	-	-	-		
42	Purpose Built Student Accommodation (medium density) 100 units	0.15	0.15	5		-	1,873	2,163	-	-			-	-	-	-	-	-	3,750	-	-	-	-	-		
43	High density retirement flatted scheme (60 flats)	0.20	0.20	4		60	1,873	2,163	-	5,066			-	-	-	-	-	-	-	-	-	-	60	5,066		
44	High density retirement flatted scheme (70 flats)	0.20	0.20	4		70	1,873	2,163	-	5,911			-	-	-	-	-	-	-	-	-	-	70	5,911		
45	High density retirement flatted scheme (80 flats)	0.20	0.20	4		80	1,873	2,163	-	-			-	-	-	-	-	-	-	-	-	-	80	-		
46	Medium density extracare flatted scheme (50 flats)	0.20	0.20	4		50	1,873	2,163	-	4,222			-	-	-	-	-	-	-	-	-	-	50	4,222		
47	High density extracare flatted scheme (60 flats)	0.20	0.20	4		60	1,873	2,163	-	5,066			-	-	-	-	-	-	-	-	-	-	60	5,066		
48	High density extracare flatted scheme (70 flats)	0.20	0.20	4		70	1,873	2,163	-	5,911			-	-	-	-	-	-	-	-	-	-	70	5,911		

[illegible]

WANDSWOR Rents																					Cap val										Yields										n/a
Site ref	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi																					
1	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
2	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
3	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
4	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
5	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
6	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
7	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
8	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
9	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
10	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
11	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
12	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
13	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
14	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
15	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
16	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
17	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
18	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
19	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
20	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
21	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
22	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
23	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
24	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
25	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
26	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
27	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
28	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
29	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
30	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
31	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
32	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
33	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
34	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
35	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
36	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
37	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
38	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
39	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
40	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
41	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
42	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
43	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
44	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
45	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
46	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
47	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						
48	485	280	479	280	280	425	496	250	250	11,135	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	4.50%	7.00%	7.00%																						

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
WANDSWOR											Build costs											
											Net to gross											
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
1	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	169	2,000
2	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	338	4,000
3	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	760	9,000
4	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	422	5,000
5	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	591	7,000
6	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	760	9,000
7	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	2,533	30,000
8	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	6,333	75,000
9	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	21,109	250,000
10	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	50,663	600,000
11	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80.0%	20,888	260,000
12	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	35,275	422,500
13	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	16,955	233,000
14	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	4,760	69,000
15	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	2,933	36,000
16	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	8,333	105,000
17	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	14,666	180,000
18	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	30,331	375,000
19	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	5,522	69,500
20	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	17,666	225,000
21	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	47,530	585,000
22	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	10,444	130,000
23	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	34,563	495,000
24	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	6,506	95,500
25	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80.0%	23,359	283,750
26	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	80.0%	23,509	286,000
27	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	18,821	245,000
28	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	61,663	765,000
29	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	46,519	564,500
30	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	4,013	57,000
31	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	52,053	687,500
32	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	16,899	205,500
33	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	49,719	612,500
34	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	166,266	2,027,500
35	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	3,033	37,500
36	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	4,222	50,000
37	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	33,775	400,000
38	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	36,775	445,000
39	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85.0%	11,444	145,000
40	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	77.5%	31,253	375,500
41	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	3,750	56,250
42	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75.0%	3,750	56,250
43	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	5,066	60,000
44	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	5,911	70,000
45	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	70.0%	-	80,000
46	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	67.5%	4,222	50,000
47	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	67.5%	5,066	60,000
48	1,892	2,119	2,758	1,908	1,126		2,873	1,892	1,892	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	67.5%	5,911	70,000

[illegible]

	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175		
WANDSWOR Investment sale (QUARTERS)											Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented					
Site ref	Retail A1-/Retail S/M	B1 office	B1(c) and B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	Resi	Resi	Resi	% of PRS units			Roof area	BNG cost	Car parking spaces	Carbon offset		
1	6	6	6	6	6	6	6	6	6	6	1.00	6	6	0.00%	50%	50%	1,407.29	42.22	0.2%	100%	12,225	
2	6	6	6	6	6	6	6	6	6	6	1.00	6	6	0.00%	50%	50%		84.44	0.2%	50%	24,450	
3	6	6	6	6	6	6	6	6	6	6	1.00	6	6	0.00%	50%	50%		189.98	0.2%	30%	55,012	
4	6	6	6	6	6	6	6	6	6	6	1.00	6	6	0.00%	50%	50%		46.91	0.2%	30%	30,562	
5	6	6	6	6	6	6	6	6	6	6	1.00	6	6	0.00%	50%	50%		36.94	0.2%	30%	42,787	
6	6	6	6	6	6	6	6	6	6	6	1.00	6	6	0.00%	50%	50%		84.44	0.2%	20%	55,012	
7	8	8	8	8	8	8	8	8	8	8	2.00	8	8	0.00%	50%	50%		101.33	0.2%	20%	183,373	
8	10	10	10	10	10	10	10	10	10	10	4.00	10	10	0.00%	50%	50%		253.31	0.2%	20%	458,432	
9	10	10	10	10	10	10	10	10	10	10	10.00	10	10	0.00%	50%	50%		844.38	0.2%	100%	1,528,108	
10	22	22	22	22	22	22	22	22	22	22	20.00	10	10	0.00%	50%	50%		1,407.29	0.2%	50%	3,667,458	
11	10	10	10	10	10	10	10	10	10	10	10.00	10	10	0.00%	50%	50%	580.21	0.2%	30%	1,512,046		
12	14	14	14	14	14	14	14	14	14	14	20.00	10	10	0.00%	50%	50%	979.86	0.2%	30%	2,553,557		
13	10	10	10	10	10	10	10	10	10	10	4.00	10	10	0.00%	50%	50%	470.97	0.2%	30%	1,227,372		
14	8	8	8	8	8	8	8	8	8	8	1.00	8	8	0.00%	50%	50%	528.88	0.2%	20%	344,572		
15	8	8	8	8	8	8	8	8	8	8	1.00	8	8	0.00%	50%	50%	183.32	0.2%	20%	212,329		
16	8	8	8	8	8	8	8	8	8	8	4.00	8	8	0.00%	50%	50%	130.20	0.2%	20%	603,212		
17	10	10	10	10	10	10	10	10	10	10	8.00	10	10	0.00%	50%	50%	229.15	0.2%	100%	1,061,645		
18	19	19	19	19	19	19	19	19	19	19	17.00	10	10	0.00%	50%	50%	303.31	0.2%	50%	2,195,679		
19	10	10	10	10	10	10	10	10	10	10	3.00	10	10	0.00%	50%	50%	153.39	0.2%	30%	399,729		
20	10	10	10	10	10	10	10	10	10	10	8.00	10	10	0.00%	50%	50%	176.66	0.2%	30%	1,278,815		
21	23	23	23	23	23	23	23	23	23	23	20.00	10	10	0.00%	50%	50%	586.79	0.2%	30%	3,440,697		
22	10	10	10	10	10	10	10	10	10	10	5.00	10	10	0.00%	50%	50%	290.10	0.2%	20%	756,023		
23	20	20	20	20	20	20	20	20	20	20	18.00	10	10	0.00%	50%	50%	345.63	0.2%	20%	2,502,036		
24	10	10	10	10	10	10	10	10	10	10	2.00	10	10	0.00%	50%	50%	406.60	0.2%	20%	470,942		
25	10	10	10	10	10	10	10	10	10	10	9.00	10	10	0.00%	50%	50%	364.99	0.2%	100%	1,690,985		
26	10	10	10	10	10	10	10	10	10	10	9.00	10	10	0.00%	50%	50%	367.33	0.2%	50%	1,701,844		
27	10	10	10	10	10	10	10	10	10	10	6.00	10	10	0.00%	50%	50%	294.08	0.2%	30%	1,362,470		
28	27	27	27	27	27	27	27	27	27	27	25.00	10	10	0.00%	50%	50%	963.48	0.2%	30%	4,463,748		
29	22	22	22	22	22	22	22	22	22	22	20.00	10	10	0.00%	50%	50%	1,292.19	0.2%	30%	3,367,492		
30	8	8	8	8	8	8	8	8	8	8	1.00	8	8	0.00%	50%	50%	445.92	0.2%	20%	290,519		
31	17	17	17	17	17	17	17	17	17	17	15.00	10	10	0.00%	50%	50%	1,445.92	0.2%	100%	3,768,126		
32	10	10	10	10	10	10	10	10	10	10	8.00	10	10	0.00%	50%	50%	1,056.17	0.2%	30%	1,223,301		
33	21	21	21	21	21	21	21	21	21	21	19.00	10	10	0.00%	50%	50%	497.19	0.2%	30%	3,599,140		
34	27	27	27	27	27	27	27	27	27	27	25.00	10	10	0.00%	50%	50%	738.96	0.2%	30%	12,035,969		
35	10	10	10	10	10	10	10	10	10	10	2.00	10	10	0.00%	50%	50%	30.33	0.2%	20%	219,568		
36	10	10	10	10	10	10	10	10	10	10	3.00	10	10	0.00%	50%	50%	263.87	0.2%	20%	305,622		
37	19	19	19	19	19	19	19	19	19	19	17.00	10	10	0.00%	50%	50%	527.73	0.2%	20%	2,444,972		
38	19	19	19	19	19	19	19	19	19	19	17.00	10	10	0.00%	50%	50%	367.75	0.2%	20%	2,662,142		
39	10	10	10	10	10	10	10	10	10	10	4.00	10	10	0.00%	50%	50%	178.81	0.2%	20%	828,413		
40	17	17	17	17	17	17	17	17	17	17	15.00	10	10	0.00%	50%	50%	138.90	0.2%	20%	2,262,414		
41	10	10	10	10	10	10	10	10	10	10	1.00	10	10	0.00%	0%	50%	37.50	0.2%	20%	271,463		
42	10	10	10	10	10	10	10	10	10	10	1.00	10	10	0.00%	0%	50%	150.00	0.2%	20%	271,463		
43	8	8	8	8	8	8	8	8	8	8	4.00	8	8	0.00%	50%	50%	316.64	0.2%	20%	366,746		
44	8	8	8	8	8	8	8	8	8	8	4.00	8	8	0.00%	50%	50%	369.41	0.2%	20%	427,870		
45	8	8	8	8	8	8	8	8	8	8	4.00	8	8	0.00%	50%	50%	-	0.2%	20%	-		
46	8	8	8	8	8	8	8	8	8	8	4.00	8	8	0.00%	50%	50%	263.87	0.2%	20%	305,622		
47	8	8	8	8	8	8	8	8	8	8	4.00	8	8	0.00%	50%	50%	316.64	0.2%	20%	366,746		
48	8	8	8	8	8	8	8	8	8	8	4.00	8	8	0.00%	50%	50%	369.41	0.2%	20%	427,870		

Appendix 2 - Land Registry sales data

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
74, Eccles Road SW11 1LX	SW11 1LX	SW11 1	21/11/2022	£918,000	£863,956	FALSE	Terraced	156	£5,885	£5,538	Freehold
Flat 5, St. Johns Hill Court, 144 - 146, St Johns Hill SW11 1SN	SW11 1SN	SW11 1	14/04/2023	£189,750	£188,684	FALSE	Flat	33	£5,750	£5,718	Leasehold
6b, Battersea Rise SW11 1ED	SW11 1ED	SW11 1	24/06/2022	£500,000	£480,108	FALSE	Flat	82	£6,098	£5,855	Leasehold
14, Boufflower Road SW11 1RE	SW11 1RE	SW11 1	15/12/2023	£1,242,000	£1,190,293	FALSE	Terraced	196	£6,337	£6,073	Freehold
Flat C, 106, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	14/02/2023	£660,000	£641,281	FALSE	Flat	101	£6,535	£6,349	Leasehold
3a, Barnard Road SW11 1QT	SW11 1QT	SW11 1	21/12/2023	£615,000	£598,104	FALSE	Flat	91	£6,758	£6,573	Leasehold
261a, Lavender Hill SW11 1JD	SW11 1JD	SW11 1	24/11/2023	£550,000	£527,166	FALSE	Flat	79	£6,962	£6,673	Leasehold
Flat 1, 75, St Johns Hill SW11 1SX	SW11 1SX	SW11 1	21/06/2022	£740,000	£710,561	FALSE	Flat	106	£6,981	£6,703	Leasehold
Flat A, 18, Barnard Mews SW11 1QU	SW11 1QU	SW11 1	25/05/2022	£420,000	£404,388	FALSE	Flat	60	£7,000	£6,740	Leasehold
75, Elspeth Road SW11 1DP	SW11 1DP	SW11 1	18/03/2024	£935,000	£935,000	FALSE	Terraced	137	£6,825	£6,825	Freehold
3b, Boufflower Road SW11 1RE	SW11 1RE	SW11 1	17/11/2023	£775,000	£742,825	FALSE	Flat	108	£7,176	£6,878	Leasehold
Flat 1, 31, Comyn Road SW11 1QB	SW11 1QB	SW11 1	20/12/2022	£562,000	£545,063	FALSE	Flat	79	£7,114	£6,900	Leasehold
2, Aliwal Mews SW11 1RA	SW11 1RA	SW11 1	23/05/2023	£1,250,000	£1,247,650	FALSE	Flat	179	£6,983	£6,970	Freehold
Flat 2, 133, Lavender Sweep SW11 1EA	SW11 1EA	SW11 1	20/12/2023	£325,000	£316,071	FALSE	Flat	45	£7,222	£7,024	Leasehold
89, Battersea Rise SW11 1HW	SW11 1HW	SW11 1	24/07/2023	£283,000	£282,203	FALSE	Flat	40	£7,075	£7,055	Leasehold
12 The Courtyard, Alexander Studios, Haydon Way SW11 1YF	SW11 1YF	SW11 1	24/07/2023	£1,080,000	£1,076,958	FALSE	Flat	151	£7,152	£7,132	Leasehold
Flat 12, 303 - 309, Lavender Hill SW11 1LN	SW11 1LN	SW11 1	17/02/2023	£530,000	£512,161	FALSE	Flat	70	£7,571	£7,317	Leasehold
2c, Hafer Road SW11 1HF	SW11 1HF	SW11 1	22/05/2023	£1,500,000	£1,497,180	FALSE	Flat	203	£7,389	£7,375	Leasehold
27a, Battersea Rise SW11 1HG	SW11 1HG	SW11 1	21/11/2022	£557,500	£534,837	FALSE	Flat	72	£7,743	£7,428	Leasehold
31, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	20/11/2023	£1,385,000	£1,301,335	FALSE	Terraced	173	£8,006	£7,522	Freehold
1, Aliwal Mews SW11 1RA	SW11 1RA	SW11 1	18/09/2023	£975,000	£926,693	FALSE	Terraced	123	£7,927	£7,534	Freehold
16a, Elspeth Road SW11 1DS	SW11 1DS	SW11 1	24/10/2022	£367,000	£346,756	FALSE	Flat	46	£7,978	£7,538	Leasehold
Flat 4, Wellington Court, 53, Chivalry Road SW11 1HX	SW11 1HX	SW11 1	26/07/2022	£350,000	£334,865	FALSE	Flat	44	£7,955	£7,611	Leasehold
Flat 5, Fineran Court, St Johns Hill SW11 1SG	SW11 1SG	SW11 1	30/08/2022	£365,000	£342,732	FALSE	Flat	45	£8,111	£7,616	Leasehold
Flat 3, Pavilion Chambers, 287, Lavender Hill SW11 1LW	SW11 1LW	SW11 1	18/08/2023	£325,000	£323,780	FALSE	Flat	42	£7,738	£7,709	Leasehold
Ground Floor Flat, 215, St Johns Hill SW11 1TH	SW11 1TH	SW11 1	13/04/2023	£1,050,000	£1,044,101	FALSE	Flat	132	£7,955	£7,910	Leasehold
88, Eccles Road SW11 1LX	SW11 1LX	SW11 1	10/02/2023	£1,000,000	£959,967	FALSE	Terraced	121	£8,264	£7,934	Freehold
13a, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	19/08/2022	£1,060,000	£995,332	FALSE	Flat	125	£8,480	£7,963	Leasehold
83, Altenburg Gardens SW11 1JQ	SW11 1JQ	SW11 1	26/08/2022	£1,680,000	£1,563,201	FALSE	Terraced	191	£8,796	£8,184	Freehold
92b, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	30/03/2023	£2,350,000	£2,099,960	FALSE	Detached	256	£9,180	£8,203	Freehold
11b, Beauchamp Road SW11 1PG	SW11 1PG	SW11 1	16/12/2022	£491,000	£476,203	FALSE	Flat	57.57	£8,529	£8,272	Leasehold
Apartment 3, 102, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	21/01/2022	£680,000	£663,750	FALSE	Flat	80	£8,500	£8,297	Leasehold
47a, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	21/10/2022	£880,000	£831,459	FALSE	Flat	100	£8,800	£8,315	Leasehold
14a, Barnard Road SW11 1QS	SW11 1QS	SW11 1	14/02/2022	£822,500	£799,172	FALSE	Flat	96	£8,568	£8,325	Leasehold
7, Hidcote Apartments, 5, Danvers Avenue SW11 1AN	SW11 1AN	SW11 1	18/08/2023	£760,000	£757,148	FALSE	Flat	90	£8,444	£8,413	Leasehold
28, Keildon Road SW11 1XH	SW11 1XH	SW11 1	23/02/2022	£1,530,000	£1,506,441	FALSE	Terraced	179	£8,547	£8,416	Freehold
17, Lindore Road SW11 1HJ	SW11 1HJ	SW11 1	18/08/2023	£1,550,000	£1,506,799	FALSE	Terraced	179	£8,659	£8,418	Freehold
12, Hidcote Apartments, 5, Danvers Avenue SW11 1AN	SW11 1AN	SW11 1	26/01/2023	£780,000	£759,267	FALSE	Flat	90	£8,667	£8,436	Leasehold
35, Elspeth Road SW11 1DW	SW11 1DW	SW11 1	18/02/2022	£1,070,000	£1,053,524	FALSE	Terraced	124	£8,629	£8,496	Freehold
Flat C, 7, Lavender Sweep SW11 1DY	SW11 1DY	SW11 1	12/04/2024	£765,000	£765,000	FALSE	Flat	89	£8,596	£8,596	Leasehold
Flat 3, 19, Auckland Road SW11 1EW	SW11 1EW	SW11 1	16/12/2022	£650,000	£630,411	FALSE	Flat	73	£8,904	£8,636	Leasehold
37, Elspeth Road SW11 1DW	SW11 1DW	SW11 1	05/04/2024	£1,087,000	£1,087,000	FALSE	Terraced	125	£8,696	£8,696	Freehold
142, Mallinson Road SW11 1BJ	SW11 1BJ	SW11 1	24/11/2023	£1,300,000	£1,221,469	FALSE	Terraced	140	£9,286	£8,725	Freehold
Flat 3, Wellington Court, 53, Chivalry Road SW11 1HX	SW11 1HX	SW11 1	29/07/2022	£320,000	£306,162	FALSE	Flat	35	£9,143	£8,747	Leasehold
Flat B, 73, Parma Crescent SW11 1LU	SW11 1LU	SW11 1	17/03/2023	£775,000	£761,378	FALSE	Flat	87	£8,908	£8,751	Leasehold
Flat 3, 40, Altenburg Gardens SW11 1JL	SW11 1JL	SW11 1	25/02/2022	£307,000	£298,293	FALSE	Flat	34	£9,029	£8,773	Leasehold
137, Battersea Rise SW11 1HE	SW11 1HE	SW11 1	20/12/2022	£835,000	£809,836	FALSE	Flat	92	£9,076	£8,803	Leasehold
9, Mallinson Road SW11 1BW	SW11 1BW	SW11 1	25/02/2022	£1,650,000	£1,624,594	FALSE	Terraced	183	£9,016	£8,878	Freehold
Apartment 3, 2, St Johns Road SW11 1PN	SW11 1PN	SW11 1	22/03/2022	£767,000	£739,160	FALSE	Flat	83	£9,241	£8,906	Leasehold
Flat 2, 117, Bolingbroke Grove SW11 1DA	SW11 1DA	SW11 1	17/11/2023	£615,000	£589,468	FALSE	Flat	66	£9,318	£8,931	Leasehold
Flat 10, The Shrubbery, 2, Lavender Gardens SW11 1DL	SW11 1DL	SW11 1	12/06/2023	£650,000	£645,744	FALSE	Flat	72	£9,028	£8,969	Leasehold
64, Mallinson Road SW11 1BP	SW11 1BP	SW11 1	22/09/2023	£1,662,500	£1,580,130	FALSE	Terraced	175	£9,500	£9,029	Freehold
Flat 1, 37, Strathblaine Road SW11 1RG	SW11 1RG	SW11 1	24/04/2023	£476,500	£473,823	FALSE	Flat	52	£9,163	£9,112	Leasehold
76b, Elspeth Road SW11 1DS	SW11 1DS	SW11 1	08/12/2023	£525,000	£510,577	FALSE	Flat	55.91	£9,390	£9,132	Leasehold
54, Altenburg Gardens SW11 1JL	SW11 1JL	SW11 1	28/07/2023	£925,000	£922,394	FALSE	Flat	101	£9,158	£9,133	Leasehold
Flat 3, 5, Almeric Road SW11 1HL	SW11 1HL	SW11 1	20/03/2023	£600,000	£589,454	FALSE	Flat	64	£9,375	£9,210	Leasehold
Flat 1, 31, St Johns Hill SW11 1TT	SW11 1TT	SW11 1	21/11/2022	£423,900	£406,668	FALSE	Flat	44	£9,634	£9,242	Leasehold
21, Parma Crescent SW11 1LT	SW11 1LT	SW11 1	28/03/2022	£1,460,000	£1,427,749	FALSE	Terraced	154	£9,481	£9,271	Freehold
3, Bakehouse, 2, Bakery Place SW11 1AT	SW11 1AT	SW11 1	17/03/2023	£985,000	£967,687	FALSE	Flat	104	£9,471	£9,305	Leasehold
Flat 3, 29, Almeric Road SW11 1HL	SW11 1HL	SW11 1	30/05/2022	£380,000	£365,875	FALSE	Flat	39	£9,744	£9,381	Leasehold
38, Eccles Road SW11 1LZ	SW11 1LZ	SW11 1	30/03/2023	£1,600,000	£1,562,002	FALSE	Terraced	166	£9,639	£9,410	Freehold
107, Mallinson Road SW11 1BL	SW11 1BL	SW11 1	22/08/2022	£1,700,000	£1,581,811	FALSE	Terraced	168	£10,119	£9,416	Freehold
First Floor Maisonette At, 20, Aliwal Road SW11 1RD	SW11 1RD	SW11 1	23/06/2023	£925,000	£918,943	FALSE	Flat	97	£9,536	£9,474	Leasehold
35, Ilminster Gardens SW11 1PJ	SW11 1PJ	SW11 1	19/12/2022	£890,000	£863,178	FALSE	Flat	91	£9,780	£9,485	Leasehold
8, Auckland Road SW11 1EP	SW11 1EP	SW11 1	05/02/2024	£790,000	£782,631	FALSE	Flat	82	£9,634	£9,544	Leasehold
Flat 6, The Shrubbery, 2, Lavender Gardens SW11 1DL	SW11 1DL	SW11 1	29/11/2023	£1,050,000	£1,006,408	FALSE	Flat	105	£10,000	£9,585	Leasehold
Garden Flat, 19, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	26/05/2022	£630,000	£606,582	FALSE	Flat	63	£10,000	£9,628	Leasehold
Flat A, 1, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	08/01/2024	£700,000	£687,697	FALSE	Flat	71	£9,859	£9,686	Leasehold
8, Sidonie Apartments, 2, Danvers Avenue SW11 1AJ	SW11 1AJ	SW11 1	26/07/2023	£700,000	£698,028	FALSE	Flat	72	£9,722	£9,695	Leasehold
The First Floor Flat At, 27, Vardens Road SW11 1RQ	SW11 1RQ	SW11 1	16/09/2022	£495,000	£466,037	FALSE	Flat	48	£10,313	£9,709	Leasehold
8, Arundel Close SW11 1HR	SW11 1HR	SW11 1	29/07/2022	£805,000	£757,340	FALSE	Semi_Detached	78	£10,321	£9,709	Freehold
50, Arundel Close SW11 1HR	SW11 1HR	SW11 1	20/06/2022	£916,000	£883,752	FALSE	Terraced	91	£10,066	£9,712	Freehold
Flat 4, 36, Lavender Gardens SW11 1DN	SW11 1DN	SW11 1	28/01/2022	£485,000	£473,410	FALSE	Flat	48	£10,104	£9,863	Leasehold
7, Arundel Close SW11 1HR	SW11 1HR	SW11 1	15/02/2023	£740,000	£710,375	FALSE	Terraced	72	£10,278	£9,866	Freehold
98a, Shelgate Road SW11 1BQ	SW11 1BQ	SW11 1	21/11/2022	£627,500	£601,992	FALSE	Flat	61	£10,287	£9,869	Leasehold
4a, Comyn Road SW11 1QD	SW11 1QD	SW11 1	25/08/2023	£815,000	£811,942	FALSE	Flat	82	£9,939	£9,902	Leasehold
Flat 1, 36, Comyn Road SW11 1QD	SW11 1QD	SW11 1	17/04/2023	£900,000	£894,944	FALSE	Flat	90	£10,000	£9,944	Leasehold
Flat 4, 34, Lavender Gardens SW11 1DN	SW11 1DN	SW11 1	13/10/2023	£732,000	£711,239	FALSE	Flat	71	£10,310	£10,017	Leasehold
31a, Altenburg Gardens SW11 1JH	SW11 1JH	SW11 1	17/06/2022	£895,000	£863,491	FALSE	Flat	86	£10,407	£10,041	Leasehold
33a, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	21/07/2023	£624,900	£623,140	FALSE	Flat	62	£10,079	£10,051	Leasehold
Flat 3, 30, Leathwaite Road SW11 1XQ	SW11 1XQ	SW11 1	27/06/2022	£817,500	£784,977	FALSE	Flat	78	£10,481	£10,064	Leasehold
Flat 1, 96, St Johns Hill SW11 1SH	SW11 1SH	SW11 1	21/11/2022	£703,000	£674,423	FALSE	Flat	67	£10,493	£10,066	Leasehold
59, Altenburg Gardens SW11 1JH	SW11 1JH	SW11 1	29/09/2023	£2,000,000	£1,900,908	FALSE	Terraced	188	£10,638	£10,111	Freehold
Flat 10, Parkview, 31 - 32, Chivalry Road SW11 1HT	SW11 1HT	SW11 1	28/06/2022	£499,950	£480,060	FALSE	Flat	47	£10,637	£10,214	Leasehold
Ground Floor Flat, 57, Comyn Road SW11 1QB	SW11 1QB	SW11 1	21/03/2024	£720,000	£720,000	FALSE	Flat	70	£10,286	£10,286	Leasehold
8, Limburg Road SW11 1HB	SW11 1HB	SW11 1	12/01/2024	£1,605,000	£1,553,705	FALSE	Terraced	151	£10,629	£10,289	Freehold
177, St Johns Hill SW11 1TQ	SW11 1TQ	SW11 1	28/07/2023	£1,050,000	£1,032,067	FALSE	Terraced	100	£10,500	£10,321	Freehold
Flat 1, 62, Shelgate Road SW11 1BG	SW11 1BG	SW11 1	16/06/2023	£900,000	£894,107	FALSE	Flat	86	£10,465	£10,397	Leasehold
22a, Sangora Road SW11 1RL	SW11 1RL	SW11 1	13/10/2023	£710,000	£673,155	FALSE	Terraced	64	£11,094	£10,518	Leasehold
Flat 1,											

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
8a, Auckland Road SW11 1EP	SW11 1EP	SW11 1	14/04/2023	£920,000	£914,831	FALSE	Flat	82	£11,220	£11,156	Leasehold
Flat 2, 17, Sangora Road SW11 1RL	SW11 1RL	SW11 1	22/02/2022	£495,000	£480,961	FALSE	Flat	43	£11,512	£11,185	Leasehold
68, Shelgate Road SW11 1BQ	SW11 1BQ	SW11 1	21/11/2023	£1,387,500	£1,303,684	FALSE	Terraced	116	£11,961	£11,239	Freehold
Flat 2, 30, Altenburg Gardens SW11 1JJ	SW11 1JJ	SW11 1	23/12/2022	£1,240,000	£1,194,034	FALSE	Flat	106	£11,698	£11,264	Leasehold
60, Parma Crescent SW11 1LU	SW11 1LU	SW11 1	24/03/2023	£775,000	£756,595	FALSE	Terraced	67	£11,567	£11,292	Freehold
Flat 8, The Shrubbery, 2, Lavender Gardens SW11 1DL	SW11 1DL	SW11 1	26/07/2022	£1,400,000	£1,339,459	FALSE	Flat	118	£11,864	£11,351	Leasehold
1, Arundel Close SW11 1HR	SW11 1HR	SW11 1	12/12/2023	£720,000	£690,025	FALSE	Terraced	59	£12,203	£11,695	Freehold
Flat 8, St. Johns Court, 144 - 146, St Johns Hill SW11 1SN	SW11 1SN	SW11 1	20/12/2022	£488,000	£473,293	FALSE	Flat	40	£12,200	£11,832	Leasehold
24b, Almeric Road SW11 1HL	SW11 1HL	SW11 1	27/11/2023	£422,500	£404,959	FALSE	Flat	34	£12,426	£11,911	Leasehold
41, Mallinson Road SW11 1BW	SW11 1BW	SW11 1	24/06/2022	£1,301,500	£1,255,680	FALSE	Terraced	105	£12,395	£11,959	Freehold
Flat 1, 28, Leathwaite Road SW11 1XQ	SW11 1XQ	SW11 1	26/07/2023	£751,500	£749,383	FALSE	Flat	62	£12,121	£12,087	Leasehold
37a, Leathwaite Road SW11 1XG	SW11 1XG	SW11 1	22/08/2022	£587,500	£551,658	FALSE	Flat	45	£13,056	£12,259	Leasehold
33, Mallinson Road SW11 1BW	SW11 1BW	SW11 1	29/06/2022	£1,832,000	£1,767,504	FALSE	Terraced	140	£13,086	£12,625	Freehold
76, Parma Crescent SW11 1LU	SW11 1LU	SW11 1	19/10/2023	£2,450,000	£2,322,858	FALSE	Terraced	175	£14,000	£13,273	Freehold
Flat 2, 5, Boufflower Road SW11 1RE	SW11 1RE	SW11 1	15/02/2024	£617,500	£611,740	FALSE	Flat	45	£13,722	£13,594	Leasehold
27a, Eckstein Road SW11 1QE	SW11 1QE	SW11 1	27/07/2022	£825,000	£789,324	FALSE	Flat	56	£14,732	£14,095	Leasehold
Flat 3, 3, Chivalry Road SW11 1HT	SW11 1HT	SW11 1	15/12/2023	£580,000	£564,066	FALSE	Flat	38	£15,263	£14,844	Leasehold
Flat 2, 2, Shelgate Road SW11 1BE	SW11 1BE	SW11 1	23/06/2022	£600,000	£576,130	FALSE	Flat	37	£16,216	£15,571	Leasehold
Flat 1, 20, Sangora Road SW11 1RL	SW11 1RL	SW11 1	12/05/2023	£705,500	£704,174	FALSE	Flat	44	£16,034	£16,004	Leasehold
9, Chivalry Road SW11 1HT	SW11 1HT	SW11 1	23/01/2024	£770,000	£756,466	FALSE	Flat	38	£20,263	£19,907	Leasehold
37, Battersea Rise SW11 1HG	SW11 1HG	SW11 1	16/12/2022	£1,765,000	£1,699,572	FALSE	Flat	76	£23,224	£22,363	Freehold
		SW11 1 Average							£9,890	£9,592	South of Clapham
123, Harbut Road SW11 2RD	SW11 2RD	SW11 2	27/07/2023	£850,000	£835,482	FALSE	Terraced	114	£7,456	£7,329	Freehold
50, Cologne Road SW11 2AJ	SW11 2AJ	SW11 2	27/11/2023	£900,000	£862,635	FALSE	Flat	117	£7,692	£7,373	Leasehold
Flat 4, Carter House, 33, Petergate SW11 2BF	SW11 2BF	SW11 2	27/09/2022	£475,000	£447,207	FALSE	Flat	60	£7,917	£7,453	Leasehold
8, Dorothy Road SW11 2JP	SW11 2JP	SW11 2	25/08/2022	£940,000	£874,648	FALSE	Terraced	117	£8,034	£7,476	Freehold
14b, Latchmere Road, Battersea SW11 2DX	SW11 2DX	SW11 2	24/02/2022	£470,000	£456,670	FALSE	Flat	61	£7,705	£7,486	Leasehold
14, Atherton Street SW11 2JE	SW11 2JE	SW11 2	24/07/2023	£1,040,000	£1,022,237	FALSE	Terraced	136	£7,647	£7,516	Freehold
215, Latchmere Road, Battersea SW11 2LA	SW11 2LA	SW11 2	30/01/2023	£720,000	£700,862	FALSE	Flat	93	£7,742	£7,536	Leasehold
53, Candahar Road SW11 2QA	SW11 2QA	SW11 2	21/07/2023	£1,068,800	£1,050,546	FALSE	Terraced	138	£7,745	£7,613	Freehold
1, Zulu Mews SW11 2BQ	SW11 2BQ	SW11 2	28/04/2023	£840,000	£830,619	FALSE	Terraced	109	£7,706	£7,620	Freehold
159a, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	30/03/2022	£467,000	£450,049	FALSE	Flat	59	£7,915	£7,628	Leasehold
58, St Johns Hill Grove SW11 2RG	SW11 2RG	SW11 2	30/08/2022	£1,575,000	£1,465,501	FALSE	Terraced	192	£8,203	£7,633	Freehold
24a, Rowena Crescent SW11 2PT	SW11 2PT	SW11 2	27/01/2023	£570,000	£554,849	FALSE	Flat	72	£7,917	£7,706	Leasehold
65, St Johns Hill Grove SW11 2RF	SW11 2RF	SW11 2	21/10/2022	£827,500	£766,870	FALSE	Flat	98	£8,444	£7,825	Leasehold
181a, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	16/09/2022	£700,000	£659,043	FALSE	Flat	84	£8,333	£7,846	Leasehold
35, Cabul Road SW11 2PR	SW11 2PR	SW11 2	17/01/2023	£980,000	£939,983	FALSE	Terraced	119	£8,235	£7,899	Freehold
45, Kathleen Road SW11 2JR	SW11 2JR	SW11 2	28/01/2022	£1,060,000	£1,047,262	FALSE	Terraced	132	£8,030	£7,934	Freehold
9c, Louvaine Road SW11 2AQ	SW11 2AQ	SW11 2	18/01/2024	£776,000	£762,361	FALSE	Flat	96	£8,083	£7,941	Leasehold
33, Rowena Crescent SW11 2PT	SW11 2PT	SW11 2	16/01/2023	£1,075,000	£1,031,104	FALSE	Terraced	129	£8,333	£7,993	Freehold
52, Kerrison Road SW11 2QE	SW11 2QE	SW11 2	26/08/2022	£990,000	£921,172	FALSE	Terraced	115	£8,609	£8,010	Freehold
203a, Latchmere Road, Battersea SW11 2LA	SW11 2LA	SW11 2	26/04/2022	£650,000	£620,216	FALSE	Flat	77	£8,442	£8,055	Leasehold
159b, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	23/03/2022	£449,999	£433,665	FALSE	Flat	53	£8,491	£8,182	Leasehold
Flat A, 2, Cologne Road SW11 2AJ	SW11 2AJ	SW11 2	03/01/2024	£850,000	£835,060	FALSE	Flat	102	£8,333	£8,187	Leasehold
7b, Falcon Grove SW11 2SS	SW11 2SS	SW11 2	29/07/2022	£670,000	£639,444	FALSE	Flat	78	£8,590	£8,198	Freehold
75, Latchmere Road, Battersea SW11 2DS	SW11 2DS	SW11 2	19/04/2023	£1,000,000	£988,832	FALSE	Terraced	119	£8,403	£8,310	Freehold
3, Zulu Mews SW11 2BQ	SW11 2BQ	SW11 2	23/06/2023	£875,000	£864,485	FALSE	Terraced	104	£8,413	£8,312	Freehold
2, Afghan Road SW11 2OD	SW11 2OD	SW11 2	27/11/2023	£850,000	£798,653	FALSE	Terraced	96	£8,854	£8,319	Freehold
Apartment 63, Duval House, 10, Grant Road SW11 2FR	SW11 2FR	SW11 2	29/06/2022	£695,000	£667,351	TRUE	Flat	80	£8,688	£8,342	Leasehold
13b, Cologne Road SW11 2AH	SW11 2AH	SW11 2	19/07/2023	£720,000	£717,972	FALSE	Flat	86	£8,372	£8,349	Leasehold
14, Plough Terrace SW11 2AB	SW11 2AB	SW11 2	17/02/2023	£1,265,000	£1,214,358	FALSE	Terraced	145	£8,724	£8,375	Freehold
59, Mossbury Road, Battersea SW11 2PA	SW11 2PA	SW11 2	26/02/2024	£1,025,000	£1,005,776	FALSE	Terraced	120	£8,542	£8,381	Freehold
13a, Brussels Road SW11 2AF	SW11 2AF	SW11 2	17/01/2022	£820,000	£800,404	FALSE	Flat	94.89	£8,642	£8,435	Leasehold
20a, Kathleen Road SW11 2JS	SW11 2JS	SW11 2	20/04/2022	£840,000	£801,509	FALSE	Flat	95	£8,842	£8,437	Leasehold
5, Khyber Road SW11 2PZ	SW11 2PZ	SW11 2	27/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	126	£8,730	£8,458	Freehold
10, Frere Street SW11 2JA	SW11 2JA	SW11 2	21/04/2022	£1,230,000	£1,189,689	FALSE	Terraced	140	£8,786	£8,498	Freehold
3b, Brussels Road SW11 2AF	SW11 2AF	SW11 2	19/01/2022	£387,500	£378,240	FALSE	Flat	43.9	£8,827	£8,616	Leasehold
16, Abercrombie Street SW11 2JD	SW11 2JD	SW11 2	23/08/2022	£1,310,100	£1,219,018	FALSE	Terraced	141	£9,291	£8,646	Freehold
5, Frere Street SW11 2JA	SW11 2JA	SW11 2	26/05/2023	£1,173,800	£1,170,749	FALSE	Terraced	135	£8,695	£8,672	Freehold
11, Nepaul Road SW11 2QQ	SW11 2QQ	SW11 2	27/02/2023	£1,189,000	£1,141,400	FALSE	Terraced	131	£9,076	£8,713	Freehold
31, Cabul Road SW11 2PR	SW11 2PR	SW11 2	27/09/2023	£1,250,000	£1,188,068	FALSE	Terraced	134	£9,328	£8,866	Freehold
3, Beverley Close SW11 2DF	SW11 2DF	SW11 2	24/11/2022	£415,000	£390,568	FALSE	Terraced	44	£9,432	£8,877	Freehold
29, Kerrison Road SW11 2QG	SW11 2QG	SW11 2	20/07/2023	£1,217,125	£1,196,337	FALSE	Terraced	130	£9,363	£9,203	Freehold
First And Second Floor Flat, 4, Frere Street SW11 2JA	SW11 2JA	SW11 2	17/11/2023	£610,000	£584,675	FALSE	Flat	63	£9,683	£9,281	Leasehold
Flat B, 89, Plough Road SW11 2BJ	SW11 2BJ	SW11 2	29/07/2022	£595,000	£569,270	FALSE	Flat	61	£9,754	£9,332	Leasehold
10, Khyber Road SW11 2PZ	SW11 2PZ	SW11 2	30/08/2023	£967,000	£940,048	FALSE	Terraced	99	£9,768	£9,495	Freehold
189c, Latchmere Road, Battersea SW11 2JZ	SW11 2JZ	SW11 2	28/10/2022	£370,000	£349,591	FALSE	Flat	36	£10,278	£9,711	Leasehold
47b, Dorothy Road SW11 2JJ	SW11 2JJ	SW11 2	21/10/2022	£925,000	£873,977	FALSE	Flat	88	£10,511	£9,932	Leasehold
23, Abercrombie Street SW11 2JB	SW11 2JB	SW11 2	29/07/2022	£975,000	£930,535	FALSE	Terraced	93	£10,484	£10,006	Freehold
Basement Flat, 29, Cologne Road SW11 2AH	SW11 2AH	SW11 2	21/08/2023	£645,500	£643,078	FALSE	Flat	64	£10,086	£10,048	Leasehold
Flat C, 37, Cologne Road SW11 2AH	SW11 2AH	SW11 2	21/04/2023	£387,500	£385,323	FALSE	Flat	38	£10,197	£10,140	Leasehold
43, Cabul Road SW11 2PR	SW11 2PR	SW11 2	15/12/2023	£670,000	£631,357	FALSE	Semi_Detached	61	£10,984	£10,350	Freehold
6, Afghan Road SW11 2OD	SW11 2OD	SW11 2	26/01/2023	£810,000	£776,925	FALSE	Terraced	75	£10,800	£10,359	Freehold
The Garden Floor Flat At, 10, Oberstein Road SW11 2AE	SW11 2AE	SW11 2	22/03/2024	£405,500	£405,500	FALSE	Flat	39	£10,397	£10,397	Leasehold
Flat 1, 12 - 13, Louvaine Road SW11 2AQ	SW11 2AQ	SW11 2	24/05/2023	£480,000	£479,098	FALSE	Flat	46	£10,435	£10,415	Leasehold
125, Latchmere Road, Battersea SW11 2JY	SW11 2JY	SW11 2	28/04/2023	£680,000	£672,405	FALSE	Terraced	64	£10,625	£10,506	Freehold
51, Dorothy Road SW11 2JJ	SW11 2JJ	SW11 2	27/10/2023	£900,000	£874,474	FALSE	Flat	83	£10,843	£10,536	Leasehold
28, Atherton Street SW11 2JE	SW11 2JE	SW11 2	28/01/2022	£1,350,000	£1,333,777	FALSE	Terraced	123	£10,976	£10,844	Freehold
87a, Latchmere Road, Battersea SW11 2DS	SW11 2DS	SW11 2	27/04/2023	£362,000	£359,966	FALSE	Flat	33	£10,970	£10,908	Leasehold
Flat B, 37, Cologne Road SW11 2AH	SW11 2AH	SW11 2	12/06/2023	£435,000	£432,152	FALSE	Flat	38	£11,447	£11,372	Leasehold
6, Patience Road SW11 2PY	SW11 2PY	SW11 2	21/10/2022	£1,250,000	£1,158,414	FALSE	Terraced	97	£12,887	£11,942	Freehold
8, Kathleen Road SW11 2JS	SW11 2JS	SW11 2	20/12/2023	£840,000	£812,447	FALSE	Flat	64	£13,125	£12,694	Freehold
86, Abercrombie Street SW11 2JD	SW11 2JD	SW11 2	15/12/2023	£1,167,500	£1,118,895	FALSE	Terraced	87	£13,420	£12,861	Freehold
18, Rowena Crescent SW11 2PT	SW11 2PT	SW11 2	18/01/2023	£1,325,000	£1,270,896	FALSE	Terraced	93	£14,247	£13,666	Freehold
21, Khyber Road SW11 2PZ	SW11 2PZ	SW11 2	16/02/2023	£1,003,000	£974,553	FALSE	Flat	53	£18,925	£18,388	Leasehold
		SW11 2 Average							£9,452	£9,134	North of Clapham
Apartment 3, 30, York Road SW11 3QA	SW11 3QA	SW11 3	30/10/2023	£610,000	£592,699	FALSE	Flat	74	£8,243	£8,009	Leasehold
115, Price'S Court, Cotton Row SW11 3YW	SW11 3YW	SW11 3	21/06/2022	£593,000	£569,409	FALSE	Flat	71	£8,352	£8,020	Leasehold
55, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	27/05/2022	£630,000	£606,582	FALSE	Flat	75	£8,400	£8,088	Leasehold
49, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	70	£8,571	£8,099	Leasehold
4, Old Garden House, Bridge Lane SW11 3AD	SW11 3AD										

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
18, Butler Court, Hyde Lane SW11 3EX	SW11 3EX	SW11 3	20/06/2023	£595,000	£591,104	FALSE	Flat	72	£8,264	£8,210	Leasehold
Apartment 51, 70, York Road SW11 3QF	SW11 3QF	SW11 3	26/10/2022	£600,000	£566,904	TRUE	Flat	69	£8,696	£8,216	Leasehold
22, Battersea Bridge Road SW11 3AG	SW11 3AG	SW11 3	22/03/2023	£552,000	£542,298	FALSE	Flat	66	£8,364	£8,217	Leasehold
1, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	27/10/2023	£635,000	£616,990	FALSE	Flat	75	£8,467	£8,227	Leasehold
Flat 168, Goulden House, Bullen Street SW11 3HG	SW11 3HG	SW11 3	18/09/2023	£379,000	£370,624	FALSE	Flat	45	£8,422	£8,236	Leasehold
28, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	27/01/2023	£635,000	£618,121	TRUE	Flat	75	£8,467	£8,242	Leasehold
Apartment 43, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£515,000	£486,593	TRUE	Flat	59	£8,729	£8,247	Leasehold
45, Whistlers Avenue SW11 3TS	SW11 3TS	SW11 3	28/02/2024	£950,000	£932,182	FALSE	Terraced	113	£8,407	£8,249	Freehold
16, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	27/06/2022	£649,000	£623,181	TRUE	Flat	75	£8,653	£8,309	Leasehold
42, Vicentia Court, Bridges Court Road SW11 3GY	SW11 3GY	SW11 3	25/11/2022	£410,000	£393,333	FALSE	Flat	47	£8,723	£8,369	Leasehold
20, Price'S Court, Cotton Row SW11 3YR	SW11 3YR	SW11 3	27/07/2022	£735,000	£703,216	FALSE	Flat	84	£8,750	£8,372	Leasehold
Apartment 79, 70, York Road SW11 3QF	SW11 3QF	SW11 3	26/10/2022	£745,000	£703,906	TRUE	Flat	84	£8,869	£8,380	Leasehold
32, Sunbury Lane SW11 3NP	SW11 3NP	SW11 3	25/07/2022	£695,000	£664,946	FALSE	Flat	79	£8,797	£8,417	Leasehold
38, Simpson Street SW11 3HW	SW11 3HW	SW11 3	25/11/2022	£1,280,000	£1,204,644	FALSE	Terraced	143	£8,951	£8,424	Freehold
79, Shuttleworth Road SW11 3DJ	SW11 3DJ	SW11 3	26/05/2022	£1,210,000	£1,172,315	FALSE	Terraced	139	£8,705	£8,434	Freehold
21, Bullen Street SW11 3ER	SW11 3ER	SW11 3	28/09/2023	£1,145,000	£1,088,270	FALSE	Terraced	129	£8,876	£8,436	Freehold
80, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	14/01/2022	£640,000	£624,706	FALSE	Flat	74	£8,649	£8,442	Leasehold
7, Trott Street SW11 3DS	SW11 3DS	SW11 3	20/07/2023	£1,160,000	£1,140,188	FALSE	Terraced	135	£8,593	£8,446	Freehold
4, Simpson Street SW11 3HN	SW11 3HN	SW11 3	27/10/2023	£1,265,000	£1,199,353	FALSE	Terraced	142	£8,908	£8,446	Freehold
Apartment 39, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£600,000	£566,904	TRUE	Flat	67	£8,955	£8,461	Leasehold
87, Orbis Wharf, Bridges Court Road SW11 3GX	SW11 3GX	SW11 3	21/11/2022	£460,000	£441,301	FALSE	Flat	52	£8,846	£8,487	Leasehold
33, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	18/01/2023	£655,000	£637,589	TRUE	Flat	75	£8,733	£8,501	Leasehold
Flat 4, White House, Vicarage Crescent, Battersea SW11 3LJ	SW11 3LJ	SW11 3	16/02/2024	£490,000	£485,429	FALSE	Flat	57	£8,596	£8,516	Leasehold
Flat 8-4, Trade Tower, Coral Row SW11 3UF	SW11 3UF	SW11 3	21/12/2022	£562,500	£545,548	FALSE	Flat	64	£8,789	£8,524	Leasehold
13, Orbel Street SW11 3NX	SW11 3NX	SW11 3	25/07/2022	£2,825,000	£2,657,745	FALSE	Semi_Detached	311	£9,084	£8,546	Freehold
69, Orbis Wharf, Bridges Court Road SW11 3GW	SW11 3GW	SW11 3	21/07/2023	£420,000	£418,817	FALSE	Flat	49	£8,571	£8,547	Leasehold
Apartment 66, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£570,000	£538,559	TRUE	Flat	63	£9,048	£8,549	Leasehold
Flat 13, Molasses House, Clove Hitch Quay SW11 3TN	SW11 3TN	SW11 3	28/07/2023	£695,000	£693,042	FALSE	Flat	81	£8,580	£8,556	Leasehold
17, Stanmer Street, Battersea SW11 3EQ	SW11 3EQ	SW11 3	19/12/2023	£680,000	£651,690	FALSE	Terraced	76	£8,947	£8,575	Freehold
3, Balfem Street SW11 3EL	SW11 3EL	SW11 3	27/07/2022	£970,500	£926,240	FALSE	Terraced	108	£8,986	£8,576	Freehold
55, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	16/12/2022	£659,000	£639,140	TRUE	Flat	74	£8,905	£8,637	Leasehold
19, Cobalt Place SW11 3AZ	SW11 3AZ	SW11 3	27/05/2022	£675,000	£649,909	FALSE	Flat	75	£9,000	£8,665	Leasehold
22, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	23/05/2022	£675,000	£649,909	TRUE	Flat	75	£9,000	£8,665	Leasehold
6d, Thorney Crescent SW11 3TR	SW11 3TR	SW11 3	22/03/2023	£1,150,000	£1,129,787	FALSE	Flat	130	£8,846	£8,691	Leasehold
Flat 311, Chalmers House, York Road SW11 3QT	SW11 3QT	SW11 3	29/09/2023	£320,000	£312,928	FALSE	Flat	36	£8,889	£8,692	Leasehold
Apartment 38, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£580,000	£548,007	TRUE	Flat	63	£9,206	£8,699	Leasehold
Apartment 83, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£850,000	£803,114	TRUE	Flat	92	£9,239	£8,730	Leasehold
Apartment 76, 70, York Road SW11 3QF	SW11 3QF	SW11 3	20/01/2023	£540,000	£525,646	TRUE	Flat	60	£9,000	£8,761	Leasehold
59, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	28/07/2023	£450,000	£448,732	FALSE	Flat	51	£8,824	£8,799	Leasehold
48, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	28/11/2022	£600,000	£575,610	TRUE	Flat	65	£9,231	£8,856	Leasehold
52, Voyager House, 6, Bridges Court Road SW11 3GS	SW11 3GS	SW11 3	17/03/2023	£677,500	£665,592	TRUE	Flat	75	£9,033	£8,875	Leasehold
Apartment 68, 70, York Road SW11 3QF	SW11 3QF	SW11 3	16/12/2022	£650,000	£630,411	TRUE	Flat	71	£9,155	£8,879	Leasehold
44, Cobalt Place SW11 3DD	SW11 3DD	SW11 3	30/03/2022	£470,000	£452,940	FALSE	Flat	51	£9,216	£8,881	Leasehold
43, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	22/12/2022	£600,000	£581,918	TRUE	Flat	65	£9,231	£8,953	Leasehold
Flat 39, Lombard Wharf, 12, Lombard Road SW11 3FU	SW11 3FU	SW11 3	23/09/2022	£800,000	£753,191	FALSE	Flat	84	£9,524	£8,967	Leasehold
Flat 3, 132, Battersea High Street SW11 3JR	SW11 3JR	SW11 3	22/12/2022	£878,750	£852,267	FALSE	Flat	95	£9,250	£8,971	Leasehold
Apartment 49, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	63	£9,524	£8,998	Leasehold
Apartment 60, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£600,000	£566,904	TRUE	Flat	63	£9,524	£8,998	Leasehold
84, Shuttleworth Road SW11 3DE	SW11 3DE	SW11 3	25/04/2023	£940,000	£929,502	FALSE	Terraced	103	£9,126	£9,024	Freehold
Apartment 82, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	62	£9,677	£9,144	Leasehold
Apartment 87, 70, York Road SW11 3QF	SW11 3QF	SW11 3	28/10/2022	£600,000	£566,904	TRUE	Flat	62	£9,677	£9,144	Leasehold
Apartment 64, 70, York Road SW11 3QF	SW11 3QF	SW11 3	27/10/2022	£580,860	£548,820	TRUE	Flat	60	£9,681	£9,147	Leasehold
Apartment 148, Oyster Wharf, 18, Lombard Road SW11 3RT	SW11 3RT	SW11 3	09/11/2023	£840,000	£805,126	FALSE	Flat	88	£9,545	£9,149	Leasehold
Apartment 80, 70, York Road SW11 3QF	SW11 3QF	SW11 3	25/11/2022	£525,000	£503,659	TRUE	Flat	55	£9,545	£9,157	Leasehold
39, Simpson Street SW11 3HW	SW11 3HW	SW11 3	29/04/2022	£1,055,555	£1,020,961	FALSE	Terraced	111	£9,510	£9,198	Freehold
Apartment 65, 70, York Road SW11 3QF	SW11 3QF	SW11 3	21/12/2022	£579,600	£562,133	TRUE	Flat	61	£9,502	£9,215	Leasehold
Apartment 59, 70, York Road SW11 3QF	SW11 3QF	SW11 3	21/12/2022	£579,600	£562,133	TRUE	Flat	61	£9,502	£9,215	Leasehold
37, Constance Court, 10, Chatfield Road SW11 3GQ	SW11 3GQ	SW11 3	19/08/2022	£530,000	£497,666	FALSE	Flat	54	£9,815	£9,216	Leasehold
76, Orbis Wharf, Bridges Court Road SW11 3GX	SW11 3GX	SW11 3	27/05/2022	£450,000	£433,273	FALSE	Flat	47	£9,574	£9,219	Leasehold
57, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	27/05/2022	£699,000	£673,017	TRUE	Flat	73	£9,575	£9,219	Leasehold
Apartment 77, 70, York Road SW11 3QF	SW11 3QF	SW11 3	26/10/2022	£600,000	£566,904	TRUE	Flat	61	£9,836	£9,294	Leasehold
Flat 24, Valiant House, Vicarage Crescent SW11 3LU	SW11 3LU	SW11 3	29/09/2023	£810,000	£792,099	FALSE	Flat	85	£9,529	£9,319	Leasehold
Flat 24, Candlemakers Apartments, 112, York Road SW11 3RS	SW11 3RS	SW11 3	26/09/2022	£675,000	£635,505	FALSE	Flat	68	£9,926	£9,346	Leasehold
44, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	27/05/2022	£680,000	£654,723	TRUE	Flat	70	£9,714	£9,353	Leasehold
236, Battersea Bridge Road SW11 3AA	SW11 3AA	SW11 3	28/07/2023	£545,000	£543,465	FALSE	Flat	58	£9,397	£9,370	Leasehold
25d, Thorney Crescent SW11 3TT	SW11 3TT	SW11 3	21/09/2022	£1,320,000	£1,242,766	FALSE	Flat	132	£10,000	£9,415	Leasehold
Flat 43, Valiant House, Vicarage Crescent SW11 3LU	SW11 3LU	SW11 3	27/07/2023	£995,000	£992,197	FALSE	Flat	105	£9,476	£9,450	Leasehold
25, Orbel Street SW11 3NX	SW11 3NX	SW11 3	27/05/2022	£1,875,000	£1,781,327	FALSE	Semi_Detached	188	£9,973	£9,475	Freehold
28, Cobalt Place SW11 3AZ	SW11 3AZ	SW11 3	14/04/2023	£687,500	£683,638	FALSE	Flat	72	£9,549	£9,495	Leasehold
50, Home Road SW11 3EZ	SW11 3EZ	SW11 3	25/07/2023	£1,200,000	£1,179,505	FALSE	Terraced	124	£9,677	£9,512	Freehold
78, Orbel Street SW11 3NY	SW11 3NY	SW11 3	26/06/2023	£1,165,000	£1,128,047	FALSE	Semi_Detached	117	£9,957	£9,641	Freehold
7, Edna Street SW11 3DP	SW11 3DP	SW11 3	29/07/2022	£2,250,000	£2,116,788	FALSE	Semi_Detached	216	£10,417	£9,800	Freehold
Flat 44, Lombard Wharf, 12, Lombard Road SW11 3FU	SW11 3FU	SW11 3	22/12/2022	£835,000	£809,836	FALSE	Flat	82	£10,183	£9,876	Leasehold
Flat 2, 513a, Battersea Park Road SW11 3BN	SW11 3BN	SW11 3	10/11/2023	£600,000	£575,090	FALSE	Flat	58	£10,345	£9,915	Leasehold
38, Wilson House, 94, York Road SW11 3GU	SW11 3GU	SW11 3	25/03/2022	£669,000	£644,717	TRUE	Flat	65	£10,292	£9,919	Leasehold
4, The Quad, 58, Battersea High Street SW11 3HX	SW11 3HX	SW11 3	16/10/2023	£1,400,000	£1,360,293	FALSE	Flat	137	£10,219	£9,929	Leasehold
35a, Simpson Street SW11 3HW	SW11 3HW	SW11 3	19/01/2024	£465,000	£456,827	FALSE	Flat	46	£10,109	£9,931	Leasehold
44, Orbel Street SW11 3NZ	SW11 3NZ	SW11 3	30/08/2023	£1,875,000	£1,822,741	FALSE	Terraced	183	£10,246	£9,960	Freehold
Apartment 52, Oyster Wharf, 18, Lombard Road SW11 3RR	SW11 3RR	SW11 3	24/03/2022	£424,500	£409,092	FALSE	Flat	41	£10,354	£9,978	Leasehold
13, Henning Street SW11 3DR	SW11 3DR	SW11 3	26/06/2023	£1,810,000	£1,788,249	FALSE	Terraced	178	£10,169	£10,046	Freehold
525b, Battersea Park Road SW11 3BN	SW11 3BN	SW11 3	22/11/2022	£347,500	£333,374	FALSE	Flat	33	£10,530	£10,102	Leasehold
26, Orbel Street SW11 3NZ	SW11 3NZ	SW11 3	21/01/2022	£1,400,000	£1,356,725	FALSE	Semi_Detached	133	£10,526	£10,201	Freehold
53, Vicentia Court, Bridges Court Road SW11 3GY	SW11 3GY	SW11 3	14/04/2023	£485,000	£482,275	FALSE	Flat	47	£10,319	£10,261	Leasehold
Flat 1, Brunel Lodge, 34, Vicarage Crescent, Battersea SW11 3LD	SW11 3LD	SW11 3	29/07/2022	£702,000	£671,643	FALSE	Flat	65	£10,800	£10,333	Leasehold
55, Altura Tower, Bridges Court Road SW11 3GZ	SW11 3GZ	SW11 3	20/05/2022	£1,675,000	£1,612,738	FALSE	Flat	156	£10,737	£10,338	Leasehold
26, Battersea Bridge Road SW11 3AG	SW11 3AG	SW11 3	13/04/2023	£625,000	£621,489	FALSE	Flat	60	£10,417	£10,358	Leasehold
61, Inworth Street SW11 3EW	SW11 3EW	SW11 3	25/02/2022	£1,050,000	£1,033,832	FALSE	Terraced	98	£10,714	£10,549	Freehold
Parking Space 5, Winfield House, Vicarage Crescent, Battersea SW11 3LN	SW11 3LN	SW11 3	18/08/2023	£580,000	£572,134	FALSE	Flat	54	£10,741	£10,595	Leasehold
7, Cotswold Mews SW11 3EE	SW11 3EE	SW11 3	27/04/2022	£855,000	£815,822	FALSE	Flat				

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
		SW11 3 Average							£9,553	£9,238	Adj to River, west
Flat 90, Park Court, Battersea Park Road SW11 4LE	SW11 4LE	SW11 4	23/02/2024	£395,000	£391,315	FALSE	Flat	77	£5,130	£5,082	Leasehold
Flat 59, Ethelburga Tower, Rosenau Road SW11 4AB	SW11 4AB	SW11 4	25/08/2023	£360,000	£358,649	FALSE	Flat	67	£5,373	£5,353	Leasehold
15, Henty Close SW11 4AH	SW11 4AH	SW11 4	22/11/2023	£360,000	£345,054	FALSE	Flat	64	£5,625	£5,391	Leasehold
62, Maskelyne Close SW11 4AE	SW11 4AE	SW11 4	12/05/2023	£440,000	£439,173	FALSE	Flat	80	£5,500	£5,490	Leasehold
184a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	15/12/2023	£565,000	£549,478	FALSE	Flat	96	£5,885	£5,724	Leasehold
50, Maskelyne Close SW11 4AE	SW11 4AE	SW11 4	20/04/2023	£607,500	£604,087	FALSE	Flat	99	£6,136	£6,102	Leasehold
176a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	20/09/2023	£650,000	£635,635	FALSE	Flat	103	£6,311	£6,171	Leasehold
28c, Cambridge Road SW11 4RR	SW11 4RR	SW11 4	24/03/2023	£389,000	£382,163	FALSE	Flat	61	£6,377	£6,265	Leasehold
62, Searles Close SW11 4RO	SW11 4RO	SW11 4	30/10/2023	£700,000	£663,674	FALSE	Terraced	104	£6,731	£6,381	Freehold
Apartment 26, Mountford Mansions, 100, Battersea Park Road SW11 4LJ	SW11 4LJ	SW11 4	27/03/2024	£900,000	£900,000	FALSE	Flat	137	£6,569	£6,569	Leasehold
Flat 34, Heron House, Searles Close SW11 4RJ	SW11 4RJ	SW11 4	21/08/2023	£475,000	£473,218	FALSE	Flat	72	£6,597	£6,572	Leasehold
Flat 16, Bank Court, Battersea Park Road SW11 4LA	SW11 4LA	SW11 4	25/10/2022	£427,000	£403,447	FALSE	Flat	58	£7,362	£6,956	Leasehold
Flat 1, Heron House, Searles Close SW11 4RJ	SW11 4RJ	SW11 4	26/01/2023	£590,000	£574,317	FALSE	Flat	82	£7,195	£7,004	Leasehold
16, Lurline Gardens SW11 4DP	SW11 4DP	SW11 4	22/04/2022	£925,000	£894,685	FALSE	Terraced	127	£7,283	£7,045	Freehold
63, Searles Close SW11 4RO	SW11 4RO	SW11 4	26/08/2022	£690,000	£642,029	FALSE	Terraced	88	£7,841	£7,296	Freehold
46, Maskelyne Close SW11 4AE	SW11 4AE	SW11 4	29/09/2023	£650,000	£635,635	FALSE	Flat	86	£7,558	£7,391	Leasehold
Flat 62a, Primrose Mansions, Prince Of Wales Drive SW11 4EG	SW11 4EG	SW11 4	29/06/2023	£515,000	£511,628	FALSE	Flat	69	£7,464	£7,415	Leasehold
35, Brynmaer Road SW11 4EN	SW11 4EN	SW11 4	26/02/2024	£455,000	£450,756	FALSE	Flat	59	£7,712	£7,640	Leasehold
Flat 38, Yvon House, Alexandra Avenue SW11 4GA	SW11 4GA	SW11 4	13/12/2023	£640,000	£622,418	FALSE	Flat	80	£8,000	£7,780	Leasehold
Flat 6, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	22/04/2022	£600,000	£572,507	FALSE	Flat	72	£8,333	£7,951	Leasehold
39a, Brynmaer Road SW11 4EN	SW11 4EN	SW11 4	21/11/2022	£500,000	£479,675	FALSE	Flat	60	£8,333	£7,995	Leasehold
Flat 70, Cambridge Mansions, Cambridge Road SW11 4RX	SW11 4RX	SW11 4	24/05/2022	£950,000	£914,687	FALSE	Flat	114	£8,333	£8,024	Leasehold
Flat 3, Albert Palace Mansions, Lurline Gardens SW11 4DG	SW11 4DG	SW11 4	23/05/2023	£765,000	£763,562	FALSE	Flat	95	£8,053	£8,037	Leasehold
Flat 44, Bishops Wharf House, 51, Parkgate Road SW11 4NA	SW11 4NA	SW11 4	20/02/2023	£2,260,000	£2,195,901	FALSE	Flat	271	£8,339	£8,103	Leasehold
16, Petworth Street SW11 4QR	SW11 4QR	SW11 4	10/01/2024	£385,000	£378,233	FALSE	Flat	46	£8,370	£8,222	Leasehold
Apartment 2, Balfour House, 1, Forfar Road SW11 4FR	SW11 4FR	SW11 4	04/01/2024	£430,000	£422,442	FALSE	Flat	51	£8,431	£8,283	Leasehold
Flat 8, Cambridge Mansions, Cambridge Road SW11 4RU	SW11 4RU	SW11 4	12/12/2023	£640,000	£622,418	FALSE	Flat	75	£8,533	£8,299	Leasehold
28, Worfield Street SW11 4RD	SW11 4RD	SW11 4	22/09/2023	£1,950,000	£1,853,386	FALSE	Terraced	222	£8,784	£8,349	Freehold
Flat 11, Albert Palace Mansions, Lurline Gardens SW11 4DG	SW11 4DG	SW11 4	29/09/2023	£650,000	£635,635	FALSE	Flat	76	£8,553	£8,364	Leasehold
Flat 3, 90, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	25/02/2022	£810,000	£787,027	FALSE	Flat	94	£8,617	£8,373	Leasehold
154a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	22/07/2022	£1,725,000	£1,646,331	FALSE	Terraced	193	£8,938	£8,530	Leasehold
44, Searles Close SW11 4RH	SW11 4RH	SW11 4	25/05/2023	£530,000	£529,004	FALSE	Flat	62	£8,548	£8,532	Leasehold
Flat 3, 96, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	30/10/2023	£770,000	£748,161	FALSE	Flat	87	£8,851	£8,600	Leasehold
62, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	28/10/2022	£1,825,000	£1,691,284	FALSE	Terraced	196	£9,311	£8,629	Freehold
Flat 6, 50 - 52, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	29/07/2022	£825,000	£789,324	FALSE	Flat	91	£9,066	£8,674	Leasehold
Flat 1, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	22/04/2022	£600,000	£572,507	FALSE	Flat	66	£9,091	£8,674	Leasehold
Flat 4, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	22/04/2022	£600,000	£572,507	FALSE	Flat	66	£9,091	£8,674	Leasehold
Flat 7, Newcombe House, 1, Harpsden Street SW11 4FU	SW11 4FU	SW11 4	25/03/2022	£600,000	£578,221	FALSE	Flat	66	£9,091	£8,761	Leasehold
37a, Brynmaer Road SW11 4EN	SW11 4EN	SW11 4	27/01/2023	£550,000	£535,380	FALSE	Flat	61	£9,016	£8,777	Leasehold
Flat 75, Overstrand Mansions, Prince Of Wales Drive SW11 4EX	SW11 4EX	SW11 4	21/04/2022	£1,300,000	£1,240,431	FALSE	Flat	141	£9,220	£8,797	Leasehold
46a, Prince Of Wales Drive SW11 4SF	SW11 4SF	SW11 4	26/07/2023	£1,250,000	£1,246,479	FALSE	Flat	141	£8,865	£8,840	Leasehold
Flat 76, Elmwood Court, 38, Battersea Park Road SW11 4JE	SW11 4JE	SW11 4	20/05/2022	£460,000	£442,901	FALSE	Flat	50	£9,200	£8,858	Leasehold
Flat 5, Bishops Wharf House, 51, Parkgate Road SW11 4NA	SW11 4NA	SW11 4	27/10/2023	£774,060	£752,106	FALSE	Flat	83	£9,326	£9,062	Leasehold
Apartment 9, Drapers Court, 59, Lurline Gardens SW11 4DF	SW11 4DF	SW11 4	16/06/2023	£475,000	£471,890	FALSE	Flat	51	£9,314	£9,253	Leasehold
79, Warriner Gardens SW11 4XW	SW11 4XW	SW11 4	29/07/2022	£2,750,000	£2,624,585	TRUE	Terraced	281	£9,786	£9,340	Freehold
3a, Cambridge Road SW11 4RT	SW11 4RT	SW11 4	25/05/2022	£910,000	£876,174	FALSE	Flat	93	£9,785	£9,421	Leasehold
71, Warriner Gardens SW11 4XW	SW11 4XW	SW11 4	27/01/2022	£2,700,000	£2,667,554	TRUE	Terraced	281	£9,609	£9,493	Freehold
202a, Battersea Park Road SW11 4ND	SW11 4ND	SW11 4	20/02/2023	£430,000	£417,804	FALSE	Flat	44	£9,773	£9,496	Leasehold
9a, Cambridge Road SW11 4RT	SW11 4RT	SW11 4	15/12/2023	£890,000	£865,549	FALSE	Flat	91	£9,780	£9,512	Leasehold
Apartment 34, Drapers Court, 59, Lurline Gardens SW11 4DF	SW11 4DF	SW11 4	21/01/2022	£450,000	£439,246	FALSE	Flat	46	£9,783	£9,549	Leasehold
Apartment 1, Great Hall, 96, Battersea Park Road SW11 4LP	SW11 4LP	SW11 4	15/11/2023	£590,000	£565,505	FALSE	Flat	59	£10,000	£9,585	Leasehold
46b, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	26/05/2022	£1,250,000	£1,203,536	FALSE	Flat	125	£10,000	£9,628	Leasehold
69, Warriner Gardens SW11 4XW	SW11 4XW	SW11 4	29/04/2022	£2,810,000	£2,717,908	TRUE	Terraced	281	£10,000	£9,672	Freehold
Flat 126, Albert Palace Mansions, Lurline Gardens SW11 4DJ	SW11 4DJ	SW11 4	29/11/2022	£640,000	£613,984	FALSE	Flat	63	£10,159	£9,746	Leasehold
Flat 33, Albert Palace Mansions, Lurline Gardens SW11 4DG	SW11 4DG	SW11 4	26/08/2022	£789,000	£740,865	FALSE	Flat	76	£10,382	£9,748	Leasehold
Flat 16, Park Mansions, Prince Of Wales Drive SW11 4HG	SW11 4HG	SW11 4	21/12/2023	£1,200,000	£1,167,033	FALSE	Flat	119	£10,084	£9,807	Leasehold
Apartment 29, Drapers Court, 59, Lurline Gardens SW11 4DF	SW11 4DF	SW11 4	28/01/2022	£725,000	£707,675	FALSE	Flat	72	£10,069	£9,829	Leasehold
16, Cupar Road SW11 4JW	SW11 4JW	SW11 4	26/09/2022	£2,075,000	£1,916,794	FALSE	Terraced	195	£10,641	£9,830	Freehold
14, Cupar Road SW11 4JW	SW11 4JW	SW11 4	22/04/2022	£1,870,000	£1,808,714	FALSE	Terraced	182	£10,275	£9,938	Freehold
Flat 70, Albany Mansions, Albert Bridge Road, Battersea SW11 4PQ	SW11 4PQ	SW11 4	15/03/2024	£825,000	£825,000	FALSE	Flat	83	£9,940	£9,940	Leasehold
Apartment 12, Eden Court, 313, Battersea Park Road SW11 4LU	SW11 4LU	SW11 4	24/10/2022	£760,000	£718,078	TRUE	Flat	72	£10,556	£9,973	Leasehold
49b, Lurline Gardens SW11 4DD	SW11 4DD	SW11 4	30/08/2022	£695,000	£652,599	FALSE	Flat	65	£10,692	£10,040	Leasehold
Flat 12, Old Chesterton Building, 110, Battersea Park Road SW11 4LZ	SW11 4LZ	SW11 4	19/05/2023	£1,200,000	£1,197,744	FALSE	Flat	119	£10,084	£10,065	Leasehold
Apartment 25, Great Hall, 96, Battersea Park Road SW11 4LP	SW11 4LP	SW11 4	20/05/2022	£920,000	£885,802	FALSE	Flat	88	£10,455	£10,066	Leasehold
11b, Anhalt Road SW11 4NZ	SW11 4NZ	SW11 4	18/01/2022	£600,000	£585,662	FALSE	Flat	58.12	£10,323	£10,077	Leasehold
Apartment 5, Searle House, 98, Battersea Park Road SW11 4LQ	SW11 4LQ	SW11 4	30/01/2023	£815,000	£793,336	FALSE	Flat	78	£10,449	£10,171	Leasehold
28b, Albert Bridge Road, Battersea SW11 4PY	SW11 4PY	SW11 4	17/02/2023	£1,225,000	£1,190,256	FALSE	Flat	117	£10,470	£10,173	Leasehold
61, Parkgate Road SW11 4NU	SW11 4NU	SW11 4	20/11/2023	£1,800,000	£1,663,745	FALSE	Semi_Detached	161	£11,180	£10,334	Freehold
Apartment 28, Mountford Mansions, 100, Battersea Park Road SW11 4LJ	SW11 4LJ	SW11 4	23/11/2023	£800,000	£766,787	FALSE	Flat	74	£10,811	£10,362	Leasehold
Apartment 30, Great Hall, 96, Battersea Park Road SW11 4LP	SW11 4LP	SW11 4	29/09/2022	£1,050,813	£989,329	FALSE	Flat	95	£11,061	£10,414	Leasehold
First Floor Flat, 66, Warriner Gardens SW11 4DU	SW11 4DU	SW11 4	12/01/2024	£555,000	£545,245	FALSE	Flat	52	£10,673	£10,485	Leasehold
Flat 95, Prince Of Wales Mansions, Prince Of Wales Drive SW11 4BL	SW11 4BL	SW11 4	28/03/2022	£1,250,000	£1,210,071	FALSE	Flat	115	£10,870	£10,522	Leasehold
26, Albert Bridge Road, Battersea SW11 4PY	SW11 4PY	SW11 4	16/12/2022	£760,000	£737,096	FALSE	Flat	70	£10,857	£10,530	Leasehold
16, Macduff Road SW11 4DA	SW11 4DA	SW11 4	18/09/2023	£2,700,000	£2,640,331	FALSE	Flat	248	£10,887	£10,647	Freehold
Flat 20b, Cyril Mansions, Prince Of Wales Drive SW11 4HR	SW11 4HR	SW11 4	21/02/2023	£540,000	£524,684	FALSE	Flat	49	£11,020	£10,708	Leasehold
21, Rosenau Crescent SW11 4RY	SW11 4RY	SW11 4	29/07/2022	£897,500	£858,689	FALSE	Flat	80	£11,219	£10,734	Leasehold
Flat 79, York Mansions, Prince Of Wales Drive SW11 4BW	SW11 4BW	SW11 4	23/02/2024	£1,550,000	£1,535,541	FALSE	Flat	143	£10,839	£10,738	Leasehold
3, Cambridge Road SW11 4RT	SW11 4RT	SW11 4	17/08/2023	£840,000	£836,848	FALSE	Flat	77	£10,909	£10,868	Leasehold
Flat 61, York Mansions, Prince Of Wales Drive SW11 4BW	SW11 4BW	SW11 4	20/11/2023	£1,600,000	£1,533,574	FALSE	Flat	141	£11,348	£10,876	Leasehold
Flat 4, Norfolk Mansions, Prince Of Wales Drive SW11 4HL	SW11 4HL	SW11 4	29/07/2022	£1,300,000	£1,243,784	FALSE	Flat	114	£11,404	£10,910	Leasehold
22, Worfield Street SW11 4RD	SW11 4RD	SW11 4	25/02/2022	£1,825,000	£1,796,899	FALSE	Terraced	164	£11,128	£10,957	Freehold
Apartment 1, Eden Court, 313, Battersea Park Road SW11 4LU	SW11 4LU	SW11 4	24/02/2022	£675,000	£655,855	TRUE	Flat	59	£11,441	£11,116	Leasehold
39, Worfield Street SW11 4RB	SW11 4RB	SW11 4	27/07/2022	£2,537,500	£2,421,777	FALSE	Terraced	217	£11,694	£11,160	Freehold
Flat 11, Norfolk Mansions, Prince Of Wales Drive SW11 4HL	SW11 4HL	SW11 4	21/02/2023	£1,000,000	£971,638	FALSE	Flat	87	£11,494	£11,168	Leasehold
4, Kersley Mews SW11 4PS	SW11 4PS	SW11 4	27/09/2023	£2,000,000	£1,955,801	FALSE	Flat	174	£11,494	£11,240	Freehold
Flat 32, Cambridge Mansions, Cambridge Road SW11 4RU	SW11 4RU	SW11 4	25/08/2023	£780,000	£777,073	FALSE	Flat	69	£11,304	£11,262	Leasehold
17, Cupar Road SW11 4JW	SW11 4JW	SW11 4	29/09/2023								

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 25, Albert Mansions, Albert Bridge Road SW11 4QB	SW11 4QB	SW11 4	13/02/2024	£970,000	£960,951	FALSE	Flat	79	£12,278	£12,164	Leasehold
Apartment 50, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	20/06/2022	£960,000	£921,808	FALSE	Flat	75	£12,800	£12,291	Leasehold
Apartment 17, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	17/10/2023	£1,064,850	£1,034,648	TRUE	Flat	84	£12,677	£12,317	Leasehold
Apartment 10, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	23/10/2023	£1,080,000	£1,049,369	TRUE	Flat	85	£12,706	£12,346	Leasehold
Apartment 5, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	29/09/2023	£1,074,150	£1,050,412	TRUE	Flat	85	£12,637	£12,358	Leasehold
Apartment 42, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	29/11/2022	£1,000,000	£952,007	FALSE	Flat	77	£12,987	£12,364	Leasehold
Flat 43, Albany Mansions, Albert Bridge Road, Battersea SW11 4PQ	SW11 4PQ	SW11 4	27/07/2022	£1,100,000	£1,052,432	FALSE	Flat	85	£12,941	£12,382	Leasehold
Apartment 27, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	26/10/2023	£1,075,000	£1,044,511	TRUE	Flat	84	£12,798	£12,435	Leasehold
Apartment 20, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	22/11/2023	£1,103,050	£1,057,256	TRUE	Flat	85	£12,977	£12,438	Leasehold
Apartment 15, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	18/11/2022	£1,012,000	£970,862	TRUE	Flat	78	£12,974	£12,447	Leasehold
Apartment 32, Bowden House, 9, Palmer Road SW11 4FT	SW11 4FT	SW11 4	29/04/2022	£1,189,600	£1,135,090	TRUE	Flat	91	£13,073	£12,474	Leasehold
Flat 29, York Mansions, Prince Of Wales Drive SW11 4DL	SW11 4DL	SW11 4	26/07/2022	£1,675,000	£1,602,568	FALSE	Flat	128	£13,086	£12,520	Leasehold
Apartment 32, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	20/01/2023	£747,500	£727,631	TRUE	Flat	58	£12,888	£12,545	Leasehold
Apartment 8, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£1,072,825	£1,042,397	TRUE	Flat	83	£12,926	£12,559	Leasehold
Apartment 41, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	26/10/2022	£772,800	£730,172	TRUE	Flat	58	£13,324	£12,589	Leasehold
Apartment 30, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	24/10/2022	£1,081,000	£1,021,372	TRUE	Flat	81	£13,346	£12,610	Leasehold
30, Brynmaer Road SW11 4EW	SW11 4EW	SW11 4	23/09/2022	£2,200,000	£2,032,263	FALSE	Terraced	161	£13,665	£12,623	Freehold
Apartment 17, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/11/2022	£700,000	£671,545	TRUE	Flat	53	£13,208	£12,671	Leasehold
Apartment 37, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	23/10/2023	£1,100,000	£1,068,801	TRUE	Flat	84	£13,095	£12,724	Leasehold
Apartment 13, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/11/2022	£770,000	£738,699	TRUE	Flat	58	£13,276	£12,736	Leasehold
Apartment 82, Bowden House, 9, Palmer Road SW11 4FW	SW11 4FW	SW11 4	25/01/2022	£1,190,125	£1,161,685	TRUE	Flat	91	£13,078	£12,766	Leasehold
Apartment 4, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£710,000	£689,863	TRUE	Flat	54	£13,148	£12,775	Leasehold
Apartment 59, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	26/01/2023	£765,000	£744,665	TRUE	Flat	58	£13,190	£12,839	Leasehold
Apartment 25, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	28/09/2023	£1,116,000	£1,091,337	TRUE	Flat	85	£13,129	£12,839	Leasehold
Apartment 18, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	28/09/2023	£1,090,425	£1,066,327	TRUE	Flat	83	£13,138	£12,847	Leasehold
Apartment 42, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	26/10/2023	£1,110,750	£1,079,247	TRUE	Flat	84	£13,223	£12,848	Leasehold
Apartment 9, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£715,000	£694,721	TRUE	Flat	54	£13,241	£12,865	Leasehold
Apartment 2, Kensington House, 3, Palmer Road SW11 4FA	SW11 4FA	SW11 4	28/07/2022	£1,080,000	£1,033,297	FALSE	Flat	80	£13,500	£12,916	Leasehold
Apartment 8, Kensington House, 3, Palmer Road SW11 4FA	SW11 4FA	SW11 4	27/03/2023	£1,125,000	£1,101,773	FALSE	Flat	85	£13,235	£12,962	Leasehold
Flat 36, York Mansions, Prince Of Wales Drive SW11 4DL	SW11 4DL	SW11 4	13/10/2023	£1,775,000	£1,724,657	FALSE	Flat	133	£13,346	£12,967	Leasehold
Apartment 6, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	24/11/2023	£1,935,000	£1,854,666	TRUE	Flat	143	£13,531	£12,970	Leasehold
Apartment 77, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	23/01/2023	£774,000	£753,426	TRUE	Flat	58	£13,345	£12,990	Leasehold
Apartment 62, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	26/10/2022	£730,000	£689,733	TRUE	Flat	53	£13,774	£13,014	Leasehold
Apartment 16, Kensington House, 3, Palmer Road SW11 4FA	SW11 4FA	SW11 4	20/01/2023	£1,140,000	£1,109,698	FALSE	Flat	85	£13,412	£13,055	Leasehold
Apartment 103, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	20/12/2022	£1,065,000	£1,032,904	TRUE	Flat	79	£13,481	£13,075	Leasehold
Apartment 71, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	27/10/2022	£735,000	£694,457	TRUE	Flat	53	£13,868	£13,103	Leasehold
Apartment 57, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	27/10/2022	£1,123,850	£1,061,858	TRUE	Flat	81	£13,875	£13,109	Leasehold
Apartment 41, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	22/11/2023	£975,000	£934,522	FALSE	Flat	71	£13,732	£13,162	Leasehold
Apartment 3, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	13/04/2023	£888,000	£883,011	TRUE	Flat	67	£13,254	£13,179	Leasehold
Apartment 68, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	26/01/2023	£786,600	£765,691	TRUE	Flat	58	£13,562	£13,202	Leasehold
Flat 58, York Mansions, Prince Of Wales Drive SW11 4BP	SW11 4BP	SW11 4	24/05/2023	£1,825,000	£1,821,570	FALSE	Flat	136	£13,419	£13,394	Leasehold
Apartment 18, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	23/12/2022	£733,050	£710,958	TRUE	Flat	53	£13,831	£13,414	Leasehold
Apartment 35, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	27/10/2023	£1,175,000	£1,141,674	TRUE	Flat	85	£13,824	£13,431	Leasehold
Apartment 95, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	23/01/2023	£800,400	£779,124	TRUE	Flat	58	£13,800	£13,433	Leasehold
Apartment 38, Huntington House, 11, Palmer Road SW11 4EJ	SW11 4EJ	SW11 4	21/07/2023	£1,510,000	£1,505,746	FALSE	Flat	112	£13,482	£13,444	Leasehold
41, Radley House, 10, Palmer Road SW11 4FS	SW11 4FS	SW11 4	02/02/2024	£950,000	£941,138	FALSE	Flat	70	£13,571	£13,445	Leasehold
Apartment 28, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	23/12/2022	£860,000	£834,082	TRUE	Flat	61	£14,098	£13,673	Leasehold
Apartment 99, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	18/11/2022	£757,600	£726,803	TRUE	Flat	53	£14,294	£13,713	Leasehold
Apartment 56, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	28/10/2022	£915,000	£864,528	TRUE	Flat	63	£14,524	£13,723	Leasehold
Apartment 46, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/10/2022	£890,000	£840,907	TRUE	Flat	61	£14,590	£13,785	Leasehold
Apartment 81, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	25/01/2023	£755,000	£734,931	TRUE	Flat	53	£14,245	£13,867	Leasehold
Apartment 47, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	11/12/2023	£1,204,698	£1,171,602	TRUE	Flat	84	£14,342	£13,948	Leasehold
Apartment 4, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	30/01/2023	£763,600	£743,303	TRUE	Flat	53	£14,408	£14,025	Leasehold
Apartment 29, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	25/11/2022	£930,000	£892,195	TRUE	Flat	63	£14,762	£14,162	Leasehold
Apartment 30, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	17/10/2023	£1,250,850	£1,215,373	TRUE	Flat	85	£14,716	£14,299	Leasehold
Apartment 34, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	21/10/2022	£1,038,400	£981,122	TRUE	Flat	68	£15,271	£14,428	Leasehold
Apartment 48, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	28/09/2023	£1,225,000	£1,197,928	TRUE	Flat	83	£14,759	£14,433	Leasehold
Apartment 24, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	16/10/2023	£802,750	£779,982	TRUE	Flat	54	£14,866	£14,444	Leasehold
Apartment 92, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	29/11/2022	£955,000	£916,179	TRUE	Flat	63	£15,159	£14,543	Leasehold
Apartment 38, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	21/10/2022	£970,100	£916,589	TRUE	Flat	63	£15,398	£14,549	Leasehold
Apartment 36, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	27/10/2023	£2,145,000	£2,084,163	TRUE	Flat	143	£15,000	£14,575	Leasehold
Flat 8, Norfolk Mansions, Prince Of Wales Drive SW11 4HL	SW11 4HL	SW11 4	22/09/2022	£1,750,000	£1,647,606	FALSE	Flat	113	£15,487	£14,581	Leasehold
Apartment 78, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	19/01/2023	£1,168,400	£1,137,343	TRUE	Flat	78	£14,979	£14,581	Leasehold
Apartment 101, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	29/11/2022	£960,000	£920,976	TRUE	Flat	63	£15,238	£14,619	Leasehold
Apartment 29, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	19/10/2023	£816,000	£792,856	TRUE	Flat	54	£15,111	£14,683	Leasehold
Apartment 39, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	17/10/2023	£816,000	£792,856	TRUE	Flat	54	£15,111	£14,683	Leasehold
Apartment 91, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	15/03/2023	£915,200	£899,114	TRUE	Flat	61	£15,003	£14,740	Leasehold
Flat 22, Overstrand Mansions, Prince Of Wales Drive SW11 4EZ	SW11 4EZ	SW11 4	14/04/2023	£1,900,000	£1,889,326	FALSE	Flat	128	£14,844	£14,760	Leasehold
Apartment 40, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	30/01/2024	£1,283,100	£1,260,548	TRUE	Flat	85	£15,095	£14,830	Leasehold
Apartment 91, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	28/04/2023	£1,050,000	£1,044,101	FALSE	Flat	70	£15,000	£14,916	Leasehold
Apartment 44, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	23/10/2023	£830,400	£806,848	TRUE	Flat	54	£15,378	£14,942	Leasehold
Apartment 47, Salisbury House, 5, Palmer Road SW11 4FX	SW11 4FX	SW11 4	27/01/2023	£968,000	£942,269	TRUE	Flat	63	£15,365	£14,957	Leasehold
Flat 53, Overstrand Mansions, Prince Of Wales Drive SW11 4EY	SW11 4EY	SW11 4	22/03/2022	£1,900,000	£1,831,034	FALSE	Flat	122	£15,574	£15,008	Leasehold
Apartment 31, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	18/10/2023	£2,225,000	£2,161,894	TRUE	Flat	143	£15,559	£15,118	Leasehold
Apartment 41, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	19/10/2023	£2,252,800	£2,188,905	TRUE	Flat	143	£15,754	£15,307	Leasehold
Top Maisonette, 101, Albert Bridge Road, Battersea SW11 4PF	SW11 4PF	SW11 4	29/04/2022	£2,600,000	£2,480,863	FALSE	Flat	162	£16,049	£15,314	Leasehold
Apartment 46, Fitzroy House, 6, Palmer Road SW11 4GG	SW11 4GG	SW11 4	10/11/2023	£2,305,100	£2,190,648	TRUE	Flat	143	£16,120	£15,319	Leasehold
21, Soudan Road SW11 4HH	SW11 4HH	SW11 4	19/01/2024	£6,000,000	£5,808,242	FALSE	Terraced	365	£16,438	£15,913	Freehold
6, Kersley Mews SW11 4PS	SW11 4PS	SW11 4	29/08/2023	£1,788,888	£1,739,029	FALSE	Terraced	109	£16,412	£15,954	Freehold
Apartment 61, Fitzroy House, 6, Palmer Road SW11 4GH	SW11 4GH	SW11 4	26/10/2023	£2,387,425	£2,319,712	TRUE	Flat	143	£16,695	£16,222	Leasehold
Apartment 110, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	16/12/2022	£2,675,250	£2,594,626	TRUE	Flat	156	£17,149	£16,632	Leasehold
Apartment 83, Fitzroy House, 6, Palmer Road SW11 4GH	SW11 4GH	SW11 4	20/10/2023	£1,464,000	£1,422,478	TRUE	Flat	83	£17,639	£17,138	Leasehold
Apartment 78, 73, Albert Bridge Road, Battersea SW11 4DT	SW11 4DT	SW11 4	26/05/2022	£1,650,000	£1,588,667	FALSE	Flat	91	£18,132	£17,458	Leasehold
Apartment 107, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	14/04/2023	£2,784,080	£2,768,439	TRUE	Flat	154	£18,078	£17,977	Leasehold
Apartment 111, Salisbury House, 5, Palmer Road SW11 4FY	SW11 4FY	SW11 4	25/01/2023	£2,877,975	£2,801,475	TRUE	Flat				

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
7, Dunston Road SW11 5QU	SW11 5QU	SW11 5	08/02/2024	£575,000	£564,216	FALSE	Terraced	78	£7,372	£7,234	Freehold
9, Longbeach Road SW11 5SS	SW11 5SS	SW11 5	13/11/2023	£1,200,000	£1,109,163	FALSE	Semi_Detached	153	£7,843	£7,249	Freehold
Flat 1, 131, Sugden Road SW11 5ED	SW11 5ED	SW11 5	17/03/2023	£540,000	£530,509	FALSE	Flat	72	£7,500	£7,368	Leasehold
Flat 1, 37, Sisters Avenue SW11 5SR	SW11 5SR	SW11 5	16/09/2022	£636,000	£598,787	FALSE	Flat	81	£7,852	£7,392	Leasehold
28, Longbeach Road SW11 5ST	SW11 5ST	SW11 5	29/07/2022	£831,685	£795,720	FALSE	Flat	107	£7,773	£7,437	Leasehold
79a, Lavender Hill SW11 5QL	SW11 5QL	SW11 5	21/04/2022	£515,000	£491,402	FALSE	Flat	66	£7,803	£7,445	Leasehold
126b, Lavender Hill SW11 5RB	SW11 5RB	SW11 5	24/11/2023	£474,000	£454,321	FALSE	Flat	61	£7,770	£7,448	Leasehold
22, Mysore Road SW11 5SB	SW11 5SB	SW11 5	16/06/2023	£1,075,000	£1,062,082	FALSE	Terraced	142	£7,570	£7,479	Freehold
15, Chadwick House, 1, Latchmere Street SW11 5JR	SW11 5JR	SW11 5	24/02/2023	£485,000	£471,244	FALSE	Flat	63	£7,698	£7,480	Leasehold
Flat 5, 160, Lavender Hill SW11 5TF	SW11 5TF	SW11 5	24/05/2023	£330,000	£329,380	FALSE	Flat	44	£7,500	£7,486	Leasehold
17, Tregarvon Road SW11 5QD	SW11 5QD	SW11 5	16/10/2023	£1,300,000	£1,232,537	FALSE	Terraced	164	£7,927	£7,515	Freehold
Ground Floor Flat, 331, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	09/02/2024	£495,000	£490,382	FALSE	Flat	65	£7,615	£7,544	Leasehold
71, Marney Road SW11 5EW	SW11 5EW	SW11 5	11/12/2023	£980,000	£939,201	FALSE	Terraced	124	£7,903	£7,574	Freehold
267, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	20/09/2023	£710,000	£674,822	FALSE	Terraced	89	£7,978	£7,582	Freehold
Flat D, 124, Lavender Hill SW11 5RB	SW11 5RB	SW11 5	13/11/2023	£525,000	£503,204	FALSE	Flat	66	£7,955	£7,624	Leasehold
10, Marney Road SW11 5EP	SW11 5EP	SW11 5	17/01/2022	£737,500	£728,637	FALSE	Flat	95	£7,763	£7,670	Freehold
48, Garfield Road SW11 5PN	SW11 5PN	SW11 5	08/04/2024	£1,620,000	£1,620,000	FALSE	Terraced	211	£7,678	£7,678	Freehold
38, Nansen Road SW11 5NT	SW11 5NT	SW11 5	26/10/2022	£1,235,000	£1,144,513	FALSE	Terraced	149	£8,289	£7,681	Freehold
110, Reform Street SW11 5AH	SW11 5AH	SW11 5	27/10/2023	£594,480	£577,619	FALSE	Flat	75	£7,926	£7,702	Leasehold
40, Gowrie Road SW11 5NR	SW11 5NR	SW11 5	20/06/2023	£1,175,000	£1,160,880	FALSE	Terraced	150	£7,833	£7,739	Freehold
Flat 16, Shaftesbury Park Chambers, Ashbury Road SW11 5UH	SW11 5UH	SW11 5	29/04/2022	£430,000	£410,296	FALSE	Flat	53	£8,113	£7,741	Leasehold
First Floor Flat, 19, Longbeach Road SW11 5SS	SW11 5SS	SW11 5	18/12/2023	£882,000	£857,769	FALSE	Flat	110	£8,018	£7,798	Leasehold
11, Chadwick House, 1, Latchmere Street SW11 5JR	SW11 5JR	SW11 5	25/08/2023	£470,000	£468,236	FALSE	Flat	60	£7,833	£7,804	Leasehold
7, Eland Road SW11 5JX	SW11 5JX	SW11 5	24/02/2023	£1,700,000	£1,631,943	FALSE	Terraced	209	£8,134	£7,808	Freehold
28, Mysore Road SW11 5SB	SW11 5SB	SW11 5	11/12/2023	£1,325,000	£1,269,838	FALSE	Terraced	162	£8,179	£7,839	Freehold
79, Elsley Road SW11 5LJ	SW11 5LJ	SW11 5	29/07/2022	£1,036,000	£988,753	FALSE	Terraced	126	£8,222	£7,847	Freehold
26, Evesham Way SW11 5QX	SW11 5QX	SW11 5	30/05/2022	£600,000	£581,313	FALSE	Terraced	73	£8,219	£7,963	Freehold
17, Dunston Road SW11 5QU	SW11 5QU	SW11 5	20/01/2023	£600,000	£575,500	FALSE	Terraced	72	£8,333	£7,993	Freehold
28, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	24/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	133	£8,271	£8,013	Freehold
87b, Marney Road SW11 5EW	SW11 5EW	SW11 5	30/05/2022	£800,000	£770,263	FALSE	Flat	96	£8,333	£8,024	Leasehold
103, Sugden Road SW11 5ED	SW11 5ED	SW11 5	28/01/2022	£2,100,000	£2,074,764	FALSE	Terraced	258	£8,140	£8,042	Freehold
31, Gowrie Road SW11 5NN	SW11 5NN	SW11 5	24/04/2023	£365,000	£362,949	FALSE	Flat	45	£8,111	£8,066	Leasehold
125, Sugden Road SW11 5ED	SW11 5ED	SW11 5	29/07/2022	£1,625,000	£1,554,730	FALSE	Flat	192	£8,464	£8,098	Freehold
14, Poyntz Road SW11 5BH	SW11 5BH	SW11 5	16/12/2022	£1,285,000	£1,224,367	FALSE	Terraced	151	£8,510	£8,108	Freehold
Flat 12, Shaftesbury Park Chambers, Ashbury Road SW11 5UH	SW11 5UH	SW11 5	24/11/2023	£433,000	£415,023	FALSE	Flat	51	£8,490	£8,138	Leasehold
85, Eversleigh Road SW11 5UX	SW11 5UX	SW11 5	28/04/2023	£890,000	£880,060	FALSE	Terraced	108	£8,241	£8,149	Freehold
Flat 12, Avenue Mansions, Sisters Avenue SW11 5SL	SW11 5SL	SW11 5	27/01/2022	£1,325,000	£1,293,336	FALSE	Flat	158	£8,386	£8,186	Leasehold
Upper Flat, 96, Grayshott Road SW11 5UF	SW11 5UF	SW11 5	27/01/2023	£455,425	£443,319	FALSE	Flat	54	£8,434	£8,210	Leasehold
Flat 4, 10, Sisters Avenue SW11 5SG	SW11 5SG	SW11 5	29/06/2023	£405,000	£402,348	FALSE	Flat	48	£8,438	£8,382	Leasehold
130, Ashley Crescent SW11 5QZ	SW11 5QZ	SW11 5	21/09/2023	£317,500	£310,483	FALSE	Flat	37	£8,581	£8,391	Leasehold
51, Glycena Road SW11 5TP	SW11 5TP	SW11 5	20/05/2022	£1,500,000	£1,453,283	FALSE	Terraced	173	£8,671	£8,400	Freehold
First Floor Flat, 45, Tregarvon Road SW11 5QD	SW11 5QD	SW11 5	13/02/2023	£685,000	£665,572	FALSE	Flat	79	£8,671	£8,425	Leasehold
323, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	24/08/2022	£960,000	£893,258	FALSE	Terraced	106	£9,057	£8,427	Freehold
11, Eversleigh Road SW11 5UX	SW11 5UX	SW11 5	18/02/2022	£805,000	£792,605	FALSE	Terraced	94	£8,564	£8,432	Freehold
88, Ashbury Road SW11 5UG	SW11 5UG	SW11 5	21/07/2023	£1,050,000	£1,032,067	FALSE	Terraced	122	£8,607	£8,460	Freehold
178, Eversleigh Road SW11 5XT	SW11 5XT	SW11 5	21/09/2022	£965,000	£891,425	FALSE	Terraced	105	£9,190	£8,490	Freehold
287b, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	28/03/2022	£511,000	£492,452	FALSE	Flat	58	£8,810	£8,491	Leasehold
33a, Craven Mews SW11 5PW	SW11 5PW	SW11 5	20/02/2023	£350,000	£340,073	FALSE	Flat	40	£8,750	£8,502	Leasehold
35, Freedom Street SW11 5AQ	SW11 5AQ	SW11 5	24/02/2023	£590,000	£573,266	FALSE	Flat	66	£8,939	£8,686	Leasehold
The Upper Flat At, 51, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	25/07/2022	£755,000	£722,351	FALSE	Flat	83	£9,096	£8,703	Leasehold
138b, Lavender Hill SW11 5RA	SW11 5RA	SW11 5	29/09/2023	£625,000	£611,188	FALSE	Flat	70	£8,929	£8,731	Leasehold
Ground Floor Flat, 46, Thirsk Road SW11 5SX	SW11 5SX	SW11 5	22/09/2023	£575,000	£562,293	FALSE	Flat	64	£8,984	£8,786	Leasehold
4, Tregarvon Road SW11 5QE	SW11 5QE	SW11 5	15/02/2023	£1,325,000	£1,271,956	FALSE	Terraced	143	£9,266	£8,895	Freehold
4, Garfield Road SW11 5PN	SW11 5PN	SW11 5	19/05/2023	£1,330,000	£1,326,542	FALSE	Terraced	149	£8,926	£8,903	Freehold
17, Marney Road SW11 5EW	SW11 5EW	SW11 5	27/05/2022	£1,600,000	£1,550,168	FALSE	Terraced	173	£9,249	£8,961	Freehold
55, Nansen Road SW11 5NS	SW11 5NS	SW11 5	25/07/2022	£1,556,000	£1,485,038	FALSE	Terraced	163	£9,546	£9,111	Freehold
6, Marmion Mews SW11 5PP	SW11 5PP	SW11 5	29/06/2022	£475,000	£456,103	FALSE	Flat	50	£9,500	£9,122	Leasehold
96, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	19/12/2023	£1,020,000	£977,535	FALSE	Terraced	107	£9,533	£9,136	Freehold
101, Taybridge Road SW11 5PX	SW11 5PX	SW11 5	29/04/2022	£1,355,000	£1,310,592	FALSE	Terraced	143	£9,476	£9,165	Freehold
12, Eland Road SW11 5JY	SW11 5JY	SW11 5	16/06/2023	£1,275,000	£1,259,678	FALSE	Terraced	137	£9,307	£9,195	Freehold
1, Marney Road SW11 5EW	SW11 5EW	SW11 5	28/01/2022	£885,000	£874,365	FALSE	Flat	95	£9,316	£9,204	Freehold
52, Stormont Road SW11 5EL	SW11 5EL	SW11 5	08/04/2024	£801,000	£801,000	FALSE	Flat	87	£9,207	£9,207	Leasehold
84, Reform Street SW11 5AH	SW11 5AH	SW11 5	29/03/2023	£630,000	£618,927	FALSE	Flat	67	£9,403	£9,238	Leasehold
43, Ashbury Road SW11 5UN	SW11 5UN	SW11 5	27/11/2023	£761,500	£729,885	FALSE	Flat	79	£9,639	£9,239	Freehold
14, Odger Street SW11 5AF	SW11 5AF	SW11 5	24/08/2022	£575,000	£539,920	FALSE	Flat	58	£9,914	£9,309	Leasehold
2, Elsley Road SW11 5LL	SW11 5LL	SW11 5	08/12/2023	£835,000	£800,237	FALSE	Terraced	85	£9,824	£9,415	Freehold
2, Freedom Street SW11 5AQ	SW11 5AQ	SW11 5	19/05/2023	£567,388	£566,321	FALSE	Flat	60	£9,456	£9,439	Leasehold
125, Elsley Road SW11 5LH	SW11 5LH	SW11 5	29/09/2023	£850,000	£807,886	FALSE	Terraced	85.26	£9,970	£9,476	Freehold
24, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	29/04/2022	£775,000	£749,601	FALSE	Terraced	79	£9,810	£9,489	Freehold
136, Elsley Road SW11 5LH	SW11 5LH	SW11 5	20/01/2022	£1,000,000	£987,983	FALSE	Terraced	104	£9,615	£9,500	Freehold
Flat 3, 28, Sisters Avenue SW11 5SQ	SW11 5SQ	SW11 5	25/02/2022	£480,000	£466,386	FALSE	Flat	49	£9,796	£9,518	Leasehold
9, Marmion Mews SW11 5PP	SW11 5PP	SW11 5	25/08/2023	£650,000	£647,561	FALSE	Flat	68	£9,559	£9,523	Leasehold
26, Knowsley Road SW11 5BL	SW11 5BL	SW11 5	29/04/2022	£800,000	£773,782	FALSE	Terraced	81	£9,877	£9,553	Freehold
68, Mysore Road SW11 5SB	SW11 5SB	SW11 5	29/03/2022	£1,605,000	£1,569,545	FALSE	Terraced	164	£9,787	£9,570	Freehold
25, Shirley Grove SW11 5XJ	SW11 5XJ	SW11 5	29/03/2022	£925,000	£904,567	FALSE	Terraced	94	£9,840	£9,623	Freehold
50, Reform Street SW11 5AJ	SW11 5AJ	SW11 5	27/01/2023	£625,000	£608,387	FALSE	Flat	63	£9,921	£9,657	Leasehold
19d, Sisters Avenue SW11 5SP	SW11 5SP	SW11 5	15/12/2023	£845,000	£821,786	FALSE	Flat	85	£9,941	£9,668	Leasehold
44, Nansen Road SW11 5NT	SW11 5NT	SW11 5	17/02/2022	£1,430,000	£1,407,981	FALSE	Terraced	145	£9,862	£9,710	Freehold
First And Second Floor Flat, 9, Nansen Road SW11 5NS	SW11 5NS	SW11 5	26/08/2022	£716,000	£672,318	FALSE	Flat	69	£10,377	£9,744	Leasehold
41, Ashbury Road SW11 5UN	SW11 5UN	SW11 5	18/02/2022	£970,000	£955,064	FALSE	Terraced	98	£9,898	£9,746	Freehold
74, Sabine Road SW11 5LW	SW11 5LW	SW11 5	21/11/2022	£811,000	£763,255	FALSE	Terraced	78	£10,397	£9,785	Freehold
199, Eversleigh Road SW11 5UY	SW11 5UY	SW11 5	20/01/2023	£950,000	£911,208	FALSE	Terraced	93	£10,215	£9,798	Freehold
74, Eland Road SW11 5LA	SW11 5LA	SW11 5	28/10/2022	£1,058,738	£981,165	FALSE	Terraced	100	£10,587	£9,812	Freehold
19c, Sisters Avenue SW11 5SP	SW11 5SP	SW11 5	17/02/2023	£495,000	£480,961	FALSE	Flat	49	£10,102	£9,816	Leasehold
32, Holden Street SW11 5UP	SW11 5UP	SW11 5	10/11/2023	£1,150,000	£1,092,901	FALSE	Other	111	£10,360	£9,846	Freehold
9, Knowsley Road SW11 5BN	SW11 5BN	SW11 5	24/07/2023	£1,270,000	£1,248,309	FALSE	Terraced	126	£10,079	£9,907	Freehold
37, Gowrie Road SW11 5NN	SW11 5NN	SW11 5	29/09/2022	£1,395,000	£1,288,640	FALSE	Terraced	130	£10,731	£9,913	Freehold
32d, Lavender Hill SW11 5RL	SW11 5RL	SW11 5	29/09/2023	£345,000	£337,376	FALSE	Flat	34	£10,147	£9,923	Leasehold
46, Mysore Road SW11 5SB	SW11 5SB	SW11 5	20/03/2023	£1,410,000	£1,376,514	FALSE	Terraced	138	£10,217	£9,975	Freehold
23, Freke Road SW11 5PU	SW11 5PU	SW11 5	22/03/2024	£1,090,000	£1,090,000	FALSE	Terraced	109	£10,000	£10,000	Freehold
Ground Floor Flat, 60, Taybridge Road SW11 5PT	SW11 5PT	SW11 5	12/06/2023</								

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
15, Shellwood Road SW11 5BJ	SW11 5BJ	SW11 5	26/02/2024	£785,000	£770,277	FALSE	Terraced	76	£10,329	£10,135	Freehold
8, Reform Street SW11 5AJ	SW11 5AJ	SW11 5	19/08/2022	£521,000	£489,215	FALSE	Flat	48	£10,854	£10,192	Leasehold
17, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	21/07/2023	£1,400,000	£1,376,089	FALSE	Terraced	135	£10,370	£10,193	Freehold
179, Elsley Road SW11 5LG	SW11 5LG	SW11 5	16/02/2022	£601,000	£591,746	FALSE	Terraced	58	£10,362	£10,203	Freehold
Flat 2, Southside Quarter, 38, Burns Road, Battersea SW11 5GY	SW11 5GY	SW11 5	19/05/2023	£1,200,000	£1,197,744	FALSE	Flat	116	£10,345	£10,325	Leasehold
106, Taybridge Road SW11 5PZ	SW11 5PZ	SW11 5	26/09/2022	£1,100,000	£1,016,132	FALSE	Terraced	98	£11,224	£10,369	Freehold
43, Marney Road SW11 5EW	SW11 5EW	SW11 5	21/06/2023	£1,430,000	£1,412,815	FALSE	Terraced	135	£10,593	£10,465	Freehold
Ground Floor And Basement Flat, 24, Forthbridge Road SW11 5NY	SW11 5NY	SW11 5	26/05/2023	£965,000	£963,186	FALSE	Flat	92	£10,489	£10,469	Leasehold
237, Eversleigh Road SW11 5XS	SW11 5XS	SW11 5	08/04/2024	£975,000	£975,000	FALSE	Terraced	93	£10,484	£10,484	Freehold
34, Glycena Road SW11 5TR	SW11 5TR	SW11 5	24/02/2023	£1,115,000	£1,070,363	FALSE	Terraced	102	£10,931	£10,494	Freehold
91, Stormont Road SW11 5EJ	SW11 5EJ	SW11 5	29/09/2023	£1,290,000	£1,226,086	FALSE	Terraced	116	£11,121	£10,570	Freehold
29, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	09/11/2023	£1,475,000	£1,385,898	FALSE	Terraced	131	£11,260	£10,579	Freehold
26, Nansen Road SW11 5NT	SW11 5NT	SW11 5	20/01/2023	£450,000	£438,038	FALSE	Flat	41	£10,976	£10,684	Leasehold
Ground Floor Flat, 62, Thirsk Road SW11 5SX	SW11 5SX	SW11 5	16/02/2022	£850,000	£825,892	FALSE	Flat	77	£11,039	£10,726	Leasehold
Ground Floor Flat, 45, Mysore Road SW11 5RY	SW11 5RY	SW11 5	20/03/2023	£525,000	£515,772	FALSE	Flat	48	£10,938	£10,745	Leasehold
67, Tyneham Road, Battersea SW11 5XQ	SW11 5XQ	SW11 5	27/01/2023	£875,000	£839,271	FALSE	Terraced	78	£11,218	£10,760	Freehold
Ground Floor Flat, 25, Thirsk Road SW11 5SU	SW11 5SU	SW11 5	30/08/2023	£900,000	£896,623	FALSE	Flat	83	£10,843	£10,803	Leasehold
Basement Flat, 134, Lavender Hill SW11 5RB	SW11 5RB	SW11 5	18/11/2022	£477,000	£457,610	FALSE	Flat	42	£11,357	£10,895	Leasehold
3, Elsley Road SW11 5LJ	SW11 5LJ	SW11 5	22/08/2023	£1,166,000	£1,133,502	FALSE	Terraced	104	£11,212	£10,899	Freehold
Flat 2, 151, Lavender Hill SW11 5QJ	SW11 5QJ	SW11 5	22/09/2023	£850,000	£831,215	FALSE	Flat	76.17	£11,159	£10,913	Leasehold
10, Ashbury Road SW11 5UJ	SW11 5UJ	SW11 5	16/12/2022	£817,500	£778,926	FALSE	Terraced	71	£11,514	£10,971	Freehold
25, Forthbridge Road SW11 5NX	SW11 5NX	SW11 5	26/05/2023	£1,650,000	£1,645,711	FALSE	Terraced	150	£11,000	£10,971	Freehold
14, Tregarvon Road SW11 5QE	SW11 5QE	SW11 5	28/10/2022	£825,000	£779,493	FALSE	Flat	71	£11,620	£10,979	Leasehold
Flat 3, 16, Sisters Avenue SW11 5SQ	SW11 5SQ	SW11 5	24/06/2022	£472,000	£453,222	FALSE	Flat	41	£11,512	£11,054	Leasehold
6b, Marney Road SW11 5EP	SW11 5EP	SW11 5	23/09/2022	£670,000	£630,798	FALSE	Flat	57	£11,754	£11,067	Leasehold
112, Eversleigh Road SW11 5XB	SW11 5XB	SW11 5	12/06/2023	£1,050,000	£1,037,382	FALSE	Terraced	92	£11,413	£11,276	Freehold
Flat 18, Shaftesbury Park Chambers, Ashbury Road SW11 5UH	SW11 5UH	SW11 5	22/12/2022	£350,000	£339,452	FALSE	Flat	30	£11,667	£11,315	Leasehold
Flat 1, 50, Garfield Road SW11 5PN	SW11 5PN	SW11 5	27/11/2023	£535,000	£512,789	FALSE	Flat	45	£11,889	£11,395	Leasehold
41, Fontarabia Road SW11 5PE	SW11 5PE	SW11 5	22/09/2022	£1,025,000	£946,850	FALSE	Terraced	83	£12,349	£11,408	Freehold
27, Sabine Road SW11 5LN	SW11 5LN	SW11 5	23/06/2023	£855,000	£844,725	FALSE	Terraced	73	£11,712	£11,572	Freehold
147, Sabine Road SW11 5LX	SW11 5LX	SW11 5	22/03/2022	£845,000	£826,334	FALSE	Terraced	71	£11,901	£11,639	Freehold
68a, Forthbridge Road SW11 5NY	SW11 5NY	SW11 5	28/11/2022	£547,000	£524,764	FALSE	Flat	45	£12,156	£11,661	Leasehold
150, Elsley Road SW11 5LQ	SW11 5LQ	SW11 5	17/05/2023	£880,000	£877,712	FALSE	Terraced	75	£11,733	£11,703	Freehold
4, Marney Road SW11 5EP	SW11 5EP	SW11 5	20/09/2022	£1,600,000	£1,478,010	FALSE	Terraced	124	£12,903	£11,919	Freehold
Flat 4, 30, Sisters Avenue SW11 5SQ	SW11 5SQ	SW11 5	17/06/2022	£530,000	£508,915	FALSE	Flat	41	£12,927	£12,413	Leasehold
First Floor Flat At, 72, Taybridge Road SW11 5PT	SW11 5PT	SW11 5	19/12/2023	£750,000	£729,396	FALSE	Flat	56	£13,393	£13,025	Leasehold
First And Second Floor Maisonette, 14, Rush Hill Road SW11 5NW	SW11 5NW	SW11 5	20/12/2022	£880,000	£853,479	FALSE	Flat	64	£13,750	£13,336	Leasehold
12, Taybridge Road SW11 5PS	SW11 5PS	SW11 5	22/09/2022	£850,000	£800,266	FALSE	Flat	59	£14,407	£13,564	Leasehold
Ground Floor Flat, 53, Sugden Road SW11 5EB	SW11 5EB	SW11 5	27/01/2023	£769,000	£748,559	FALSE	Flat	53	£14,509	£14,124	Leasehold
52, Eversleigh Road SW11 5XA	SW11 5XA	SW11 5	18/04/2023	£942,500	£931,974	FALSE	Terraced	65	£14,500	£14,338	Freehold
122, Tyneham Road, Battersea SW11 5XR	SW11 5XR	SW11 5	28/09/2023	£865,000	£822,143	FALSE	Terraced	55	£15,727	£14,948	Freehold
		SW11 5 Average							£9,718	£9,402	South West of Q
48a, Broomwood Road SW11 6HT	SW11 6HT	SW11 6	29/09/2022	£690,000	£645,064	FALSE	Flat	122	£5,656	£5,287	Freehold
72, Broomwood Road SW11 6JF	SW11 6JF	SW11 6	26/02/2024	£479,249	£474,778	FALSE	Flat	72	£6,656	£6,594	Leasehold
13, Kyrle Road SW11 6BD	SW11 6BD	SW11 6	23/06/2023	£705,000	£700,384	FALSE	Flat	94	£7,500	£7,451	Leasehold
29, Bramfield Road SW11 6RA	SW11 6RA	SW11 6	24/02/2023	£1,540,000	£1,478,349	FALSE	Terraced	195	£7,897	£7,581	Freehold
131, Leathwaite Road SW11 6RW	SW11 6RW	SW11 6	13/12/2023	£1,480,000	£1,418,385	FALSE	Terraced	186	£7,957	£7,626	Freehold
2, Worcester Gardens SW11 6LR	SW11 6LR	SW11 6	18/11/2022	£1,460,000	£1,374,047	FALSE	Terraced	180	£8,111	£7,634	Freehold
89, Montholme Road SW11 6HX	SW11 6HX	SW11 6	16/12/2022	£1,027,500	£996,534	FALSE	Flat	130	£7,904	£7,666	Leasehold
222, Broomwood Road SW11 6JY	SW11 6JY	SW11 6	21/12/2022	£1,352,000	£1,311,255	FALSE	Flat	166	£8,145	£7,899	Leasehold
94b, Belleville Road SW11 6PP	SW11 6PP	SW11 6	15/05/2023	£670,000	£653,109	FALSE	Flat	81	£8,272	£8,063	Leasehold
101, Leathwaite Road SW11 6RN	SW11 6RN	SW11 6	21/07/2023	£1,660,000	£1,631,648	FALSE	Terraced	202	£8,218	£8,077	Freehold
133g, Chatham Road SW11 6HJ	SW11 6HJ	SW11 6	20/09/2022	£413,000	£388,835	FALSE	Flat	48	£8,604	£8,101	Leasehold
78, Gayville Road SW11 6JP	SW11 6JP	SW11 6	21/12/2022	£1,560,000	£1,486,391	FALSE	Terraced	181	£8,619	£8,212	Freehold
94, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	30/08/2022	£1,700,000	£1,581,811	FALSE	Terraced	188	£9,043	£8,414	Freehold
74a, Broomwood Road SW11 6LA	SW11 6LA	SW11 6	25/08/2023	£701,000	£698,370	FALSE	Flat	83	£8,446	£8,414	Leasehold
Flat 3, 108, Kyrle Road SW11 6BA	SW11 6BA	SW11 6	24/02/2023	£600,000	£582,983	FALSE	Flat	69	£8,696	£8,449	Leasehold
7, Wroughton Road SW11 6BE	SW11 6BE	SW11 6	08/12/2023	£1,957,000	£1,844,127	FALSE	Semi_Detached	218	£8,977	£8,459	Freehold
129, Grandison Road SW11 6LT	SW11 6LT	SW11 6	10/11/2023	£1,660,000	£1,559,722	FALSE	Terraced	184	£9,022	£8,477	Freehold
42, Bolingbroke Grove SW11 6EH	SW11 6EH	SW11 6	11/04/2023	£1,850,000	£1,829,338	FALSE	Terraced	215	£8,605	£8,509	Freehold
38, Bennerley Road SW11 6DS	SW11 6DS	SW11 6	28/04/2023	£1,950,000	£1,881,864	FALSE	Semi_Detached	221	£8,824	£8,515	Freehold
63, Leathwaite Road SW11 6RL	SW11 6RL	SW11 6	22/03/2022	£960,000	£938,794	FALSE	Terraced	110	£8,727	£8,534	Freehold
108, Broomwood Road SW11 6LA	SW11 6LA	SW11 6	13/10/2023	£2,000,000	£1,896,211	FALSE	Terraced	222	£9,009	£8,541	Freehold
81, Bolingbroke Grove SW11 6HB	SW11 6HB	SW11 6	21/03/2023	£2,581,000	£2,519,704	FALSE	Terraced	294	£8,779	£8,570	Freehold
103b, Kelmscott Road SW11 6PU	SW11 6PU	SW11 6	24/08/2023	£657,500	£655,033	FALSE	Flat	76	£8,651	£8,619	Leasehold
Gorst House, 1a, Gorst Road SW11 6JB	SW11 6JB	SW11 6	26/10/2022	£2,075,000	£1,922,967	FALSE	Terraced	223	£9,305	£8,623	Freehold
142b, Leathwaite Road SW11 6RP	SW11 6RP	SW11 6	29/07/2022	£1,075,000	£1,028,514	FALSE	Flat	119	£9,034	£8,643	Leasehold
100, Bramfield Road SW11 6PY	SW11 6PY	SW11 6	26/08/2022	£2,400,000	£2,233,145	FALSE	Terraced	257	£9,339	£8,689	Freehold
First Floor Flat At, 181, Leathwaite Road SW11 6RW	SW11 6RW	SW11 6	28/04/2023	£755,000	£750,758	FALSE	Flat	86	£8,779	£8,730	Leasehold
62b, Belleville Road SW11 6PP	SW11 6PP	SW11 6	21/03/2023	£590,000	£579,630	FALSE	Flat	66	£8,939	£8,782	Leasehold
58a, Kyrle Road SW11 6BA	SW11 6BA	SW11 6	21/01/2022	£885,000	£863,851	FALSE	Flat	98	£9,031	£8,815	Leasehold
93, Leathwaite Road SW11 6RN	SW11 6RN	SW11 6	20/04/2022	£1,795,000	£1,736,172	FALSE	Terraced	196	£9,158	£8,858	Freehold
90, Wakehurst Road SW11 6BT	SW11 6BT	SW11 6	23/10/2023	£1,890,000	£1,765,217	FALSE	Semi_Detached	199	£9,497	£8,870	Freehold
Flat A, 72, Bolingbroke Grove SW11 6HD	SW11 6HD	SW11 6	23/08/2022	£1,375,000	£1,291,114	FALSE	Flat	145	£9,483	£8,904	Leasehold
80, Kyrle Road SW11 6BA	SW11 6BA	SW11 6	21/01/2022	£2,150,000	£2,124,163	FALSE	Terraced	238	£9,034	£8,925	Freehold
114, Grandison Road SW11 6LN	SW11 6LN	SW11 6	10/02/2023	£2,000,000	£1,919,933	FALSE	Terraced	215	£9,302	£8,930	Freehold
73, Broxash Road SW11 6AD	SW11 6AD	SW11 6	24/05/2023	£2,150,000	£2,144,411	FALSE	Terraced	239	£8,996	£8,972	Freehold
53, Wroughton Road SW11 6BE	SW11 6BE	SW11 6	21/02/2023	£2,300,000	£2,207,923	FALSE	Terraced	246	£9,350	£8,975	Freehold
30, Hillier Road SW11 6AU	SW11 6AU	SW11 6	22/08/2023	£2,355,500	£2,289,848	FALSE	Terraced	254	£9,274	£9,015	Freehold
Flat 5, 101, Northcote Road SW11 6PN	SW11 6PN	SW11 6	25/11/2022	£425,000	£407,724	FALSE	Flat	45	£9,444	£9,061	Leasehold
90, Salcott Road SW11 6DF	SW11 6DF	SW11 6	18/12/2023	£1,721,620	£1,622,323	FALSE	Semi_Detached	179	£9,618	£9,063	Freehold
61, Muncaster Road SW11 6NX	SW11 6NX	SW11 6	26/08/2022	£1,380,000	£1,269,469	FALSE	Semi_Detached	140	£9,857	£9,068	Freehold
124, Grandison Road SW11 6LN	SW11 6LN	SW11 6	21/02/2022	£1,775,000	£1,747,669	FALSE	Terraced	192	£9,245	£9,102	Freehold
21, Darley Road SW11 6SW	SW11 6SW	SW11 6	26/04/2022	£793,000	£767,011	FALSE	Terraced	84	£9,440	£9,131	Freehold
67, Bennerley Road SW11 6DR	SW11 6DR	SW11 6	28/03/2022	£740,000	£713,140	FALSE	Flat	78	£9,487	£9,143	Leasehold
43, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	25/10/2022	£1,870,000	£1,732,987	FALSE	Terraced	189	£9,894	£9,169	Freehold
41, Culmstock Road SW11 6LY	SW11 6LY	SW11 6	30/08/2023	£1,550,000	£1,506,799	FALSE	Terraced	164	£9,451	£9,188	Freehold
43, Gorst Road SW11 6JB	SW11 6JB	SW11 6	17/11/2023	£2,395,000	£2,250,322	FALSE	Terraced	244	£9,816	£9,223	Freehold
161, Broomwood Road SW11 6JX	SW11 6JX	SW11 6	30/05/2023	£1,637,500	£1,633,243	FALSE	Terraced	177	£9,251	£9,227	Freehold
84, Grandison Road SW11 6LN	SW11 6LN	SW									

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
78, Kelmscott Road SW11 6PT	SW11 6PT	SW11 6	25/04/2023	£1,250,000	£1,236,040	FALSE	Terraced	129	£9,690	£9,582	Freehold
79a, Bennerley Road SW11 6DR	SW11 6DR	SW11 6	22/09/2022	£765,000	£720,239	FALSE	Flat	75	£10,200	£9,603	Leasehold
107, Bennerley Road SW11 6DT	SW11 6DT	SW11 6	27/06/2023	£1,750,000	£1,728,970	FALSE	Terraced	180	£9,722	£9,605	Freehold
71a, Bennerley Road SW11 6DR	SW11 6DR	SW11 6	27/10/2023	£595,000	£578,124	FALSE	Flat	60	£9,917	£9,635	Leasehold
82, Grandison Road SW11 6LN	SW11 6LN	SW11 6	28/09/2022	£1,850,000	£1,708,949	FALSE	Terraced	177	£10,452	£9,655	Freehold
Flat 3, 48, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	27/10/2022	£550,000	£515,950	FALSE	Other	53	£10,377	£9,735	Leasehold
35, Culmstock Road SW11 6LY	SW11 6LY	SW11 6	10/11/2023	£1,930,000	£1,813,412	FALSE	Terraced	186	£10,376	£9,750	Freehold
68, Hillier Road SW11 6AU	SW11 6AU	SW11 6	28/06/2023	£2,145,000	£2,119,223	FALSE	Terraced	217	£9,885	£9,766	Freehold
51, Canford Road SW11 6PB	SW11 6PB	SW11 6	23/10/2023	£1,535,000	£1,455,342	FALSE	Terraced	149	£10,302	£9,767	Freehold
9, Grandison Road SW11 6LS	SW11 6LS	SW11 6	25/05/2023	£2,000,000	£1,994,801	FALSE	Terraced	204	£9,804	£9,778	Freehold
27, Burland Road SW11 6SA	SW11 6SA	SW11 6	25/07/2022	£1,845,000	£1,760,858	FALSE	Terraced	180	£10,250	£9,783	Freehold
17, Kelmscott Road SW11 6QX	SW11 6QX	SW11 6	27/05/2022	£1,900,000	£1,840,825	FALSE	Terraced	188	£10,106	£9,792	Freehold
9, Montholme Road SW11 6HX	SW11 6HX	SW11 6	29/04/2022	£1,835,000	£1,774,861	FALSE	Terraced	181	£10,138	£9,806	Freehold
17, Chatto Road SW11 6LJ	SW11 6LJ	SW11 6	29/04/2022	£1,650,000	£1,595,924	FALSE	Terraced	162	£10,185	£9,851	Freehold
38, Halston Close SW11 6RH	SW11 6RH	SW11 6	24/11/2023	£755,000	£709,392	FALSE	Terraced	72	£10,486	£9,853	Freehold
12a, Dents Road SW11 6JA	SW11 6JA	SW11 6	28/07/2023	£850,000	£847,606	FALSE	Flat	86	£9,884	£9,856	Leasehold
40, Honeywell Road SW11 6EF	SW11 6EF	SW11 6	20/07/2023	£1,525,000	£1,498,954	FALSE	Terraced	152	£10,033	£9,862	Freehold
32, Belleville Road SW11 6QT	SW11 6QT	SW11 6	08/12/2023	£1,875,000	£1,796,940	FALSE	Terraced	182	£10,302	£9,873	Freehold
89a, Leathwaite Road SW11 6RN	SW11 6RN	SW11 6	16/12/2022	£695,000	£674,055	FALSE	Flat	68	£10,221	£9,913	Leasehold
66, Leathwaite Road SW11 6RT	SW11 6RT	SW11 6	25/02/2022	£1,340,000	£1,319,367	FALSE	Terraced	131	£10,229	£10,072	Freehold
Flat 2, 31, Salcott Road SW11 6DQ	SW11 6DQ	SW11 6	13/10/2023	£560,000	£544,117	FALSE	Flat	54	£10,370	£10,076	Leasehold
Upper Flat, 7, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	27/01/2022	£1,150,075	£1,122,592	FALSE	Flat	111	£10,361	£10,113	Leasehold
36, Chatto Road SW11 6LL	SW11 6LL	SW11 6	18/10/2023	£1,550,000	£1,469,563	FALSE	Terraced	145	£10,690	£10,135	Freehold
7, Burland Road SW11 6SA	SW11 6SA	SW11 6	30/03/2022	£1,650,000	£1,613,551	FALSE	Terraced	158	£10,443	£10,212	Freehold
81, Alfriston Road SW11 6NR	SW11 6NR	SW11 6	28/10/2022	£1,640,000	£1,519,839	FALSE	Terraced	148	£11,081	£10,269	Freehold
62b, Leathwaite Road SW11 6RS	SW11 6RS	SW11 6	21/11/2022	£1,050,000	£1,007,317	FALSE	Flat	98	£10,714	£10,279	Leasehold
Flat 3, 101, Northcote Road SW11 6PN	SW11 6PN	SW11 6	22/04/2022	£550,000	£524,798	FALSE	Flat	51	£10,784	£10,290	Leasehold
8, Adderley Grove SW11 6NA	SW11 6NA	SW11 6	12/02/2024	£1,490,000	£1,462,055	FALSE	Terraced	142	£10,493	£10,296	Freehold
43, Broxash Road SW11 6AD	SW11 6AD	SW11 6	09/06/2023	£1,900,000	£1,877,167	FALSE	Terraced	181	£10,497	£10,371	Freehold
98, Bramfield Road SW11 6PY	SW11 6PY	SW11 6	23/02/2024	£1,660,000	£1,628,866	FALSE	Terraced	157	£10,573	£10,375	Freehold
54, Roseneath Road SW11 6AQ	SW11 6AQ	SW11 6	22/08/2022	£1,970,000	£1,812,213	FALSE	Semi_Detached	174	£11,322	£10,415	Freehold
52, Leathwaite Road SW11 6RS	SW11 6RS	SW11 6	23/01/2023	£1,250,000	£1,198,958	FALSE	Terraced	115	£10,870	£10,426	Freehold
81a, Grandison Road SW11 6LT	SW11 6LT	SW11 6	19/08/2022	£800,000	£751,194	FALSE	Flat	72	£11,111	£10,433	Leasehold
40, Devereux Road SW11 6JS	SW11 6JS	SW11 6	25/08/2023	£1,750,000	£1,701,225	FALSE	Terraced	163	£10,736	£10,437	Freehold
31, Dents Road SW11 6JA	SW11 6JA	SW11 6	24/08/2022	£2,240,000	£2,084,268	FALSE	Terraced	199	£11,256	£10,474	Freehold
6, Bennerley Road SW11 6DS	SW11 6DS	SW11 6	29/04/2022	£1,500,000	£1,450,840	FALSE	Terraced	138	£10,870	£10,513	Freehold
85, Wakehurst Road SW11 6DA	SW11 6DA	SW11 6	24/08/2023	£1,895,000	£1,842,183	FALSE	Terraced	174	£10,891	£10,587	Freehold
Flat 3, Dove House, 71a, Northcote Road SW11 6PJ	SW11 6PJ	SW11 6	24/06/2022	£685,000	£657,749	FALSE	Flat	62	£11,048	£10,609	Leasehold
62, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	27/03/2023	£1,385,000	£1,352,108	FALSE	Terraced	127	£10,906	£10,647	Freehold
62c, Salcott Road SW11 6DE	SW11 6DE	SW11 6	26/08/2022	£875,000	£821,618	FALSE	Flat	77	£11,364	£10,670	Leasehold
6, Winsham Grove SW11 6ND	SW11 6ND	SW11 6	23/09/2022	£2,856,000	£2,638,247	FALSE	Terraced	247	£11,563	£10,681	Freehold
46, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	24/10/2022	£1,850,000	£1,714,452	FALSE	Terraced	160	£11,563	£10,715	Freehold
43, Kyrle Road SW11 6BB	SW11 6BB	SW11 6	22/03/2022	£1,530,000	£1,496,202	FALSE	Terraced	139	£11,007	£10,764	Freehold
30, Winsham Grove SW11 6NE	SW11 6NE	SW11 6	27/01/2022	£1,495,000	£1,477,034	FALSE	Terraced	137	£10,912	£10,781	Freehold
49, Wakehurst Road SW11 6DB	SW11 6DB	SW11 6	24/06/2022	£1,205,000	£1,144,799	FALSE	Semi_Detached	106	£11,368	£10,800	Freehold
97, Honeywell Road SW11 6ED	SW11 6ED	SW11 6	09/06/2023	£1,927,756	£1,904,590	FALSE	Terraced	176	£10,953	£10,822	Freehold
Ground Floor Flat At, 37, Gayville Road SW11 6JW	SW11 6JW	SW11 6	21/01/2022	£850,000	£829,688	FALSE	Flat	76	£11,184	£10,917	Leasehold
2, Roseneath Road SW11 6AH	SW11 6AH	SW11 6	23/08/2022	£2,550,000	£2,372,716	FALSE	Terraced	214	£11,916	£11,087	Freehold
88, Chatham Road SW11 6HG	SW11 6HG	SW11 6	12/04/2023	£1,155,000	£1,142,101	FALSE	Terraced	103	£11,214	£11,088	Freehold
32, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	20/02/2023	£1,685,000	£1,617,544	FALSE	Terraced	143	£11,783	£11,312	Freehold
18b, Devereux Road SW11 6JS	SW11 6JS	SW11 6	23/06/2023	£1,200,000	£1,185,579	FALSE	Flat	104	£11,538	£11,400	Leasehold
37, Hillier Road SW11 6AX	SW11 6AX	SW11 6	17/02/2023	£2,173,800	£2,086,775	FALSE	Terraced	182	£11,944	£11,466	Freehold
65a, Broomwood Road SW11 6JN	SW11 6JN	SW11 6	16/12/2022	£1,100,000	£1,066,849	FALSE	Flat	92	£11,957	£11,596	Leasehold
Ground Floor Flat, 19, Grandison Road SW11 6LS	SW11 6LS	SW11 6	19/06/2023	£900,000	£894,107	FALSE	Flat	77	£11,688	£11,612	Leasehold
14, Kelmscott Road SW11 6QY	SW11 6QY	SW11 6	25/08/2023	£2,151,000	£2,091,048	FALSE	Terraced	179	£12,017	£11,682	Freehold
7, Devereux Road SW11 6JR	SW11 6JR	SW11 6	29/04/2022	£2,250,000	£2,176,261	FALSE	Terraced	186	£12,097	£11,700	Freehold
74, Roseneath Road SW11 6AQ	SW11 6AQ	SW11 6	27/06/2023	£2,400,000	£2,371,159	FALSE	Terraced	202	£11,881	£11,738	Freehold
74, Hillier Road SW11 6AU	SW11 6AU	SW11 6	25/01/2022	£1,515,000	£1,496,794	FALSE	Terraced	127	£11,929	£11,786	Freehold
Flat B, 23, Webbbs Road SW11 6RU	SW11 6RU	SW11 6	09/02/2023	£340,000	£330,357	FALSE	Flat	28	£12,143	£11,798	Leasehold
46, Alfriston Road SW11 6NN	SW11 6NN	SW11 6	27/02/2024	£3,400,000	£3,325,464	FALSE	Semi_Detached	278	£12,230	£11,962	Freehold
14, Bolingbroke Grove SW11 6EP	SW11 6EP	SW11 6	18/08/2023	£4,400,000	£4,200,823	FALSE	Semi_Detached	351	£12,536	£11,968	Freehold
Flat 1, 46, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	10/02/2023	£600,000	£582,983	FALSE	Flat	48	£12,500	£12,145	Leasehold
60, Grandison Road SW11 6LN	SW11 6LN	SW11 6	09/06/2023	£1,480,050	£1,462,264	FALSE	Terraced	116	£12,759	£12,606	Freehold
6a, Grandison Road SW11 6LW	SW11 6LW	SW11 6	20/11/2023	£813,000	£779,247	FALSE	Flat	59.09	£13,759	£13,187	Leasehold
3, Gorst Road SW11 6JB	SW11 6JB	SW11 6	26/08/2022	£3,000,000	£2,791,431	FALSE	Terraced	204	£14,706	£13,683	Freehold
109, Northcote Road SW11 6PN	SW11 6PN	SW11 6	18/02/2022	£1,201,000	£1,163,876	FALSE	Flat	82	£14,646	£14,194	Freehold
45a, Devereux Road SW11 6JR	SW11 6JR	SW11 6	18/08/2023	£1,625,000	£1,618,902	FALSE	Flat	111	£14,640	£14,585	Freehold
60a, Manchuria Road SW11 6AE	SW11 6AE	SW11 6	12/05/2023	£985,000	£983,148	FALSE	Flat	55.11	£17,873	£17,840	Leasehold
First Floor Flat, 71, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	24/07/2023	£1,000,000	£997,183	FALSE	Flat	51	£19,608	£19,553	Leasehold
61a, Manchuria Road SW11 6AF	SW11 6AF	SW11 6	29/09/2023	£975,000	£953,453	FALSE	Flat	48	£20,313	£19,864	Leasehold
56a, Salcott Road SW11 6DE	SW11 6DE	SW11 6	20/10/2023	£1,120,000	£1,061,878	FALSE	Terraced	48	£23,333	£22,122	Freehold
		SW11 6 Average							£10,479	£10,111	West of Clapham
7, Montrose Building, 4, Malthouse Road SW11 7BX	SW11 7BX	SW11 7	14/04/2023	£600,000	£596,629	FALSE	Flat	76	£7,895	£7,850	Leasehold
2, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	29/04/2022	£717,300	£684,432	TRUE	Flat	83	£8,642	£8,246	Leasehold
22, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/04/2022	£725,000	£691,779	TRUE	Flat	83	£8,735	£8,335	Leasehold
3, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	21/04/2022	£725,000	£691,779	TRUE	Flat	81	£8,951	£8,540	Leasehold
6, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£726,700	£697,790	TRUE	Flat	81	£8,972	£8,615	Leasehold
52, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	27/06/2022	£770,000	£739,367	TRUE	Flat	83	£9,277	£8,908	Leasehold
9, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	26/07/2022	£924,999	£884,999	TRUE	Flat	97	£9,536	£9,124	Leasehold
15, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	21/04/2022	£928,725	£886,169	TRUE	Flat	97	£9,574	£9,136	Leasehold
16, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£773,880	£740,415	TRUE	Flat	81	£9,554	£9,141	Leasehold
22, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£778,773	£745,096	TRUE	Flat	81	£9,614	£9,199	Leasehold
11, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£751,570	£719,070	TRUE	Flat	78	£9,636	£9,219	Leasehold
12, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	20/09/2022	£735,000	£691,995	TRUE	Flat	75	£9,800	£9,227	Leasehold
27, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/04/2022	£940,000	£896,927	TRUE	Flat	97	£9,691	£9,247	Leasehold
28, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£785,793	£751,813	TRUE	Flat	81	£9,701	£9,282	Leasehold
24, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	29/04/2022	£732,600	£699,031	TRUE	Flat	75	£9,768	£9,320	Leasehold
34, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/07/2022	£792,813	£758,529	TRUE	Flat	81	£9,788	£9,365	Leasehold
4, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/06/2022	£773,00							

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
21, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	25/04/2022	£1,030,000	£982,803	TRUE	Flat	97	£10,619	£10,132	Leasehold
19, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/04/2022	£692,100	£660,387	TRUE	Flat	65	£10,648	£10,160	Leasehold
25, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	20/06/2022	£688,000	£660,629	TRUE	Flat	65	£10,585	£10,164	Leasehold
41, Montrose Building, 4, Malthouse Road SW11 7BX	SW11 7BX	SW11 7	27/04/2022	£770,000	£734,717	TRUE	Flat	72	£10,694	£10,204	Leasehold
14, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/07/2022	£850,000	£813,243	TRUE	Flat	79	£10,759	£10,294	Leasehold
68, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	25/04/2022	£860,000	£820,593	TRUE	Flat	79	£10,886	£10,387	Leasehold
49, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/07/2022	£728,000	£696,519	TRUE	Flat	65	£11,200	£10,716	Leasehold
42, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£594,230	£570,590	TRUE	Flat	52	£11,428	£10,973	Leasehold
48, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£599,235	£575,396	TRUE	Flat	52	£11,524	£11,065	Leasehold
55, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	23/06/2022	£750,000	£720,163	TRUE	Flat	65	£11,538	£11,079	Leasehold
36, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	28/06/2022	£603,480	£579,472	TRUE	Flat	52	£11,605	£11,144	Leasehold
13, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	25/04/2022	£491,400	£468,883	TRUE	Flat	42	£11,700	£11,164	Leasehold
60, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£609,275	£585,036	TRUE	Flat	52	£11,717	£11,251	Leasehold
25, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	25/04/2022	£496,800	£474,036	TRUE	Flat	42	£11,829	£11,287	Leasehold
66, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£614,250	£589,813	TRUE	Flat	52	£11,813	£11,343	Leasehold
Flat 35, Madeira Tower, 30, Ponton Road SW11 7AA	SW11 7AA	SW11 7	18/12/2023	£590,000	£573,791	FALSE	Flat	50	£11,800	£11,476	Leasehold
37, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	29/04/2022	£506,385	£483,181	TRUE	Flat	42	£12,057	£11,504	Leasehold
72, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£624,260	£599,425	TRUE	Flat	52	£12,005	£11,527	Leasehold
43, Kennedy Building, 1, Lanchester Way SW11 7DB	SW11 7DB	SW11 7	22/04/2022	£521,730	£497,823	TRUE	Flat	42	£12,422	£11,853	Leasehold
54, Senate Building, 3, Lanchester Way SW11 7DD	SW11 7DD	SW11 7	29/06/2022	£664,000	£637,584	TRUE	Flat	52	£12,769	£12,261	Leasehold
50, Haines House, 10, Charles Clowes Walk SW11 7AH	SW11 7AH	SW11 7	26/09/2022	£685,000	£644,920	FALSE	Flat	50	£13,700	£12,898	Leasehold
		SW11 7 Average							£10,532	£10,081	Nine Elms (east c
57, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	20/05/2022	£378,000	£363,949	FALSE	Flat	45	£8,400	£8,088	Leasehold
Apartment 182, Warwick Building, 366, Queenstown Road SW11 8PL	SW11 8PL	SW11 8	22/06/2022	£575,000	£552,125	FALSE	Flat	66	£8,712	£8,366	Leasehold
23, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	21/10/2022	£435,000	£411,005	FALSE	Flat	45	£9,667	£9,133	Leasehold
69, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	16/12/2022	£560,000	£543,123	FALSE	Flat	59	£9,492	£9,205	Leasehold
Apartment 214, Warwick Building, 366, Queenstown Road SW11 8PL	SW11 8PL	SW11 8	21/01/2022	£425,000	£414,844	FALSE	Flat	45	£9,444	£9,219	Leasehold
Flat 146, Howard Building, 368, Queenstown Road SW11 8NR	SW11 8NR	SW11 8	15/11/2023	£860,000	£824,296	FALSE	Flat	84	£10,238	£9,813	Leasehold
Apartment 240, Warwick Building, 366, Queenstown Road SW11 8PL	SW11 8PL	SW11 8	12/05/2023	£675,000	£673,731	FALSE	Flat	68	£9,926	£9,908	Leasehold
Flat 75, Howard Building, 368, Queenstown Road SW11 8NN	SW11 8NN	SW11 8	27/05/2022	£362,500	£349,025	FALSE	Flat	35	£10,357	£9,972	Leasehold
Flat 201, The Bridge, 334, Queenstown Road SW11 8NP	SW11 8NP	SW11 8	08/04/2024	£862,000	£862,000	FALSE	Flat	84	£10,262	£10,262	Leasehold
Flat 137, Howard Building, 368, Queenstown Road SW11 8NR	SW11 8NR	SW11 8	22/02/2022	£905,000	£879,332	FALSE	Flat	85	£10,647	£10,345	Leasehold
Flat 153, Lanson Building, 348, Queenstown Road SW11 8NY	SW11 8NY	SW11 8	25/01/2023	£480,000	£467,241	FALSE	Flat	45	£10,667	£10,383	Leasehold
Flat 58, Howard Building, 368, Queenstown Road SW11 8NN	SW11 8NN	SW11 8	22/02/2024	£845,000	£837,118	FALSE	Flat	80	£10,563	£10,464	Leasehold
6, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	25/04/2022	£585,000	£558,194	FALSE	Flat	53	£11,038	£10,532	Leasehold
Apartment 41, Eustace Building, 372, Queenstown Road SW11 8NT	SW11 8NT	SW11 8	29/09/2023	£625,000	£611,188	FALSE	Flat	57	£10,965	£10,723	Leasehold
Flat 11, Hawker Building, 350, Queenstown Road SW11 8AE	SW11 8AE	SW11 8	23/06/2023	£462,500	£459,471	FALSE	Flat	42	£11,012	£10,940	Leasehold
79, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	29/01/2024	£415,000	£407,706	FALSE	Flat	37	£11,216	£11,019	Leasehold
Apartment 73, Oswald Building, 374, Queenstown Road SW11 8PG	SW11 8PG	SW11 8	09/06/2023	£800,000	£794,761	FALSE	Flat	71	£11,268	£11,194	Leasehold
Apartment 156, Eustace Building, 372, Queenstown Road SW11 8PP	SW11 8PP	SW11 8	20/11/2023	£785,000	£752,410	FALSE	Flat	67	£11,716	£11,230	Leasehold
Apartment 6, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	20/12/2022	£870,000	£843,781	FALSE	Flat	75	£11,600	£11,250	Leasehold
Apartment 1, Eustace Building, 372, Queenstown Road SW11 8NT	SW11 8NT	SW11 8	18/08/2023	£770,000	£767,111	FALSE	Flat	68	£11,324	£11,281	Leasehold
Apartment 506, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	24/03/2022	£1,148,000	£1,106,330	TRUE	Flat	96	£11,958	£11,524	Leasehold
Apartment 39, Warwick Building, 366, Queenstown Road SW11 8NJ	SW11 8NJ	SW11 8	27/05/2022	£540,000	£519,927	FALSE	Flat	45	£12,000	£11,554	Leasehold
Apartment 611, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,791,034	£1,726,024	TRUE	Flat	149	£12,020	£11,584	Leasehold
Apartment 42, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	28/01/2022	£885,000	£863,851	FALSE	Flat	74	£11,959	£11,674	Leasehold
Apartment 412, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	25/03/2022	£1,255,500	£1,209,928	TRUE	Flat	103	£12,189	£11,747	Leasehold
Apartment 804, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,869,117	£1,801,272	TRUE	Flat	151	£12,378	£11,929	Leasehold
Flat 151, Lanson Building, 348, Queenstown Road SW11 8NY	SW11 8NY	SW11 8	20/10/2023	£612,000	£594,642	FALSE	Flat	49	£12,490	£12,136	Leasehold
Apartment 1203, Beechmore House, 5, Electric Boulevard SW11 8BR	SW11 8BR	SW11 8	22/12/2022	£1,238,880	£1,201,544	TRUE	Flat	99	£12,514	£12,137	Leasehold
Apartment 711, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,841,067	£1,774,241	TRUE	Flat	146	£12,610	£12,152	Leasehold
Apartment 19, Oswald Building, 374, Queenstown Road SW11 8NU	SW11 8NU	SW11 8	28/09/2022	£1,435,000	£1,351,037	FALSE	Flat	111	£12,928	£12,172	Leasehold
Apartment 1102, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,206,307	£1,162,521	TRUE	Flat	95	£12,698	£12,237	Leasehold
Flat 91, Lanson Building, 348, Queenstown Road SW11 8QQ	SW11 8QQ	SW11 8	14/02/2023	£530,000	£514,968	FALSE	Flat	42	£12,619	£12,261	Leasehold
Flat 62, Howard Building, 368, Queenstown Road SW11 8NN	SW11 8NN	SW11 8	28/06/2022	£655,000	£628,942	FALSE	Flat	51	£12,843	£12,332	Leasehold
101, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	24/08/2022	£975,000	£915,517	FALSE	Flat	74	£13,176	£12,372	Leasehold
Apartment 77, Eustace Building, 372, Queenstown Road SW11 8NT	SW11 8NT	SW11 8	21/11/2023	£1,150,000	£1,102,256	FALSE	Flat	88	£13,068	£12,526	Leasehold
19, Burnelli Building, 352, Queenstown Road SW11 8NG	SW11 8NG	SW11 8	29/09/2023	£385,000	£376,492	FALSE	Flat	30	£12,833	£12,550	Leasehold
Apartment 404, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,252,299	£1,206,844	TRUE	Flat	96	£13,045	£12,571	Leasehold
Apartment 106, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,770,566	£1,706,299	TRUE	Flat	135	£13,115	£12,639	Leasehold
Apartment 206, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,803,163	£1,737,712	TRUE	Flat	137	£13,162	£12,684	Leasehold
Apartment 311, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,819,841	£1,753,785	TRUE	Flat	138	£13,187	£12,709	Leasehold
Apartment 411, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,836,519	£1,769,858	TRUE	Flat	139	£13,212	£12,733	Leasehold
Apartment 707, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£800,260	£771,212	TRUE	Flat	60	£13,338	£12,854	Leasehold
104, Pearce House, 8, Circus Road West SW11 8ES	SW11 8ES	SW11 8	21/03/2024	£720,000	£720,000	FALSE	Flat	56	£12,857	£12,857	Leasehold
Apartment 1103, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,335,410	£1,286,938	TRUE	Flat	100	£13,354	£12,869	Leasehold
Apartment 503, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	17/03/2023	£1,402,200	£1,377,554	TRUE	Flat	107	£13,105	£12,874	Leasehold
Apartment 408, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£776,574	£748,386	TRUE	Flat	58	£13,389	£12,903	Leasehold
207, Fladgate House, 4, Circus Road West SW11 8EU	SW11 8EU	SW11 8	20/12/2022	£615,000	£596,466	FALSE	Flat	46	£13,370	£12,967	Leasehold
Apartment 47, Warwick Building, 366, Queenstown Road SW11 8NJ	SW11 8NJ	SW11 8	17/11/2022	£665,000	£637,967	FALSE	Flat	49	£13,571	£13,020	Leasehold
Apartment 702, Beechmore House, 5, Electric Boulevard SW11 8BR	SW11 8BR	SW11 8	23/01/2023	£1,913,040	£1,862,189	TRUE	Flat	142	£13,472	£13,114	Leasehold
Flat 125, Howard Building, 368, Queenstown Road SW11 8NR	SW11 8NR	SW11 8	21/06/2023	£1,085,000	£1,077,895	FALSE	Flat	82	£13,232	£13,145	Leasehold
Apartment 806, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	21/03/2022	£712,000	£686,156	TRUE	Flat	52	£13,692	£13,195	Leasehold
Apartment 608, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	25/03/2022	£712,520	£686,657	TRUE	Flat	52	£13,702	£13,205	Leasehold
Apartment 708, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£796,031	£767,137	TRUE	Flat	58	£13,725	£13,227	Leasehold
Apartment 414, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	20/12/2022	£1,493,880	£1,448,859	TRUE	Flat	109	£13,705	£13,292	Leasehold
Apartment 1101, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,132,073	£1,090,981	TRUE	Flat	82	£13,806	£13,305	Leasehold
Apartment 1006, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£786,975	£758,410	TRUE	Flat	57	£13,807	£13,305	Leasehold
Apartment 102, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	23/03/2022	£770,715	£742,740	TRUE	Flat	55	£14,013	£13,504	Leasehold
Apartment 310, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,914,601	£1,845,106	TRUE	Flat	136	£14,078	£13,567	Leasehold
Apartment 410, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£1,930,521	£1,860,448	TRUE	Flat	137	£14,091	£13,580	Leasehold
Apartment 902, Beechmore House, 5, Electric Boulevard SW11 8BR	SW11 8BR	SW11 8	21/12/2022	£1,848,400	£1,792,695	TRUE	Flat	132	£14,003	£13,581	Leasehold
Apartment 413, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	23/03/2022	£705,000	£679,410	TRUE	Flat	50	£14,100	£13,588	Leasehold
Apartment 803, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	23/03/2022	£1,523,515	£1,468,215	TRUE	Flat	108	£14,107	£13,595	Leasehold
Apartment 129, Oswald Building, 374, Queenstown Road SW11 8PJ	SW11 8PJ	SW11 8	25/03/2024	£640,000	£640,000	FALSE	Flat	47	£13,617	£13,617	Leasehold
Apartment											

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Apartment 415, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	27/10/2022	£1,483,900	£1,402,048	TRUE	Flat	98	£15,142	£14,307	Leasehold
Apartment 1003, Oakley House, 10, Electric Boulevard SW11 8BT	SW11 8BT	SW11 8	27/10/2022	£1,587,450	£1,499,886	TRUE	Flat	104	£15,264	£14,422	Leasehold
208, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	18/02/2022	£1,360,000	£1,327,156	FALSE	Flat	92	£14,783	£14,426	Leasehold
Apartment 611, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	27/10/2022	£1,508,600	£1,425,385	TRUE	Flat	98	£15,394	£14,545	Leasehold
106, Fladgate House, 4, Circus Road West SW11 8EU	SW11 8EU	SW11 8	30/01/2023	£525,000	£511,045	FALSE	Flat	35	£15,000	£14,601	Leasehold
Apartment 62, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	20/05/2022	£549,000	£528,593	FALSE	Flat	36	£15,250	£14,683	Leasehold
Apartment 203, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	30/03/2022	£884,940	£852,819	TRUE	Flat	58	£15,258	£14,704	Leasehold
405, Halliday House, 2, Circus Road West SW11 8EY	SW11 8EY	SW11 8	21/12/2022	£715,000	£693,452	FALSE	Flat	47	£15,213	£14,754	Leasehold
Apartment 313, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	24/03/2022	£747,740	£720,599	TRUE	Flat	48	£15,578	£15,012	Leasehold
Apartment 50, Faraday House, Aurora Gardens SW11 8ED	SW11 8ED	SW11 8	24/07/2023	£550,000	£545,005	FALSE	Flat	36	£15,278	£15,139	Leasehold
Apartment 610, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£2,408,115	£2,320,706	TRUE	Flat	152	£15,843	£15,268	Leasehold
1304, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	25/10/2022	£615,000	£581,077	FALSE	Flat	38	£16,184	£15,292	Leasehold
Apartment 78, Sophora House, 342, Queenstown Road SW11 8BW	SW11 8BW	SW11 8	25/03/2023	£1,750,000	£1,719,241	FALSE	Flat	112	£15,625	£15,350	Leasehold
906, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	15/12/2023	£1,175,000	£1,136,458	FALSE	Flat	74	£15,878	£15,358	Leasehold
Apartment 710, Wilshire House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	22/03/2022	£2,424,034	£2,336,047	TRUE	Flat	152	£15,948	£15,369	Leasehold
Apartment 31, Altissima House, 340, Queenstown Road SW11 8BY	SW11 8BY	SW11 8	17/02/2023	£1,380,000	£1,340,860	FALSE	Flat	87	£15,862	£15,412	Leasehold
604, Scott House, 23, Circus Road West SW11 8EH	SW11 8EH	SW11 8	05/01/2024	£645,000	£633,663	FALSE	Flat	41	£15,732	£15,455	Leasehold
904, Ambrose House, 19, Circus Road West SW11 8EL	SW11 8EL	SW11 8	27/05/2022	£1,080,000	£1,039,855	FALSE	Flat	67	£16,119	£15,520	Leasehold
Apartment 503, Holmby House, 2, Prospect Way SW11 8BG	SW11 8BG	SW11 8	17/06/2022	£1,740,420	£1,671,181	TRUE	Flat	107	£16,266	£15,619	Leasehold
Flat 109, Lanson Building, 348, Queenstown Road SW11 8QQ	SW11 8QQ	SW11 8	12/04/2023	£1,200,000	£1,193,258	FALSE	Flat	74	£16,216	£16,125	Leasehold
Apartment 1001, Alder House, 2, Electric Boulevard SW11 8BQ	SW11 8BQ	SW11 8	27/02/2023	£2,250,600	£2,186,768	TRUE	Flat	135	£16,671	£16,198	Leasehold
Apartment 501, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	26/09/2022	£1,383,220	£1,302,287	TRUE	Flat	80	£17,290	£16,279	Leasehold
701, Halliday House, 2, Circus Road West SW11 8EY	SW11 8EY	SW11 8	10/01/2024	£1,560,000	£1,532,581	FALSE	Flat	94	£16,596	£16,304	Leasehold
402, Scott House, 23, Circus Road West SW11 8EH	SW11 8EH	SW11 8	14/02/2022	£1,725,000	£1,676,075	FALSE	Flat	102	£16,912	£16,432	Leasehold
809, Dawson House, 11, Circus Road West SW11 8EQ	SW11 8EQ	SW11 8	21/11/2022	£1,310,000	£1,256,748	FALSE	Flat	76	£17,237	£16,536	Leasehold
Apartment 612, Oakley House, 10, Electric Boulevard SW11 8BS	SW11 8BS	SW11 8	22/11/2022	£1,397,175	£1,340,379	TRUE	Flat	81	£17,249	£16,548	Leasehold
206, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	18/11/2022	£1,070,000	£1,026,504	FALSE	Flat	62	£17,258	£16,557	Leasehold
1102, Pearce House, 8, Circus Road West SW11 8ET	SW11 8ET	SW11 8	19/04/2023	£1,495,000	£1,486,601	FALSE	Flat	88	£16,989	£16,893	Leasehold
408, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	27/10/2023	£1,397,500	£1,357,864	FALSE	Flat	80	£17,469	£16,973	Leasehold
309, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	19/12/2022	£1,800,000	£1,745,753	FALSE	Flat	102	£17,647	£17,115	Leasehold
409, Fladgate House, 4, Circus Road West SW11 8EU	SW11 8EU	SW11 8	29/12/2022	£875,000	£848,630	FALSE	Flat	49	£17,857	£17,319	Leasehold
606, Bessborough House, 28, Circus Road West SW11 8EG	SW11 8EG	SW11 8	27/07/2022	£1,950,000	£1,865,676	FALSE	Flat	103	£18,932	£18,113	Leasehold
Apartment 54, Camellia House, 338, Queenstown Road SW11 8EW	SW11 8EW	SW11 8	17/11/2023	£1,470,000	£1,408,971	FALSE	Flat	76	£19,342	£18,539	Leasehold
1102, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	27/05/2022	£2,575,000	£2,479,284	FALSE	Flat	126	£20,437	£19,677	Leasehold
306, Ambrose House, 19, Circus Road West SW11 8EL	SW11 8EL	SW11 8	19/04/2023	£1,550,000	£1,541,292	FALSE	Flat	78	£19,872	£19,760	Leasehold
Apartment 1203, Alder House, 2, Electric Boulevard SW11 8BQ	SW11 8BQ	SW11 8	12/04/2023	£2,837,424	£2,821,483	TRUE	Flat	141	£20,124	£20,011	Leasehold
Apartment 29, Valetta House, 336, Queenstown Road SW11 8EE	SW11 8EE	SW11 8	24/02/2023	£2,000,000	£1,943,275	FALSE	Flat	97	£20,619	£20,034	Leasehold
709, Dawson House, 11, Circus Road West SW11 8EN	SW11 8EN	SW11 8	28/03/2024	£1,525,000	£1,525,000	FALSE	Flat	76	£20,066	£20,066	Leasehold
1103, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	30/05/2023	£2,075,000	£2,071,100	FALSE	Flat	102	£20,343	£20,305	Leasehold
902, Scott House, 23, Circus Road West SW11 8EJ	SW11 8EJ	SW11 8	18/10/2023	£2,650,000	£2,574,840	FALSE	Flat	126	£21,032	£20,435	Leasehold
1601, Pearce House, 8, Circus Road West SW11 8ET	SW11 8ET	SW11 8	20/09/2023	£1,530,000	£1,496,188	FALSE	Flat	71	£21,549	£21,073	Leasehold
		SW11 8 Average							£14,242	£13,800	Battersea Power
156, Cavendish Road SW12 0DB	SW12 0DB	SW12 0	29/07/2022	£1,150,000	£1,097,554	FALSE	Terraced	160	£7,188	£6,860	Freehold
Basement Flat, 136, Cavendish Road SW12 0DD	SW12 0DD	SW12 0	17/06/2022	£827,500	£794,580	FALSE	Flat	114	£7,259	£6,970	Leasehold
Lower Ground Floor Flat, 216, Cavendish Road SW12 0BY	SW12 0BY	SW12 0	24/11/2022	£607,000	£582,325	FALSE	Flat	80	£7,588	£7,279	Leasehold
356, Cavendish Road SW12 0PP	SW12 0PP	SW12 0	26/10/2023	£863,000	£818,215	FALSE	Terraced	106	£8,142	£7,719	Freehold
306a, Cavendish Road SW12 0PJ	SW12 0PJ	SW12 0	28/01/2022	£800,000	£780,882	FALSE	Flat	97.6	£8,197	£8,001	Leasehold
Flat 6, 140, Cavendish Road SW12 0DD	SW12 0DD	SW12 0	15/02/2023	£535,015	£519,841	FALSE	Flat	60	£8,917	£8,664	Leasehold
Flat 1, 346, Cavendish Road SW12 0PJ	SW12 0PJ	SW12 0	21/04/2023	£675,000	£671,208	FALSE	Flat	69	£9,783	£9,728	Leasehold
Flat 2, 150, Cavendish Road SW12 0DB	SW12 0DB	SW12 0	09/06/2023	£420,000	£417,250	FALSE	Flat	37	£11,351	£11,277	Leasehold
		SW12 0 Average							£8,553	£8,312	East of Balham S
74, Alderbrook Road, Balham SW12 8AB	SW12 8AB	SW12 8	21/08/2023	£350,000	£348,687	FALSE	Flat	67	£5,224	£5,204	Leasehold
Flat 42, Thurleigh Court, Nightingale Lane SW12 8AP	SW12 8AP	SW12 8	20/02/2023	£400,000	£388,655	FALSE	Flat	69	£5,797	£5,633	Leasehold
Flat 24, Rokeby House, Lochinvar Street SW12 8PX	SW12 8PX	SW12 8	27/05/2022	£445,000	£428,459	FALSE	Flat	75	£5,933	£5,713	Leasehold
Flat 7, Heslop Court, Boundaries Road, Balham SW12 8HH	SW12 8HH	SW12 8	29/06/2022	£400,000	£384,087	FALSE	Flat	64	£6,250	£6,001	Leasehold
Flat 38, Thurleigh Court, Nightingale Lane SW12 8AP	SW12 8AP	SW12 8	22/12/2022	£380,000	£368,548	FALSE	Flat	59	£6,441	£6,247	Leasehold
Flat 3, 10, Wexford Road SW12 8NH	SW12 8NH	SW12 8	27/01/2023	£800,000	£778,735	FALSE	Flat	123	£6,504	£6,331	Leasehold
84a, Caistor Mews SW12 8QW	SW12 8QW	SW12 8	27/05/2022	£450,000	£433,273	FALSE	Flat	68	£6,618	£6,372	Leasehold
Flat 8, Park Court, Balham Park Road SW12 8DS	SW12 8DS	SW12 8	26/06/2023	£450,000	£447,053	FALSE	Flat	70	£6,429	£6,386	Leasehold
Flat 5, Foyer Apartments, 2, Malwood Road SW12 8EN	SW12 8EN	SW12 8	30/05/2022	£660,000	£635,467	FALSE	Flat	99	£6,667	£6,419	Leasehold
Flat 62, Rokeby House, Lochinvar Street SW12 8PX	SW12 8PX	SW12 8	19/01/2023	£310,000	£301,760	FALSE	Flat	47	£6,596	£6,420	Leasehold
102, Alderbrook Road, Balham SW12 8AB	SW12 8AB	SW12 8	27/10/2023	£613,000	£595,614	FALSE	Flat	91	£6,736	£6,545	Leasehold
Flat 3, Park Court, Balham Park Road SW12 8DS	SW12 8DS	SW12 8	15/12/2023	£460,000	£447,363	FALSE	Flat	67	£6,866	£6,677	Leasehold
80, Oldridge Road SW12 8QA	SW12 8QA	SW12 8	17/04/2023	£317,000	£315,219	FALSE	Flat	47	£6,745	£6,707	Leasehold
Flat 17, Ivanhoe House, Rinaldo Road SW12 8PS	SW12 8PS	SW12 8	27/06/2022	£400,000	£384,087	FALSE	Flat	57	£7,018	£6,738	Leasehold
Flat 14, Holmside Court, Nightingale Lane SW12 8TA	SW12 8TA	SW12 8	18/01/2022	£330,000	£322,114	FALSE	Flat	46	£7,174	£7,002	Leasehold
Flat 4, Holmside Court, Nightingale Lane SW12 8TA	SW12 8TA	SW12 8	14/02/2023	£600,000	£582,983	FALSE	Flat	83	£7,229	£7,024	Leasehold
152, Ramsden Road SW12 8RE	SW12 8RE	SW12 8	20/01/2023	£700,000	£681,393	FALSE	Flat	95	£7,368	£7,173	Leasehold
Flat 2, 15, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	26/08/2022	£490,000	£460,106	FALSE	Flat	64	£7,656	£7,189	Leasehold
Flat A, 13, Thurleigh Road SW12 8UB	SW12 8UB	SW12 8	12/12/2023	£855,000	£831,511	FALSE	Flat	115	£7,435	£7,231	Leasehold
Flat 102, Hightrees House, Nightingale Lane SW12 8AH	SW12 8AH	SW12 8	19/07/2023	£407,500	£406,352	FALSE	Flat	56	£7,277	£7,256	Leasehold
Flat 7, St Anthonys Court, 64, Nightingale Lane SW12 8NS	SW12 8NS	SW12 8	25/08/2023	£635,000	£632,617	FALSE	Flat	87	£7,299	£7,271	Leasehold
Flat 5, 80, Balham Park Road SW12 8EA	SW12 8EA	SW12 8	28/04/2022	£549,000	£523,844	FALSE	Flat	72	£7,625	£7,276	Leasehold
Flat 4, 129, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	26/05/2023	£550,000	£548,966	FALSE	Flat	75	£7,333	£7,320	Leasehold
47a, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	27/03/2023	£1,640,000	£1,561,905	FALSE	Semi_Detached	212	£7,736	£7,367	Freehold
6, Pakenham Close SW12 8EH	SW12 8EH	SW12 8	04/03/2024	£346,425	£346,425	FALSE	Flat	47	£7,371	£7,371	Leasehold
Flat A, Hightrees House, Nightingale Lane SW12 8AQ	SW12 8AQ	SW12 8	26/08/2022	£535,000	£502,361	FALSE	Flat	67	£7,985	£7,498	Leasehold
Flat 4, 10, Lysias Road SW12 8BP	SW12 8BP	SW12 8	17/03/2023	£427,700	£420,183	FALSE	Flat	56	£7,638	£7,503	Leasehold
114, Alderbrook Road, Balham SW12 8AA	SW12 8AA	SW12 8	24/08/2023	£1,030,000	£1,001,292	FALSE	Terraced	133	£7,744	£7,529	Freehold
35, Mayford Road SW12 8SE	SW12 8SE	SW12 8	21/10/2022	£767,500	£725,165	FALSE	Flat	96	£7,995	£7,554	Leasehold
Flat 12, Heslop Court, Boundaries Road, Balham SW12 8HH	SW12 8HH	SW12 8	17/03/2023	£562,700	£552,810	FALSE	Flat	73	£7,708	£7,573	Leasehold
Flat 8, Kenmore House, 47b, Boundaries Road, Balham SW12 8EU	SW12 8EU	SW12 8	24/04/2023	£535,000	£531,994	FALSE	Flat	70	£7,643	£7,600	Leasehold
68, Sarsfield Road SW12 8HP	SW12 8HP	SW12 8	23/11/2023	£715,000	£685,316	FALSE	Flat	90	£7,944	£7,615	Leasehold
22, Verran Road SW12 8BA	SW12 8BA	SW12 8	15/03/2023	£365,000	£358,585	FALSE	Flat	47	£7,766	£7,629	Leasehold
12, Hunter Close SW12 8EQ	SW12 8EQ	SW12 8	27/11/2023	£359,000	£344,096	FALSE	Flat	45	£7,978	£7,647	Leasehold
Flat 51, Rokeby House, Lochinvar Street SW12 8PX	SW12 8PX	SW12 8	23/05/2022	£495,000	£476,600	FALSE	Flat	62	£7,984	£7,687	Leasehold
Ground Floor Flat, 24, Ramsden Road SW12 8QY	SW12 8QY	SW12 8	29/08/2023	£417,000	£415,435	FALSE					

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
4, Liberty Mews SW12 8EE	SW12 8EE	SW12 8	14/02/2023	£875,000	£839,971	FALSE	Terraced	105	£8,333	£8,000	Freehold
22, Hearnville Road SW12 8RR	SW12 8RR	SW12 8	08/12/2023	£1,540,000	£1,475,887	FALSE	Terraced	184	£8,370	£8,021	Freehold
112b, Gosberton Road SW12 8LQ	SW12 8LQ	SW12 8	21/07/2023	£700,000	£698,028	FALSE	Flat	87	£8,046	£8,023	Leasehold
Flat 9, St Anthonys Court, 64, Nightingale Lane SW12 8NS	SW12 8NS	SW12 8	26/05/2022	£725,000	£698,051	FALSE	Flat	87	£8,333	£8,024	Leasehold
Top Floor Flat, 98, Balham Park Road SW12 8EA	SW12 8EA	SW12 8	23/11/2023	£505,150	£484,178	FALSE	Flat	60	£8,419	£8,070	Leasehold
12b, Blandfield Road SW12 8BG	SW12 8BG	SW12 8	17/11/2023	£659,101	£631,738	FALSE	Flat	77	£8,560	£8,204	Leasehold
17, Gosberton Road SW12 8LE	SW12 8LE	SW12 8	24/08/2022	£1,650,000	£1,535,287	FALSE	Terraced	187	£8,824	£8,210	Freehold
49, Penrose Court, 20, Boundaries Road, Balham SW12 8BY	SW12 8BY	SW12 8	24/03/2023	£645,000	£633,663	FALSE	Flat	77	£8,377	£8,229	Leasehold
Flat 3, 29, Ouseley Road SW12 8ED	SW12 8ED	SW12 8	29/07/2022	£490,500	£469,289	FALSE	Flat	57	£8,605	£8,233	Leasehold
10, St James Terrace, Balham SW12 8HJ	SW12 8HJ	SW12 8	30/01/2023	£375,000	£365,032	FALSE	Flat	44	£8,523	£8,296	Leasehold
20, St James Terrace, Balham SW12 8HJ	SW12 8HJ	SW12 8	19/08/2022	£385,000	£361,512	FALSE	Flat	43	£8,953	£8,407	Leasehold
34a, Hearnville Road SW12 8RR	SW12 8RR	SW12 8	21/10/2022	£757,000	£715,244	FALSE	Flat	85	£8,906	£8,415	Leasehold
Flat 3, Sorrento Court, 62, St James'S Drive SW12 8SX	SW12 8SX	SW12 8	22/02/2024	£510,000	£505,243	FALSE	Flat	60	£8,500	£8,421	Leasehold
Flat 5, 22, Lochinvar Street SW12 8QP	SW12 8QP	SW12 8	17/10/2023	£565,000	£548,975	FALSE	Flat	65	£8,692	£8,446	Leasehold
Flat 6, Assisi Court, 60a, St James'S Drive SW12 8UU	SW12 8UU	SW12 8	13/10/2023	£510,000	£495,535	FALSE	Flat	58.63	£8,699	£8,452	Leasehold
79d, Mayford Road SW12 8SH	SW12 8SH	SW12 8	22/11/2023	£665,000	£637,392	FALSE	Flat	75	£8,867	£8,499	Leasehold
Flat 2, 89, Sarsfeld Road SW12 8HT	SW12 8HT	SW12 8	25/07/2022	£535,000	£511,865	FALSE	Flat	60	£8,917	£8,531	Leasehold
26, Malwood Road SW12 8EN	SW12 8EN	SW12 8	18/11/2022	£1,920,000	£1,784,615	FALSE	Semi_Detached	209	£9,187	£8,539	Freehold
93, Tantallon Road SW12 8DQ	SW12 8DQ	SW12 8	20/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	124	£8,871	£8,595	Freehold
32, Calbourne Road SW12 8LP	SW12 8LP	SW12 8	24/05/2023	£1,400,000	£1,396,360	FALSE	Terraced	162	£8,642	£8,620	Freehold
97, Alderbrook Road, Balham SW12 8AD	SW12 8AD	SW12 8	09/11/2023	£1,100,000	£1,033,551	FALSE	Terraced	119	£9,244	£8,685	Freehold
Flat 4, 60e, Oldridge Road SW12 8PW	SW12 8PW	SW12 8	25/02/2022	£590,000	£573,266	FALSE	Flat	66	£8,939	£8,686	Leasehold
1b, Oldridge Road SW12 8PQ	SW12 8PQ	SW12 8	26/08/2022	£765,000	£718,329	FALSE	Flat	82.36	£9,288	£8,722	Leasehold
58, Temperley Road SW12 8QD	SW12 8QD	SW12 8	28/07/2023	£1,280,000	£1,258,138	FALSE	Terraced	144	£8,889	£8,737	Freehold
Flat 5, 155, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	29/06/2022	£730,000	£700,958	FALSE	Flat	80	£9,125	£8,762	Leasehold
First Floor Flat, 43, Lysias Road SW12 8BW	SW12 8BW	SW12 8	15/03/2024	£765,500	£765,500	FALSE	Flat	87	£8,799	£8,799	Leasehold
25, Badminton Road SW12 8BN	SW12 8BN	SW12 8	17/11/2023	£780,000	£732,882	FALSE	Terraced	83	£9,398	£8,830	Leasehold
96, Tantallon Road SW12 8DH	SW12 8DH	SW12 8	28/04/2023	£1,555,000	£1,537,633	FALSE	Terraced	174	£8,937	£8,837	Freehold
75c, Nightingale Lane SW12 8LY	SW12 8LY	SW12 8	25/02/2022	£810,200	£787,221	FALSE	Flat	89	£9,103	£8,845	Leasehold
34, Ouseley Road SW12 8EF	SW12 8EF	SW12 8	21/02/2022	£2,135,000	£2,069,006	FALSE	Semi_Detached	233	£9,163	£8,880	Freehold
98a, Endlesham Road, Balham SW12 8JL	SW12 8JL	SW12 8	28/04/2022	£720,016	£687,023	FALSE	Flat	77.3	£9,315	£8,888	Leasehold
Flat 3, 23, Ramsden Road SW12 8QX	SW12 8QX	SW12 8	17/08/2023	£625,000	£622,655	FALSE	Flat	70	£8,929	£8,895	Leasehold
77c, Nightingale Lane SW12 8LY	SW12 8LY	SW12 8	21/12/2023	£770,186	£749,027	FALSE	Flat	84.18	£9,149	£8,898	Leasehold
Apartment 27, 3, Florence Way SW12 8EW	SW12 8EW	SW12 8	24/03/2022	£582,500	£561,357	FALSE	Flat	63	£9,246	£8,910	Leasehold
52c, Ramsden Road SW12 8QZ	SW12 8QZ	SW12 8	23/11/2023	£450,000	£431,318	FALSE	Flat	48	£9,375	£8,986	Leasehold
48, Bracken Avenue SW12 8BH	SW12 8BH	SW12 8	21/10/2022	£1,320,000	£1,223,285	FALSE	Terraced	136	£9,706	£8,995	Freehold
The Basement Flat At, 37, Sarsfeld Road SW12 8HR	SW12 8HR	SW12 8	18/02/2022	£842,500	£818,605	FALSE	Flat	91	£9,258	£8,996	Leasehold
10, Oldridge Road SW12 8PG	SW12 8PG	SW12 8	28/04/2022	£1,175,000	£1,136,492	FALSE	Terraced	126	£9,325	£9,020	Freehold
Flat 3, 25, Ramsden Road SW12 8QX	SW12 8QX	SW12 8	13/11/2023	£480,000	£460,072	FALSE	Flat	51	£9,412	£9,021	Leasehold
58a, Fernside Road SW12 8LL	SW12 8LL	SW12 8	26/09/2023	£740,000	£723,646	FALSE	Flat	80	£9,250	£9,046	Leasehold
64, Ramsden Road SW12 8QZ	SW12 8QZ	SW12 8	16/12/2022	£1,700,000	£1,619,785	FALSE	Terraced	179	£9,497	£9,049	Freehold
Flat 111, Hightrees House, Nightingale Lane SW12 8AH	SW12 8AH	SW12 8	27/03/2023	£379,500	£372,830	FALSE	Flat	41	£9,256	£9,093	Leasehold
Flat 1, 9, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	18/02/2022	£440,000	£427,521	FALSE	Flat	47	£9,362	£9,096	Leasehold
73, Mayford Road SW12 8SH	SW12 8SH	SW12 8	29/09/2022	£435,000	£409,548	FALSE	Flat	45	£9,667	£9,101	Leasehold
47, Denning Mews SW12 8QT	SW12 8QT	SW12 8	25/08/2022	£475,000	£446,021	FALSE	Flat	49	£9,694	£9,102	Leasehold
35, Sudbrooke Road SW12 8TQ	SW12 8TQ	SW12 8	26/08/2022	£1,860,000	£1,711,023	FALSE	Semi_Detached	187	£9,947	£9,150	Freehold
33, Calbourne Road SW12 8LW	SW12 8LW	SW12 8	20/09/2022	£1,834,444	£1,694,579	FALSE	Terraced	184	£9,970	£9,210	Freehold
98, Ramsden Road SW12 8RB	SW12 8RB	SW12 8	27/07/2023	£2,751,115	£2,654,986	FALSE	Semi_Detached	288	£9,552	£9,219	Freehold
37, Endlesham Road, Balham SW12 8JX	SW12 8JX	SW12 8	17/01/2022	£1,970,000	£1,946,326	FALSE	Terraced	210	£9,381	£9,268	Freehold
20, Thurleigh Avenue SW12 8AW	SW12 8AW	SW12 8	20/09/2022	£1,707,007	£1,557,929	FALSE	Semi_Detached	168	£10,161	£9,273	Freehold
31, Fernside Road SW12 8LN	SW12 8LN	SW12 8	14/12/2023	£1,715,750	£1,644,320	FALSE	Terraced	177	£9,694	£9,290	Freehold
28, Blandfield Road SW12 8BG	SW12 8BG	SW12 8	17/06/2022	£900,000	£864,195	FALSE	Flat	93	£9,677	£9,292	Leasehold
24, Ravenslea Road SW12 8RY	SW12 8RY	SW12 8	08/12/2023	£1,860,000	£1,782,565	FALSE	Terraced	191	£9,738	£9,333	Freehold
51, Calbourne Road SW12 8LW	SW12 8LW	SW12 8	24/08/2022	£1,525,007	£1,418,984	FALSE	Terraced	152	£10,033	£9,335	Freehold
19, Bellamy Street SW12 8BT	SW12 8BT	SW12 8	20/09/2022	£1,315,000	£1,214,739	FALSE	Terraced	130	£10,115	£9,344	Freehold
11, Birchlands Avenue SW12 8ND	SW12 8ND	SW12 8	25/03/2022	£1,635,000	£1,598,883	FALSE	Terraced	171	£9,561	£9,350	Freehold
20, Linnet Mews SW12 8JE	SW12 8JE	SW12 8	15/12/2023	£625,000	£598,980	FALSE	Terraced	64	£9,766	£9,359	Freehold
Flat 57, Hightrees House, Nightingale Lane SW12 8AH	SW12 8AH	SW12 8	28/04/2022	£472,000	£450,372	FALSE	Flat	48	£9,833	£9,383	Leasehold
113, Ramsden Road SW12 8RD	SW12 8RD	SW12 8	21/01/2022	£1,550,000	£1,531,373	FALSE	Terraced	163	£9,509	£9,395	Freehold
Flat 2, 129, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	26/05/2023	£425,000	£424,201	FALSE	Flat	45	£9,444	£9,427	Leasehold
70, Mayford Road SW12 8SN	SW12 8SN	SW12 8	28/01/2022	£725,000	£707,675	FALSE	Flat	75	£9,667	£9,436	Leasehold
Flat 2, Audiology House, 45, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	17/01/2022	£725,000	£707,675	TRUE	Flat	75	£9,667	£9,436	Leasehold
Flat 3, 12, Lysias Road SW12 8BP	SW12 8BP	SW12 8	27/01/2023	£475,000	£462,374	FALSE	Flat	49	£9,694	£9,436	Leasehold
85, Boundaries Road, Balham SW12 8HA	SW12 8HA	SW12 8	10/02/2023	£841,060	£812,752	FALSE	Flat	86	£9,780	£9,451	Leasehold
33, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	25/08/2022	£1,050,000	£965,900	FALSE	Semi_Detached	102	£10,294	£9,470	Freehold
143, Ravenslea Road SW12 8RT	SW12 8RT	SW12 8	25/02/2022	£1,300,000	£1,279,983	FALSE	Terraced	135	£9,630	£9,481	Freehold
40, Gosberton Road SW12 8LF	SW12 8LF	SW12 8	19/01/2022	£1,430,000	£1,412,815	FALSE	Terraced	149	£9,597	£9,482	Freehold
22, Airedale Road SW12 8SF	SW12 8SF	SW12 8	17/08/2023	£1,961,000	£1,906,344	FALSE	Terraced	201	£9,756	£9,484	Freehold
Flat C, 3, Alderbrook Road, Balham SW12 8AF	SW12 8AF	SW12 8	20/10/2023	£490,000	£476,102	FALSE	Flat	50	£9,800	£9,522	Leasehold
10, Badminton Road SW12 8BN	SW12 8BN	SW12 8	06/04/2023	£852,311	£847,523	FALSE	Flat	89	£9,577	£9,523	Leasehold
Flat 2, 4, Balham Grove SW12 8AY	SW12 8AY	SW12 8	22/09/2023	£800,000	£782,320	FALSE	Flat	82	£9,756	£9,540	Leasehold
121, Ramsden Road SW12 8RD	SW12 8RD	SW12 8	21/07/2023	£1,930,000	£1,897,037	FALSE	Terraced	198	£9,747	£9,581	Freehold
1, Liberty Mews SW12 8EE	SW12 8EE	SW12 8	24/11/2023	£500,000	£479,242	FALSE	Flat	50	£10,000	£9,585	Leasehold
18, Endlesham Road, Balham SW12 8JU	SW12 8JU	SW12 8	27/05/2022	£3,000,000	£2,680,800	FALSE	Detached	279	£10,753	£9,609	Freehold
135, Nightingale Lane SW12 8NE	SW12 8NE	SW12 8	29/08/2023	£2,400,000	£2,291,358	FALSE	Semi_Detached	237	£10,127	£9,668	Freehold
94, Balham Park Road SW12 8EA	SW12 8EA	SW12 8	27/04/2022	£2,342,000	£2,226,820	FALSE	Semi_Detached	230	£10,183	£9,682	Freehold
30a, Ramsden Road SW12 8QY	SW12 8QY	SW12 8	22/08/2023	£700,000	£697,373	FALSE	Flat	72	£9,722	£9,686	Leasehold
40, Linnet Mews SW12 8JE	SW12 8JE	SW12 8	25/08/2022	£625,000	£581,548	FALSE	Terraced	60	£10,417	£9,692	Freehold
8b, Balham Grove SW12 8AY	SW12 8AY	SW12 8	19/07/2023	£1,080,000	£1,076,958	FALSE	Flat	111	£9,730	£9,702	Leasehold
33, Sudbrooke Road SW12 8TQ	SW12 8TQ	SW12 8	10/02/2023	£2,600,000	£2,448,052	FALSE	Semi_Detached	252	£10,317	£9,714	Freehold
14, Bowling Green Square SW12 8JT	SW12 8JT	SW12 8	18/02/2022	£1,250,000	£1,230,753	TRUE	Terraced	126	£9,921	£9,768	Freehold
5c, Thurleigh Avenue SW12 8AN	SW12 8AN	SW12 8	26/05/2022	£690,000	£664,352	FALSE	Flat	68	£10,147	£9,770	Leasehold
Flat 1, 58, Ramsden Road SW12 8QZ	SW12 8QZ	SW12 8	24/03/2023	£587,000	£576,683	FALSE	Flat	59	£9,949	£9,774	Leasehold
Flat E, 11, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	29/07/2022	£450,000	£430,541	FALSE	Flat	44	£10,227	£9,785	Leasehold
42, Thurleigh Road SW12 8UD	SW12 8UD	SW12 8	29/04/2022	£2,500,000	£2,377,049	FALSE	Semi_Detached	242	£10,331	£9,823	Freehold
Flat 18, Audiology House, 45, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	22/04/2022	£900,000	£858,760	TRUE	Flat	87	£10,345	£9,871	Leasehold
88, Thurleigh Road SW12 8TT	SW12 8TT	SW12 8	29/04/2022	£1,600,000	£1,521,311	FALSE	Semi_Detached	153	£10,458	£9,943	Freehold
54, Mayford Road SW12 8SN	SW12 8SN	SW12 8	22/08/2023	£1,618,250	£1,573,147	FALSE	Terraced	158	£10,242	£9,957	Freehold
5, Penny Mews SW12 8PU	SW12 8PU	SW12 8	25/05/2022	£642,000	£622,005	FALSE	Terraced	62	£10,355	£10,032	

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
68, Chestnut Grove SW12 8JJ	SW12 8JJ	SW12 8	25/03/2022	£2,500,000	£2,444,775	FALSE	Terraced	238	£10,504	£10,272	Freehold
30a, Endlesham Road, Balham SW12 8JU	SW12 8JU	SW12 8	05/01/2024	£577,000	£566,858	FALSE	Flat	55	£10,491	£10,307	Leasehold
80a, Endlesham Road, Balham SW12 8JL	SW12 8JL	SW12 8	29/07/2022	£900,000	£861,081	FALSE	Flat	83	£10,843	£10,374	Leasehold
Flat C, 18, Malwood Road SW12 8EN	SW12 8EN	SW12 8	27/09/2022	£795,000	£748,484	FALSE	Flat	72	£11,042	£10,396	Leasehold
33, Tantallon Road SW12 8DF	SW12 8DF	SW12 8	25/08/2022	£875,000	£821,618	FALSE	Flat	79	£11,076	£10,400	Leasehold
Flat 3, Audiology House, 45, Nightingale Lane SW12 8SU	SW12 8SU	SW12 8	18/02/2022	£730,000	£709,296	TRUE	Flat	68	£10,735	£10,431	Leasehold
49, Thurleigh Road SW12 8TZ	SW12 8TZ	SW12 8	25/07/2023	£2,975,000	£2,924,189	FALSE	Terraced	279	£10,663	£10,481	Freehold
Flat 3, 6, Lysias Road SW12 8BP	SW12 8BP	SW12 8	23/06/2022	£535,500	£514,196	FALSE	Flat	49	£10,929	£10,494	Leasehold
Flat 3, 129, Endlesham Road, Balham SW12 8JN	SW12 8JN	SW12 8	26/05/2023	£475,000	£474,107	FALSE	Flat	45	£10,556	£10,536	Leasehold
Flat 2, 1, Heslop Road SW12 8EG	SW12 8EG	SW12 8	14/04/2023	£350,000	£348,034	FALSE	Flat	33	£10,606	£10,546	Leasehold
75, Calbourne Road SW12 8LS	SW12 8LS	SW12 8	18/02/2022	£1,760,100	£1,732,998	FALSE	Terraced	164	£10,732	£10,567	Freehold
57, Thurleigh Road SW12 8TZ	SW12 8TZ	SW12 8	17/03/2023	£4,100,000	£3,663,760	FALSE	Detached	346	£11,850	£10,589	Freehold
27, Western Lane SW12 8JS	SW12 8JS	SW12 8	20/06/2022	£1,175,000	£1,133,634	FALSE	Terraced	107	£10,981	£10,595	Freehold
Ground Floor Flat, 47, Alderbrook Road, Balham SW12 8AD	SW12 8AD	SW12 8	21/07/2023	£990,000	£987,211	FALSE	Flat	93	£10,645	£10,615	Leasehold
44b, Alderbrook Road, Balham SW12 8AE	SW12 8AE	SW12 8	27/09/2023	£880,000	£860,552	FALSE	Flat	81	£10,864	£10,624	Leasehold
184a, Ramsden Road SW12 8RE	SW12 8RE	SW12 8	20/02/2023	£1,170,000	£1,136,816	FALSE	Flat	107	£10,935	£10,624	Leasehold
30, Tantallon Road SW12 8DG	SW12 8DG	SW12 8	28/09/2023	£1,525,000	£1,449,443	FALSE	Terraced	136	£11,213	£10,658	Freehold
3, Sumburgh Road SW12 8AJ	SW12 8AJ	SW12 8	12/12/2023	£1,915,000	£1,804,549	FALSE	Semi_Detached	169	£11,331	£10,678	Freehold
35, Ouseley Road SW12 8ED	SW12 8ED	SW12 8	20/09/2022	£2,100,000	£1,916,601	FALSE	Semi_Detached	179	£11,732	£10,707	Freehold
76, Bellamy Street SW12 8BU	SW12 8BU	SW12 8	16/01/2023	£1,040,000	£997,533	FALSE	Terraced	93	£11,183	£10,726	Freehold
14, Morella Road SW12 8UH	SW12 8UH	SW12 8	24/03/2022	£2,550,000	£2,493,670	FALSE	Terraced	232	£10,991	£10,749	Freehold
First Floor Flat, 29, Ouseley Road SW12 8ED	SW12 8ED	SW12 8	28/07/2023	£625,000	£623,239	FALSE	Flat	57	£10,965	£10,934	Leasehold
92a, Endlesham Road, Balham SW12 8JL	SW12 8JL	SW12 8	27/11/2023	£700,000	£670,939	FALSE	Flat	61	£11,475	£10,999	Leasehold
36, Blandfield Road SW12 8BG	SW12 8BG	SW12 8	28/06/2023	£1,350,000	£1,333,777	FALSE	Terraced	121	£11,157	£11,023	Freehold
Flat 1, 42 - 44, Tantallon Road SW12 8DG	SW12 8DG	SW12 8	22/02/2022	£885,057	£859,955	FALSE	Flat	78	£11,347	£11,025	Leasehold
Flat 2, 12, Lysias Road SW12 8BP	SW12 8BP	SW12 8	30/05/2023	£625,000	£623,825	FALSE	Flat	56	£11,161	£11,140	Leasehold
62, Bellamy Street SW12 8BU	SW12 8BU	SW12 8	28/06/2022	£1,105,000	£1,066,098	FALSE	Terraced	95	£11,632	£11,222	Freehold
49, Ramsden Road SW12 8RA	SW12 8RA	SW12 8	22/08/2023	£1,150,000	£1,145,685	FALSE	Flat	102	£11,275	£11,232	Leasehold
First And Second Floor Flat, 58, Alderbrook Road SW12 8AB	SW12 8AB	SW12 8	26/08/2022	£1,033,131	£970,102	FALSE	Flat	86	£12,013	£11,280	Leasehold
63, Balham Grove SW12 8BD	SW12 8BD	SW12 8	09/06/2023	£950,000	£938,584	FALSE	Terraced	83	£11,446	£11,308	Freehold
Ground Floor Flat, 28, Hearnville Road SW12 8RR	SW12 8RR	SW12 8	23/08/2023	£625,000	£622,655	FALSE	Flat	55	£11,364	£11,321	Leasehold
15, Linnet Mews SW12 8JE	SW12 8JE	SW12 8	27/05/2022	£675,000	£653,977	FALSE	Terraced	57	£11,842	£11,473	Freehold
6, Old Park Avenue SW12 8RH	SW12 8RH	SW12 8	30/03/2022	£4,190,000	£4,010,231	FALSE	Semi_Detached	339	£12,360	£11,830	Freehold
13, Badminton Road SW12 8BN	SW12 8BN	SW12 8	19/09/2023	£875,000	£855,663	FALSE	Flat	72	£12,153	£11,884	Leasehold
138, Thurleigh Road SW12 8TU	SW12 8TU	SW12 8	27/04/2022	£2,215,000	£2,142,408	FALSE	Terraced	178	£12,444	£12,036	Freehold
19, Western Lane SW12 8JS	SW12 8JS	SW12 8	08/01/2024	£1,250,000	£1,228,030	FALSE	Flat	102	£12,255	£12,040	Leasehold
73, Endlesham Road, Balham SW12 8JY	SW12 8JY	SW12 8	21/03/2023	£1,114,000	£1,087,544	FALSE	Terraced	90	£12,378	£12,084	Freehold
47, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	25/03/2022	£1,300,000	£1,271,283	FALSE	Terraced	101	£12,871	£12,587	Freehold
Flat 1, 44, Airedale Road SW12 8SF	SW12 8SF	SW12 8	27/10/2023	£707,500	£687,434	FALSE	Flat	54	£13,102	£12,730	Leasehold
8, Alderbrook Road, Balham SW12 8AG	SW12 8AG	SW12 8	25/10/2022	£1,205,000	£1,130,400	FALSE	Flat	87	£13,851	£12,993	Freehold
Flat A, 14, Lysias Road SW12 8BP	SW12 8BP	SW12 8	27/09/2022	£985,000	£927,367	FALSE	Flat	71	£13,873	£13,062	Leasehold
111, Thurleigh Road SW12 8TY	SW12 8TY	SW12 8	18/11/2022	£1,680,000	£1,561,538	FALSE	Semi_Detached	113	£14,867	£13,819	Freehold
38a, Ravenslea Road SW12 8RX	SW12 8RX	SW12 8	23/06/2023	£735,000	£730,187	FALSE	Flat	51	£14,412	£14,317	Leasehold
3, Western Lane SW12 8JS	SW12 8JS	SW12 8	25/10/2022	£1,295,000	£1,186,572	FALSE	Semi_Detached	82	£15,793	£14,470	Freehold
57, Sarsfeld Road SW12 8HR	SW12 8HR	SW12 8	19/01/2022	£2,250,000	£2,180,451	FALSE	Semi_Detached	149.27	£15,073	£14,607	Freehold
18, Balham Park Road SW12 8DU	SW12 8DU	SW12 8	20/07/2023	£1,340,000	£1,293,178	FALSE	Flat	77	£17,403	£16,795	Freehold
Flat C, 17, Balham Grove SW12 8AZ	SW12 8AZ	SW12 8	25/08/2023	£732,000	£729,253	FALSE	Flat	42	£17,429	£17,363	Leasehold
1, Bowling Green Square SW12 8JT	SW12 8JT	SW12 8	24/02/2022	£1,700,000	£1,673,824	TRUE	Flat	87	£19,540	£19,239	Freehold
3, Bowling Green Square SW12 8JT	SW12 8JT	SW12 8	25/02/2022	£1,650,000	£1,624,594	TRUE	Flat	83	£19,880	£19,573	Freehold
		SW12 8 Average							£9,724	£9,395	North West of Ba
35, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	27/01/2023	£945,000	£919,881	FALSE	Flat	182	£5,192	£5,054	Leasehold
129, Larch Close SW12 9SX	SW12 9SX	SW12 9	17/06/2022	£394,000	£378,325	FALSE	Flat	70	£5,629	£5,405	Leasehold
37, Culverden Road SW12 9LT	SW12 9LT	SW12 9	29/09/2023	£1,455,200	£1,361,316	FALSE	Semi_Detached	249	£5,844	£5,467	Freehold
Flat B, 63, Sistova Road SW12 9QR	SW12 9QR	SW12 9	21/10/2022	£520,000	£491,317	FALSE	Flat	87	£5,977	£5,647	Leasehold
10, Cathles Road SW12 9LD	SW12 9LD	SW12 9	14/03/2023	£786,685	£768,002	FALSE	Terraced	135	£5,827	£5,689	Freehold
Flat 1, 9 - 11, Balham High Road SW12 9AJ	SW12 9AJ	SW12 9	21/10/2022	£340,000	£321,246	FALSE	Flat	53	£6,415	£6,061	Leasehold
Lower Maisonette, 18, Hazelbourne Road SW12 9NS	SW12 9NS	SW12 9	21/10/2022	£605,000	£571,628	FALSE	Flat	93	£6,505	£6,147	Leasehold
Flat 1, 163, Balham Hill SW12 9DJ	SW12 9DJ	SW12 9	29/06/2022	£526,000	£505,074	FALSE	Flat	82	£6,415	£6,159	Leasehold
Flat 27, Coalbrook Mansions, Bedford Hill, Balham SW12 9RJ	SW12 9RJ	SW12 9	12/05/2023	£360,000	£359,323	FALSE	Flat	58	£6,207	£6,195	Leasehold
Flat A, 67, Fernlea Road SW12 9RR	SW12 9RR	SW12 9	29/03/2023	£310,000	£304,551	FALSE	Flat	48	£6,458	£6,345	Leasehold
Flat 2, Westwood House, 47, Old Devonshire Road SW12 9RF	SW12 9RF	SW12 9	16/02/2023	£600,000	£582,983	FALSE	Flat	91	£6,593	£6,406	Leasehold
Flat A, 81, Bedford Hill SW12 9HD	SW12 9HD	SW12 9	25/10/2022	£405,000	£382,660	FALSE	Flat	59	£6,864	£6,486	Leasehold
52a, Dornton Road SW12 9NE	SW12 9NE	SW12 9	30/08/2023	£530,000	£528,011	FALSE	Flat	81	£6,543	£6,519	Leasehold
Flat 4, Coalbrook Mansions, Bedford Hill, Balham SW12 9RJ	SW12 9RJ	SW12 9	28/09/2022	£600,000	£564,894	FALSE	Flat	85	£7,059	£6,646	Leasehold
Flat 6, 192, Bedford Hill, Balham SW12 9HL	SW12 9HL	SW12 9	21/02/2022	£409,950	£398,323	FALSE	Flat	59	£6,948	£6,751	Leasehold
Flat 2, 2b, Balham New Road SW12 9PG	SW12 9PG	SW12 9	26/09/2022	£260,000	£244,787	FALSE	Flat	36	£7,222	£6,800	Leasehold
69, Cathles Road SW12 9LF	SW12 9LF	SW12 9	22/02/2023	£1,850,000	£1,775,938	FALSE	Terraced	259	£7,143	£6,857	Freehold
Flat 5, 5, Fernlea Road SW12 9RT	SW12 9RT	SW12 9	18/12/2023	£290,000	£282,033	FALSE	Flat	41	£7,073	£6,879	Leasehold
21, Hanson Close SW12 9QA	SW12 9QA	SW12 9	28/07/2023	£325,000	£324,085	FALSE	Flat	47	£6,915	£6,895	Leasehold
12, Ethelbert Street SW12 9RS	SW12 9RS	SW12 9	11/03/2024	£320,000	£320,000	FALSE	Flat	46	£6,957	£6,957	Leasehold
Flat D, 144, Bedford Hill, Balham SW12 9HW	SW12 9HW	SW12 9	21/07/2023	£300,000	£299,155	FALSE	Flat	43	£6,977	£6,957	Leasehold
Flat 1, 16, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	24/08/2023	£595,000	£592,767	FALSE	Flat	85	£7,000	£6,974	Leasehold
Flat 4, 103, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	20/10/2023	£440,000	£427,521	FALSE	Flat	61	£7,213	£7,009	Leasehold
39, Balham New Road SW12 9PH	SW12 9PH	SW12 9	17/06/2022	£330,000	£316,872	FALSE	Flat	45	£7,333	£7,042	Leasehold
Flat 3, 51, Fernlea Road SW12 9RT	SW12 9RT	SW12 9	23/08/2022	£825,000	£774,668	FALSE	Flat	110	£7,500	£7,042	Leasehold
75, Cathles Road SW12 9LF	SW12 9LF	SW12 9	10/02/2023	£1,350,000	£1,295,955	FALSE	Terraced	183	£7,377	£7,082	Freehold
Flat 2, 161, Balham Hill SW12 9DJ	SW12 9DJ	SW12 9	15/12/2023	£425,000	£413,324	FALSE	Flat	58	£7,328	£7,126	Leasehold
141, Larch Close SW12 9SX	SW12 9SX	SW12 9	16/01/2024	£335,000	£329,112	FALSE	Flat	46	£7,283	£7,155	Leasehold
44, Larch Close SW12 9SY	SW12 9SY	SW12 9	04/01/2024	£644,000	£623,418	FALSE	Terraced	87	£7,402	£7,166	Freehold
Flat 1, 20, Old Devonshire Road SW12 9RB	SW12 9RB	SW12 9	20/12/2023	£550,000	£534,890	FALSE	Flat	74	£7,432	£7,228	Leasehold
Ground Floor Flat, 106, Fernlea Road SW12 9RW	SW12 9RW	SW12 9	17/01/2022	£705,000	£688,153	FALSE	Flat	95	£7,421	£7,244	Leasehold
58, Yukon Road SW12 9PX	SW12 9PX	SW12 9	22/02/2022	£555,000	£546,454	FALSE	Terraced	75	£7,400	£7,286	Leasehold
29b, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	16/06/2023	£607,500	£603,522	FALSE	Flat	82	£7,409	£7,360	Leasehold
Flat 34, Dalton House, Balham Hill SW12 9DN	SW12 9DN	SW12 9	23/02/2022	£447,000	£434,322	FALSE	Flat	59	£7,576	£7,361	Leasehold
54a, Yukon Road SW12 9PX	SW12 9PX	SW12 9	21/10/2022	£940,000	£888,149	FALSE	Flat	120	£7,833	£7,401	Leasehold
10, Little Dimocks SW12 9JH	SW12 9JH	SW12 9	11/12/2023	£354,000	£344,275	FALSE	Flat	46	£7,696	£7,484	Leasehold
Upper Maisonette, 74, Hazelbourne Road SW12 9NS	SW12 9NS	SW12 9	24/02/2023	£765,000	£743,303	FALSE	Flat	99	£7,727	£7,508	Leasehold
21, Harberson Road SW12 9QW	SW12 9QW	SW12 9	19/08/2022	£1,200,000	£1,103,886	FALSE	Semi_Detached	147	£8,163	£7,509	Freehold
5a, Fontenoy Road SW12 9LZ	SW12 9LZ	SW12 9	19/10/2023	£9							

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
92, Rossiter Road SW12 9RX	SW12 9RX	SW12 9	21/04/2023	£1,300,000	£1,292,697	FALSE	Flat	166	£7,831	£7,787	Leasehold
81, Sistova Road SW12 9QR	SW12 9QR	SW12 9	14/04/2023	£1,687,500	£1,628,536	FALSE	Semi_Detached	209	£8,074	£7,792	Freehold
17, Shipka Road SW12 9QP	SW12 9QP	SW12 9	26/02/2024	£955,000	£937,089	FALSE	Terraced	120	£7,958	£7,809	Freehold
21, Dagnan Road SW12 9LH	SW12 9LH	SW12 9	26/05/2023	£1,100,000	£1,097,140	FALSE	Terraced	140	£7,857	£7,837	Freehold
Flat 4, Dalton House, Balham Hill SW12 9DN	SW12 9DN	SW12 9	21/01/2022	£475,000	£463,649	FALSE	Flat	59	£8,051	£7,858	Leasehold
7, Cornford Grove SW12 9JE	SW12 9JE	SW12 9	23/08/2023	£2,010,000	£1,919,012	FALSE	Semi_Detached	244	£8,238	£7,865	Freehold
44, Hillgate Place SW12 9ES	SW12 9ES	SW12 9	22/09/2023	£555,000	£542,735	FALSE	Flat	69	£8,043	£7,866	Leasehold
33, Cathles Road SW12 9LE	SW12 9LE	SW12 9	30/03/2023	£1,040,099	£1,015,398	FALSE	Terraced	129	£8,063	£7,871	Freehold
10, Culverden Road SW12 9LP	SW12 9LP	SW12 9	22/06/2023	£1,150,000	£1,136,180	FALSE	Terraced	144	£7,986	£7,890	Freehold
Flat 3, 161, Balham Hill SW12 9DJ	SW12 9DJ	SW12 9	22/02/2022	£585,000	£568,408	FALSE	Flat	72	£8,125	£7,895	Leasehold
Flat 22, Graham House, Balham Hill SW12 9EH	SW12 9EH	SW12 9	28/04/2023	£397,500	£395,267	FALSE	Flat	50	£7,950	£7,905	Leasehold
Ground Floor Flat, 109, Cathles Road SW12 9LF	SW12 9LF	SW12 9	05/01/2024	£725,000	£712,257	FALSE	Flat	90	£8,056	£7,914	Leasehold
Flat A, 78, Culverden Road SW12 9LS	SW12 9LS	SW12 9	28/01/2022	£495,000	£483,171	FALSE	Flat	61	£8,115	£7,921	Leasehold
Flat 7, Meyer House, Balham Hill SW12 9EJ	SW12 9EJ	SW12 9	28/11/2022	£265,000	£254,228	FALSE	Flat	32	£8,281	£7,945	Leasehold
10, New Gothic Lodge, 1, Old Devonshire Road SW12 9RE	SW12 9RE	SW12 9	21/01/2022	£525,000	£512,454	FALSE	Flat	64	£8,203	£8,007	Leasehold
Flat C, 144, Bedford Hill, Balham SW12 9HW	SW12 9HW	SW12 9	30/03/2022	£360,000	£346,933	FALSE	Flat	43	£8,372	£8,068	Leasehold
Flat 5, 180, Balham High Road SW12 9BW	SW12 9BW	SW12 9	27/01/2023	£740,000	£720,330	FALSE	Flat	89	£8,315	£8,094	Leasehold
25a, Bedford Hill SW12 9EX	SW12 9EX	SW12 9	26/04/2022	£950,000	£910,764	FALSE	Other	112	£8,482	£8,132	Freehold
7, Ormeley Road SW12 9QF	SW12 9QF	SW12 9	20/12/2022	£1,350,000	£1,286,300	FALSE	Terraced	158	£8,544	£8,141	Freehold
29, Old Devonshire Road SW12 9RD	SW12 9RD	SW12 9	15/12/2023	£1,590,000	£1,523,805	FALSE	Terraced	187	£8,503	£8,149	Freehold
Flat 16, Gateway House, 2a, Balham Hill SW12 9EE	SW12 9EE	SW12 9	15/03/2024	£295,000	£295,000	FALSE	Flat	36	£8,194	£8,194	Leasehold
1, Dinsmore Road SW12 9PT	SW12 9PT	SW12 9	21/01/2022	£1,262,500	£1,247,328	FALSE	Terraced	151	£8,361	£8,260	Freehold
11, Welland House, 34e, Old Devonshire Road SW12 9RB	SW12 9RB	SW12 9	18/11/2022	£450,000	£431,707	FALSE	Flat	52	£8,654	£8,302	Leasehold
83, Cornford Grove SW12 9JE	SW12 9JE	SW12 9	29/08/2023	£375,000	£373,593	FALSE	Flat	45	£8,333	£8,302	Leasehold
Flat F, 119, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	19/05/2023	£500,000	£499,060	FALSE	Flat	60	£8,333	£8,318	Leasehold
58, Dornton Road SW12 9NE	SW12 9NE	SW12 9	28/09/2022	£725,000	£682,580	FALSE	Flat	82	£8,841	£8,324	Leasehold
Flat 28, Coalbrook Mansions, Bedford Hill, Balham SW12 9RJ	SW12 9RJ	SW12 9	27/05/2022	£435,000	£418,830	FALSE	Flat	50	£8,700	£8,377	Leasehold
Flat 1, 60, Culverden Road SW12 9LS	SW12 9LS	SW12 9	25/11/2022	£637,500	£611,585	FALSE	Flat	73	£8,733	£8,378	Leasehold
Flat 3, First Floor Flat, 128, Bedford Hill, Balham SW12 9HW	SW12 9HW	SW12 9	25/08/2022	£385,000	£361,512	FALSE	Flat	43	£8,953	£8,407	Leasehold
19, Cornford Grove SW12 9JE	SW12 9JE	SW12 9	22/06/2022	£2,050,000	£1,947,584	FALSE	Semi_Detached	231	£8,874	£8,431	Freehold
57, Dornton Road SW12 9NF	SW12 9NF	SW12 9	22/11/2023	£687,500	£658,958	FALSE	Flat	78	£8,814	£8,448	Leasehold
14, Ravenstone Street, Balham SW12 9SS	SW12 9SS	SW12 9	24/08/2023	£835,000	£811,727	FALSE	Terraced	96	£8,698	£8,455	Freehold
Flat 1, 43, Culverden Road SW12 9LT	SW12 9LT	SW12 9	29/07/2022	£540,000	£516,649	FALSE	Flat	61	£8,852	£8,470	Leasehold
4, Lynn Road SW12 9LA	SW12 9LA	SW12 9	24/02/2023	£1,000,000	£959,967	FALSE	Terraced	113	£8,850	£8,495	Freehold
19, Ormeley Road SW12 9QF	SW12 9QF	SW12 9	10/02/2023	£1,350,000	£1,295,955	FALSE	Terraced	152	£8,882	£8,526	Freehold
9a, Oakmead Road, Balham SW12 9SN	SW12 9SN	SW12 9	27/09/2022	£725,000	£682,580	FALSE	Flat	80	£9,063	£8,532	Leasehold
Flat 9, 215, Bedford Hill, Balham SW12 9HQ	SW12 9HQ	SW12 9	17/06/2022	£350,000	£336,076	FALSE	Flat	39	£8,974	£8,617	Leasehold
19, New Gothic Lodge, 1, Old Devonshire Road SW12 9RE	SW12 9RE	SW12 9	28/10/2022	£675,000	£637,767	FALSE	Flat	74	£9,122	£8,618	Leasehold
82, Gaskarth Road SW12 9NW	SW12 9NW	SW12 9	18/02/2022	£762,500	£750,759	FALSE	Terraced	87	£8,764	£8,629	Freehold
3, Harberson Road SW12 9QW	SW12 9QW	SW12 9	23/09/2022	£1,320,000	£1,219,358	FALSE	Terraced	141	£9,362	£8,648	Freehold
Flat 4, 16, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	20/11/2023	£497,000	£476,366	FALSE	Flat	55	£9,036	£8,661	Leasehold
Flat 28, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	27/06/2022	£690,000	£662,550	TRUE	Flat	76	£9,079	£8,718	Leasehold
44, Ravenswood Road SW12 9PJ	SW12 9PJ	SW12 9	20/01/2023	£900,000	£863,250	FALSE	Terraced	99	£9,091	£8,720	Freehold
18b, Fernlea Road SW12 9RN	SW12 9RN	SW12 9	28/04/2022	£486,000	£463,730	FALSE	Flat	53	£9,170	£8,750	Leasehold
Apartment 2, 4, Balham Hill SW12 9EA	SW12 9EA	SW12 9	26/08/2022	£690,000	£647,905	FALSE	Flat	74	£9,324	£8,755	Leasehold
12, Dagnan Road SW12 9LQ	SW12 9LQ	SW12 9	27/07/2023	£677,500	£665,929	FALSE	Flat	76	£8,914	£8,762	Leasehold
68, Laitwood Road SW12 9QJ	SW12 9QJ	SW12 9	18/10/2023	£1,371,500	£1,300,327	FALSE	Terraced	147	£9,330	£8,846	Freehold
64, Ravenswood Road SW12 9PJ	SW12 9PJ	SW12 9	26/08/2022	£1,440,000	£1,339,887	FALSE	Terraced	151	£9,536	£8,873	Freehold
Flat 48, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	25/03/2022	£700,000	£674,592	TRUE	Flat	76	£9,211	£8,876	Leasehold
21, Shipka Road SW12 9QP	SW12 9QP	SW12 9	08/04/2024	£1,400,000	£1,400,000	FALSE	Terraced	157	£8,917	£8,917	Freehold
6, Martindale Road SW12 9PW	SW12 9PW	SW12 9	15/02/2022	£1,200,000	£1,181,523	FALSE	Terraced	132	£9,091	£8,951	Freehold
Flat 6, 10, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	21/07/2023	£675,000	£673,099	FALSE	Flat	75	£9,000	£8,975	Leasehold
Flat 68, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	29/04/2022	£715,000	£682,237	TRUE	Flat	76	£9,408	£8,977	Leasehold
Flat 4, 39a, Balham Hill SW12 9DX	SW12 9DX	SW12 9	22/04/2022	£415,000	£395,984	FALSE	Flat	44	£9,432	£9,000	Leasehold
15, Dornton Road SW12 9NB	SW12 9NB	SW12 9	18/12/2023	£1,850,000	£1,743,298	FALSE	Semi_Detached	193	£9,585	£9,033	Freehold
25, Dagnan Road SW12 9LH	SW12 9LH	SW12 9	26/05/2022	£1,260,000	£1,220,758	FALSE	Terraced	135	£9,333	£9,043	Freehold
Flat 2, 180, Bedford Hill, Balham SW12 9HL	SW12 9HL	SW12 9	21/01/2022	£660,000	£644,228	FALSE	Flat	71	£9,296	£9,074	Leasehold
119, Laitwood Road SW12 9QH	SW12 9QH	SW12 9	17/01/2022	£1,187,500	£1,150,794	FALSE	Semi_Detached	126	£9,425	£9,133	Freehold
Flat 3, 42, Sistova Road SW12 9QS	SW12 9QS	SW12 9	26/08/2022	£540,000	£507,056	FALSE	Flat	55	£9,818	£9,219	Leasehold
5, Fontenoy Road SW12 9LZ	SW12 9LZ	SW12 9	17/10/2023	£875,000	£850,183	FALSE	Flat	92	£9,511	£9,241	Leasehold
12, Clarence Mews SW12 9SR	SW12 9SR	SW12 9	28/04/2023	£576,375	£573,137	FALSE	Flat	62	£9,296	£9,244	Leasehold
37, Old Devonshire Road SW12 9RD	SW12 9RD	SW12 9	22/11/2023	£1,555,000	£1,461,065	FALSE	Terraced	158	£9,842	£9,247	Freehold
8a, Beira Street SW12 9LJ	SW12 9LJ	SW12 9	27/01/2022	£730,000	£712,555	FALSE	Flat	77	£9,481	£9,254	Leasehold
56, Laitwood Road SW12 9QJ	SW12 9QJ	SW12 9	13/12/2023	£1,411,007	£1,352,264	FALSE	Terraced	146	£9,664	£9,262	Freehold
60, Byrne Road SW12 9JB	SW12 9JB	SW12 9	16/02/2022	£660,250	£650,084	FALSE	Terraced	70	£9,432	£9,287	Freehold
The Garden Flat At, 66, Culverden Road SW12 9LS	SW12 9LS	SW12 9	12/05/2023	£635,000	£633,806	FALSE	Flat	68	£9,338	£9,321	Leasehold
4a, Ormeley Road SW12 9QE	SW12 9QE	SW12 9	26/08/2022	£715,000	£671,379	FALSE	Flat	72	£9,931	£9,325	Leasehold
36, Laitwood Road SW12 9QL	SW12 9QL	SW12 9	16/01/2024	£1,340,000	£1,297,174	FALSE	Terraced	139	£9,640	£9,332	Freehold
Ground Floor Flat, 91, Byrne Road SW12 9JA	SW12 9JA	SW12 9	28/11/2022	£770,000	£738,699	FALSE	Flat	79	£9,747	£9,351	Leasehold
46, Hillgate Place SW12 9ES	SW12 9ES	SW12 9	17/05/2023	£508,000	£507,045	FALSE	Flat	54	£9,407	£9,390	Leasehold
7, Beira Street SW12 9LJ	SW12 9LJ	SW12 9	15/12/2023	£676,000	£657,429	FALSE	Flat	70	£9,657	£9,392	Leasehold
4b, Oakmead Road, Balham SW12 9SL	SW12 9SL	SW12 9	26/05/2023	£625,000	£623,825	FALSE	Flat	66	£9,470	£9,452	Leasehold
41c, Fernlea Road SW12 9RT	SW12 9RT	SW12 9	24/02/2023	£467,000	£453,755	FALSE	Flat	48	£9,729	£9,453	Leasehold
80, Rossiter Road SW12 9RX	SW12 9RX	SW12 9	28/01/2022	£815,000	£805,206	FALSE	Terraced	85	£9,588	£9,473	Freehold
19, Martindale Road SW12 9PW	SW12 9PW	SW12 9	19/05/2023	£1,150,000	£1,147,010	FALSE	Terraced	121	£9,504	£9,479	Freehold
70, Laitwood Road SW12 9QJ	SW12 9QJ	SW12 9	21/09/2023	£1,350,000	£1,283,113	FALSE	Terraced	135	£10,000	£9,505	Freehold
Flat 36, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£375,000	£361,388	TRUE	Flat	38	£9,868	£9,510	Leasehold
3, Shipka Road SW12 9QP	SW12 9QP	SW12 9	23/11/2023	£1,390,000	£1,306,033	FALSE	Terraced	137	£10,146	£9,533	Freehold
First Floor Flat, 69, Laitwood Road SW12 9QH	SW12 9QH	SW12 9	28/10/2022	£505,000	£477,144	FALSE	Flat	50	£10,100	£9,543	Leasehold
6, Laitwood Road SW12 9QL	SW12 9QL	SW12 9	24/11/2023	£1,463,568	£1,375,157	FALSE	Terraced	144	£10,164	£9,550	Freehold
Flat 1, 105, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	14/03/2024	£595,000	£595,000	FALSE	Flat	62	£9,597	£9,597	Leasehold
56, Byrne Road SW12 9JB	SW12 9JB	SW12 9	29/06/2022	£740,000	£710,561	FALSE	Flat	74	£10,000	£9,602	Freehold
First Floor Flat, 21, Laitwood Road SW12 9QN	SW12 9QN	SW12 9	19/05/2023	£550,000	£548,966	FALSE	Flat	57	£9,649	£9,631	Leasehold
28c, Fernlea Road SW12 9RN	SW12 9RN	SW12 9	28/07/2022	£485,000	£464,027	FALSE	Flat	48	£10,104	£9,667	Leasehold
Flat 5, 182, Bedford Hill, Balham SW12 9HL	SW12 9HL	SW12 9	29/07/2022	£466,250	£446,088	FALSE	Flat	46	£10,136	£9,698	Leasehold
4a, Oakmead Road, Balham SW12 9SL	SW12 9SL	SW12 9	26/05/2023	£625,000	£623,375	FALSE	Flat	63.99	£9,767	£9,742	Freehold
41, Hillgate Place SW12 9ES	SW12 9ES	SW12 9	29/04/2022	£1,150,000	£1,112,311	FALSE	Terraced	114	£10,088	£9,757	Leasehold
60, Cathles Road SW12 9LG	SW12 9LG	SW12 9	24/03/2022	£1,400,000	£1,369,074	FALSE	Terraced	139	£10,072	£9,849	Freehold
Flat 14, Qube Court, 8, Balham Hill SW12 9ED	SW12 9ED	SW12 9	29/07/2022	£950,000	£908,919	FALSE	Flat	92	£10,326	£9,880	Leasehold
Ground Floor Flat, 23, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9									

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Basement Flat, 43, Byrne Road SW12 9HZ	SW12 9HZ	SW12 9	16/12/2022	£510,000	£494,630	FALSE	Flat	48	£10,625	£10,305	Leasehold
Flat 4, 180, Balham High Road SW12 9BW	SW12 9BW	SW12 9	23/11/2022	£485,000	£465,285	FALSE	Flat	45	£10,778	£10,340	Leasehold
Flat 47, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£365,000	£351,751	TRUE	Flat	34	£10,735	£10,346	Leasehold
Flat 1, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	24/06/2022	£345,000	£331,275	TRUE	Flat	32	£10,781	£10,352	Leasehold
14a, Shipka Road SW12 9QP	SW12 9QP	SW12 9	24/05/2023	£950,000	£948,214	FALSE	Flat	91	£10,440	£10,420	Leasehold
Flat 21, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	18/02/2022	£344,602	£334,828	TRUE	Flat	32	£10,769	£10,463	Leasehold
127, Bedford Hill, Balham SW12 9HE	SW12 9HE	SW12 9	29/11/2023	£380,000	£357,045	FALSE	Terraced	34	£11,176	£10,501	Freehold
Flat 29, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£360,000	£346,933	TRUE	Flat	33	£10,909	£10,513	Leasehold
Flat 74, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£360,000	£346,933	TRUE	Flat	33	£10,909	£10,513	Leasehold
Flat 75, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	18/02/2022	£358,000	£347,846	TRUE	Flat	33	£10,848	£10,541	Leasehold
30d, Lynn Road SW12 9LA	SW12 9LA	SW12 9	23/06/2022	£595,000	£571,329	FALSE	Flat	54	£11,019	£10,580	Leasehold
Flat 1, 180, Balham High Road SW12 9BW	SW12 9BW	SW12 9	23/08/2023	£641,750	£639,342	FALSE	Flat	60	£10,696	£10,656	Leasehold
70, Dornon Road SW12 9NE	SW12 9NE	SW12 9	18/08/2023	£780,000	£769,421	FALSE	Flat	72	£10,833	£10,686	Leasehold
Flat 53, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	22/03/2022	£355,000	£342,114	TRUE	Flat	32	£11,094	£10,691	Leasehold
32, Hazelbourne Road SW12 9NS	SW12 9NS	SW12 9	23/05/2022	£655,165	£630,812	FALSE	Flat	59	£11,104	£10,692	Leasehold
Flat 82, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	27/05/2022	£695,000	£669,166	TRUE	Flat	62	£11,210	£10,793	Leasehold
Flat A, 82, Fernlea Road SW12 9RW	SW12 9RW	SW12 9	10/11/2023	£698,325	£669,333	FALSE	Flat	62	£11,263	£10,796	Leasehold
39, Yukon Road SW12 9PY	SW12 9PY	SW12 9	20/09/2022	£699,950	£658,995	FALSE	Flat	61	£11,475	£10,803	Leasehold
Flat 31, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	17/02/2022	£368,000	£357,563	TRUE	Flat	33	£11,152	£10,835	Leasehold
Flat 83, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	29/04/2022	£700,000	£667,925	TRUE	Flat	61	£11,475	£10,950	Leasehold
Flat 59, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	26/10/2022	£372,500	£351,953	TRUE	Flat	32	£11,641	£10,999	Leasehold
Flat 52, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	26/04/2022	£370,000	£353,046	TRUE	Flat	32	£11,563	£11,033	Leasehold
Flat 18, Irene House, 218, Balham High Road SW12 9BF	SW12 9BF	SW12 9	30/03/2022	£390,000	£375,844	TRUE	Flat	34	£11,471	£11,054	Leasehold
Flat 1, 2, Cornford Grove SW12 9JF	SW12 9JF	SW12 9	27/01/2023	£425,000	£413,703	FALSE	Flat	37	£11,486	£11,181	Leasehold
Ground Floor Flat, Claremont, Fontenoy Road SW12 9LU	SW12 9LU	SW12 9	18/11/2022	£865,000	£829,837	FALSE	Flat	65	£13,308	£12,767	Leasehold
101, Fernlea Road SW12 9RP	SW12 9RP	SW12 9	26/04/2022	£1,200,000	£1,140,984	FALSE	Flat	87	£13,793	£13,115	Freehold
16, Harberson Road SW12 9QW	SW12 9QW	SW12 9	20/09/2022	£1,385,000	£1,279,402	FALSE	Terraced	93	£14,892	£13,757	Freehold
44, Rossiler Road SW12 9RU	SW12 9RU	SW12 9	20/09/2022	£904,000	£851,106	FALSE	Flat	58	£15,586	£14,674	Leasehold
The Second And Third Floor Flat At, 2, Hildreth Street SW12 9RQ	SW12 9RQ	SW12 9	27/07/2022	£560,000	£535,784	FALSE	Flat	31	£18,065	£17,283	Leasehold
57, Cathles Road SW12 9LE	SW12 9LE	SW12 9	09/11/2023	£1,100,000	£1,033,551	FALSE	Flat	46	£23,913	£22,469	Freehold
		SW12 9 Average							£9,146	£8,831	East of Balham S
Flat 24, Pearson House, Horne Way SW15 1HY	SW15 1HY	SW15 1	24/05/2022	£465,000	£447,715	FALSE	Flat	83	£5,602	£5,394	Leasehold
Bridge End, Dryburgh Road SW15 1BL	SW15 1BL	SW15 1	19/01/2024	£735,000	£722,081	FALSE	Flat	132	£5,568	£5,470	Leasehold
Flat 2, Jay House, Horne Way SW15 1JD	SW15 1JD	SW15 1	05/04/2024	£352,689	£352,689	FALSE	Flat	64	£5,511	£5,511	Leasehold
Flat 2, Mercury Mansions, Dryburgh Road SW15 1BT	SW15 1BT	SW15 1	19/09/2023	£585,000	£572,072	FALSE	Flat	97	£6,031	£5,898	Leasehold
Flat 18, The Glass House 51-57, Lacy Road SW15 1PR	SW15 1PR	SW15 1	27/05/2022	£632,000	£608,508	FALSE	Flat	103	£6,136	£5,908	Leasehold
Flat 4, Common View, Putney Common SW15 1HN	SW15 1HN	SW15 1	15/01/2024	£440,000	£432,266	FALSE	Flat	73	£6,027	£5,921	Leasehold
Flat 29, Phelps House, Felsham Road SW15 1DF	SW15 1DF	SW15 1	26/08/2022	£400,000	£375,597	FALSE	Flat	63	£6,349	£5,962	Leasehold
Flat 17, Phelps House, Felsham Road SW15 1DF	SW15 1DF	SW15 1	29/04/2022	£408,000	£389,305	FALSE	Flat	64	£6,375	£6,083	Leasehold
16, Gay Street SW15 1DB	SW15 1DB	SW15 1	30/05/2022	£304,000	£292,700	FALSE	Flat	46	£6,609	£6,363	Leasehold
26, Knox House, Horne Way SW15 1JA	SW15 1JA	SW15 1	13/11/2023	£300,000	£287,545	FALSE	Flat	45	£6,667	£6,390	Leasehold
90, Hotham Road SW15 1QP	SW15 1QP	SW15 1	20/12/2023	£1,410,000	£1,351,299	FALSE	Terraced	210	£6,714	£6,435	Freehold
75, Norroy Road, Putney Common SW15 1PH	SW15 1PH	SW15 1	29/09/2022	£1,500,000	£1,385,634	FALSE	Terraced	202	£7,426	£6,860	Freehold
55, Chelverton Road SW15 1RW	SW15 1RW	SW15 1	18/08/2023	£1,450,000	£1,409,586	FALSE	Terraced	203	£7,143	£6,944	Freehold
16a, Blackett Street SW15 1QG	SW15 1QG	SW15 1	28/06/2023	£936,868	£930,733	FALSE	Flat	134	£6,992	£6,946	Leasehold
15, Pentlow Street SW15 1LX	SW15 1LX	SW15 1	24/10/2023	£1,220,000	£1,139,452	FALSE	Semi_Detached	161	£7,578	£7,077	Freehold
16, Knox House, Horne Way SW15 1JA	SW15 1JA	SW15 1	28/10/2022	£371,750	£351,244	FALSE	Flat	49	£7,587	£7,168	Leasehold
Flat 12, Kenilworth Court, Lower Richmond Road SW15 1EW	SW15 1EW	SW15 1	24/02/2023	£735,000	£714,154	FALSE	Flat	99	£7,424	£7,214	Leasehold
Flat 12, Mercury Mansions, Dryburgh Road SW15 1BT	SW15 1BT	SW15 1	29/04/2022	£525,000	£500,943	FALSE	Flat	69	£7,609	£7,260	Leasehold
21, Mascotte Road SW15 1NN	SW15 1NN	SW15 1	27/02/2023	£480,000	£466,386	FALSE	Flat	64	£7,500	£7,287	Leasehold
128a, Lower Richmond Road SW15 1LN	SW15 1LN	SW15 1	15/02/2023	£850,000	£825,892	FALSE	Flat	111	£7,658	£7,440	Leasehold
Flat 23, Lockyer House, The Platt SW15 1EE	SW15 1EE	SW15 1	09/06/2023	£355,000	£352,675	FALSE	Flat	47	£7,553	£7,504	Leasehold
4, Norroy Road, Putney SW15 1PF	SW15 1PF	SW15 1	10/02/2023	£1,252,000	£1,201,878	FALSE	Terraced	159	£7,874	£7,559	Freehold
15b, Chelverton Road SW15 1RN	SW15 1RN	SW15 1	20/04/2022	£250,000	£238,544	FALSE	Flat	31	£8,065	£7,695	Leasehold
80, Chelverton Road SW15 1RL	SW15 1RL	SW15 1	13/04/2023	£1,675,000	£1,656,293	FALSE	Terraced	213	£7,864	£7,776	Freehold
59, Sefton Street SW15 1NA	SW15 1NA	SW15 1	25/11/2022	£840,000	£780,769	FALSE	Semi_Detached	100	£8,400	£7,808	Freehold
Flat 21, Lockyer House, The Platt SW15 1EE	SW15 1EE	SW15 1	27/01/2022	£385,000	£375,800	FALSE	Flat	48	£8,021	£7,829	Leasehold
Flat 16, Henry Jackson House, Henry Jackson Road SW15 1DL	SW15 1DL	SW15 1	27/01/2022	£517,300	£504,938	FALSE	Flat	64	£8,083	£7,890	Leasehold
16, Ardshiel Close SW15 1EB	SW15 1EB	SW15 1	29/07/2022	£1,060,000	£1,011,658	FALSE	Terraced	128	£8,281	£7,904	Freehold
48, Rotherwood Road SW15 1JZ	SW15 1JZ	SW15 1	23/01/2023	£550,000	£535,380	FALSE	Flat	66	£8,333	£8,112	Leasehold
Flat 5, 18, Clarendon Drive SW15 1AA	SW15 1AA	SW15 1	28/10/2022	£382,500	£361,401	FALSE	Flat	44	£8,693	£8,214	Leasehold
Flat 1, 91, Felsham Road SW15 1BA	SW15 1BA	SW15 1	21/01/2022	£840,000	£819,926	FALSE	Flat	97	£8,660	£8,453	Leasehold
Top Floor Flat, 2, Erpingham Road SW15 1BG	SW15 1BG	SW15 1	21/11/2022	£940,000	£901,789	FALSE	Flat	106	£8,868	£8,507	Leasehold
7, Festling Road SW15 1LW	SW15 1LW	SW15 1	15/12/2023	£1,075,000	£1,030,246	FALSE	Terraced	121	£8,884	£8,514	Freehold
9, Centrus Apartments, 7, Felsham Road SW15 1AX	SW15 1AX	SW15 1	20/11/2023	£560,000	£536,751	FALSE	Flat	63	£8,889	£8,520	Leasehold
113, Clarendon Drive SW15 1AN	SW15 1AN	SW15 1	27/03/2024	£1,725,000	£1,725,000	FALSE	Semi_Detached	202	£8,540	£8,540	Freehold
55, Clarendon Drive SW15 1AW	SW15 1AW	SW15 1	09/11/2023	£2,340,000	£2,162,869	FALSE	Semi_Detached	253	£9,249	£8,549	Freehold
3, Rotherwood Road SW15 1LA	SW15 1LA	SW15 1	20/01/2023	£1,570,000	£1,505,892	FALSE	Terraced	176	£8,920	£8,556	Freehold
6, Ardshiel Close SW15 1EB	SW15 1EB	SW15 1	30/10/2023	£1,183,000	£1,121,609	FALSE	Terraced	131	£9,031	£8,562	Freehold
30, Bemish Road SW15 1DG	SW15 1DG	SW15 1	22/08/2023	£715,000	£712,317	FALSE	Flat	83	£8,614	£8,582	Leasehold
34, Sefton Street SW15 1LZ	SW15 1LZ	SW15 1	10/02/2023	£965,000	£926,368	FALSE	Terraced	107	£9,019	£8,658	Freehold
8, Charlwood Terrace SW15 1NZ	SW15 1NZ	SW15 1	17/11/2023	£1,396,000	£1,311,670	FALSE	Terraced	151	£9,245	£8,687	Freehold
73, Chelverton Road SW15 1RW	SW15 1RW	SW15 1	25/03/2022	£1,885,000	£1,843,360	FALSE	Terraced	212	£8,892	£8,695	Freehold
First And Second Floor Flat At, 17, Stanbridge Road SW15 1DX	SW15 1DX	SW15 1	18/08/2023	£550,000	£547,936	FALSE	Flat	63	£8,730	£8,697	Leasehold
30, Weiss Road SW15 1DH	SW15 1DH	SW15 1	29/07/2022	£1,129,000	£1,077,512	FALSE	Terraced	123	£9,179	£8,760	Freehold
35, Bemish Road SW15 1DG	SW15 1DG	SW15 1	15/03/2023	£1,240,000	£1,210,551	FALSE	Terraced	138	£8,986	£8,772	Freehold
5, Redgrave Road SW15 1PX	SW15 1PX	SW15 1	13/03/2024	£1,200,000	£1,200,000	FALSE	Terraced	136	£8,824	£8,824	Freehold
4, Mascotte Road SW15 1NN	SW15 1NN	SW15 1	22/09/2022	£1,090,880	£1,007,707	FALSE	Terraced	114	£9,569	£8,840	Freehold
Flat 5, Common View, Putney Common SW15 1HN	SW15 1HN	SW15 1	24/04/2023	£525,000	£522,051	FALSE	Flat	59	£8,898	£8,848	Leasehold
Flat 1, Kenilworth Court, Lower Richmond Road SW15 1EW	SW15 1EW	SW15 1	23/05/2022	£800,000	£770,263	FALSE	Flat	87	£9,195	£8,854	Leasehold
72a, Lower Richmond Road SW15 1LL	SW15 1LL	SW15 1	22/12/2022	£530,000	£514,027	FALSE	Flat	58	£9,138	£8,863	Leasehold
44, Pentlow Street SW15 1LX	SW15 1LX	SW15 1	21/02/2022	£1,100,000	£1,083,062	FALSE	Terraced	122	£9,016	£8,878	Freehold
27, Mascotte Road SW15 1NN	SW15 1NN	SW15 1	09/11/2023	£1,030,000	£967,780	FALSE	Terraced	109	£9,450	£8,879	Freehold
2, Biggs Row SW15 1ED	SW15 1ED	SW15 1	25/03/2022	£1,100,000	£1,052,805	FALSE	Semi_Detached	118	£9,322	£8,922	Freehold
9, Erpingham Road SW15 1BE	SW15 1BE	SW15 1	18/11/2022	£1,360,000	£1,279,935	FALSE	Terraced	143	£9,510	£8,951	Freehold
50, Hotham Road SW15 1QJ	SW15 1QJ	SW15 1	24/02/2022	£1,470,000	£1,447,365	FALSE	Terraced	160	£9,188	£9,046	Freehold
Flat 2, 1, Farlow Road SW15 1DT	SW15 1DT	SW15 1	25/07/2022	£875,000	£837,162	FALSE	Flat	92	£9,511	£9,100	Leasehold
Flat B, 144, Felsham Road SW15 1DP	SW15 1DP	SW15 1	20/10/2023	£740,000	£719,012	FALSE	Flat	79	£9,367	£9,101	Leasehold
28, Stanbridge Road SW15 1DX	SW15 1DX	SW15 1	14/01/2022	£1,550,000	£1,531,373	FALSE	Terraced	168	£9,226	£9,115	

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
10, Farlow Road SW15 1DT	SW15 1DT	SW15 1	28/06/2022	£1,467,500	£1,415,836	FALSE	Terraced	148	£9,916	£9,566	Freehold
7, Stratford Grove SW15 1NU	SW15 1NU	SW15 1	30/03/2023	£1,117,000	£1,063,810	FALSE	Semi_Detached	111	£10,063	£9,584	Freehold
15, Danemere Street SW15 1LT	SW15 1LT	SW15 1	29/09/2022	£1,175,000	£1,106,250	FALSE	Flat	115	£10,217	£9,620	Freehold
14, Rotherwood Road SW15 1JZ	SW15 1JZ	SW15 1	21/04/2023	£1,450,000	£1,433,806	FALSE	Terraced	149	£9,732	£9,623	Freehold
6a, Salvin Road SW15 1DR	SW15 1DR	SW15 1	19/08/2022	£1,045,000	£981,247	FALSE	Flat	101	£10,347	£9,715	Leasehold
20, Ruvigny Gardens SW15 1JR	SW15 1JR	SW15 1	09/06/2023	£1,715,000	£1,694,391	FALSE	Terraced	174	£9,856	£9,738	Freehold
7, Hotham Road SW15 1QL	SW15 1QL	SW15 1	30/01/2023	£1,595,000	£1,529,871	FALSE	Terraced	157	£10,159	£9,744	Freehold
2, Waters Place SW15 1LH	SW15 1LH	SW15 1	30/08/2023	£1,160,000	£1,127,669	FALSE	Terraced	115	£10,087	£9,806	Freehold
19, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	17/03/2023	£1,410,000	£1,376,514	FALSE	Terraced	140	£10,071	£9,832	Freehold
Flat 66, Kenilworth Court, Lower Richmond Road SW15 1EN	SW15 1EN	SW15 1	17/10/2023	£945,000	£918,198	FALSE	Flat	93	£10,161	£9,873	Leasehold
13, Stratford Grove SW15 1NU	SW15 1NU	SW15 1	26/08/2022	£1,721,700	£1,583,800	FALSE	Semi_Detached	160	£10,761	£9,899	Freehold
2, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	16/10/2023	£1,195,000	£1,132,986	FALSE	Terraced	114	£10,482	£9,938	Freehold
12, Pentlow Street SW15 1LX	SW15 1LX	SW15 1	29/11/2023	£1,000,000	£924,303	FALSE	Semi_Detached	93	£10,753	£9,939	Freehold
19, Bendemeer Road SW15 1JX	SW15 1JX	SW15 1	24/06/2022	£1,597,500	£1,541,259	FALSE	Terraced	155	£10,306	£9,944	Freehold
57, Festing Road SW15 1LW	SW15 1LW	SW15 1	17/02/2023	£1,600,000	£1,535,947	FALSE	Terraced	154	£10,390	£9,974	Freehold
58, Ashlone Road SW15 1LR	SW15 1LR	SW15 1	22/09/2023	£1,305,000	£1,240,343	FALSE	Terraced	124	£10,524	£10,003	Freehold
55, Hotham Road SW15 1QW	SW15 1QW	SW15 1	16/02/2023	£1,710,000	£1,641,543	FALSE	Terraced	164	£10,427	£10,009	Freehold
5, Charlwood Terrace SW15 1NZ	SW15 1NZ	SW15 1	29/04/2022	£1,690,000	£1,634,613	FALSE	Terraced	163	£10,368	£10,028	Freehold
41, Festing Road SW15 1LW	SW15 1LW	SW15 1	15/01/2024	£1,165,000	£1,127,767	FALSE	Terraced	112	£10,402	£10,069	Freehold
75, Hotham Road SW15 1QW	SW15 1QW	SW15 1	26/05/2023	£1,860,000	£1,813,109	FALSE	Semi_Detached	180	£10,333	£10,073	Freehold
71, Bangalore Street SW15 1QF	SW15 1QF	SW15 1	24/01/2022	£1,250,000	£1,234,979	FALSE	Terraced	122	£10,246	£10,123	Freehold
5, Fanthorpe Street SW15 1DZ	SW15 1DZ	SW15 1	26/08/2022	£1,815,000	£1,688,816	FALSE	Terraced	165	£11,000	£10,235	Freehold
25, Ashlone Road SW15 1LS	SW15 1LS	SW15 1	15/06/2023	£1,275,000	£1,259,678	FALSE	Terraced	123	£10,366	£10,241	Freehold
60, Ashlone Road SW15 1LR	SW15 1LR	SW15 1	27/01/2023	£1,320,000	£1,266,100	FALSE	Terraced	123	£10,732	£10,294	Freehold
64, Festing Road SW15 1LP	SW15 1LP	SW15 1	27/10/2022	£1,930,000	£1,788,591	FALSE	Terraced	173	£11,156	£10,339	Freehold
31, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	14/12/2023	£1,375,000	£1,317,756	FALSE	Terraced	127	£10,827	£10,376	Freehold
59, Erpingham Road SW15 1BH	SW15 1BH	SW15 1	29/04/2022	£2,300,000	£2,186,885	FALSE	Semi_Detached	210	£10,952	£10,414	Freehold
35, Bendemeer Road SW15 1JX	SW15 1JX	SW15 1	12/12/2023	£457,000	£437,974	FALSE	Flat	42	£10,881	£10,428	Freehold
30, Gladwyn Road SW15 1JY	SW15 1JY	SW15 1	22/06/2022	£1,410,500	£1,360,843	FALSE	Terraced	130	£10,850	£10,468	Freehold
2, Bemish Road SW15 1DG	SW15 1DG	SW15 1	28/03/2024	£970,000	£970,000	FALSE	Terraced	92	£10,543	£10,543	Freehold
27, Bendemeer Road SW15 1JX	SW15 1JX	SW15 1	16/01/2023	£1,499,000	£1,437,791	FALSE	Terraced	136	£11,022	£10,572	Freehold
9, Westhorpe Road SW15 1QH	SW15 1QH	SW15 1	29/07/2022	£1,730,000	£1,651,103	FALSE	Terraced	156	£11,090	£10,584	Freehold
24, Bendemeer Road SW15 1JU	SW15 1JU	SW15 1	10/11/2023	£1,525,000	£1,432,878	FALSE	Terraced	135	£11,296	£10,614	Freehold
128b, Lower Richmond Road SW15 1LN	SW15 1LN	SW15 1	24/03/2022	£752,500	£725,186	FALSE	Flat	68	£11,066	£10,665	Leasehold
20, Comondale SW15 1HS	SW15 1HS	SW15 1	25/08/2022	£790,000	£735,077	FALSE	Terraced	68	£11,618	£10,810	Freehold
6, Westhorpe Road SW15 1QH	SW15 1QH	SW15 1	19/05/2023	£1,301,088	£1,297,706	FALSE	Terraced	120	£10,842	£10,814	Freehold
39, Ashlone Road SW15 1LS	SW15 1LS	SW15 1	14/02/2024	£1,250,000	£1,226,556	FALSE	Terraced	113	£11,062	£10,854	Freehold
5, Borneo Street SW15 1QQ	SW15 1QQ	SW15 1	28/07/2023	£817,500	£815,197	FALSE	Flat	75	£10,900	£10,869	Leasehold
41, Lifford Street SW15 1NY	SW15 1NY	SW15 1	20/05/2022	£900,000	£871,970	FALSE	Terraced	80	£11,250	£10,900	Freehold
39, Festing Road SW15 1LW	SW15 1LW	SW15 1	19/01/2024	£1,740,000	£1,684,390	FALSE	Terraced	154	£11,299	£10,938	Freehold
12, Egliston Mews SW15 1AP	SW15 1AP	SW15 1	21/08/2023	£1,950,000	£1,895,650	FALSE	Terraced	173.1	£11,265	£10,951	Freehold
First Floor Flat, 69, Chelverton Road SW15 1RW	SW15 1RW	SW15 1	14/04/2023	£595,000	£591,657	FALSE	Flat	54	£11,019	£10,957	Leasehold
31, Wymond Street SW15 1DY	SW15 1DY	SW15 1	20/03/2023	£1,270,000	£1,239,839	FALSE	Terraced	112	£11,339	£11,070	Freehold
Ground Floor Flat, 146, Felsham Road SW15 1DP	SW15 1DP	SW15 1	30/05/2022	£725,000	£698,051	FALSE	Flat	63	£11,508	£11,080	Leasehold
219, Felsham Road SW15 1BD	SW15 1BD	SW15 1	26/09/2022	£814,000	£766,372	FALSE	Flat	68	£11,971	£11,270	Leasehold
16, Comondale SW15 1HS	SW15 1HS	SW15 1	29/04/2022	£840,000	£812,471	FALSE	Terraced	72	£11,667	£11,284	Freehold
42, Ashlone Road SW15 1LR	SW15 1LR	SW15 1	27/09/2023	£1,393,000	£1,323,983	FALSE	Terraced	116	£12,009	£11,414	Freehold
169c, Lower Richmond Road SW15 1HH	SW15 1HH	SW15 1	24/11/2022	£405,000	£388,537	FALSE	Flat	34	£11,912	£11,428	Leasehold
Ground Floor Flat, 28, Bendemeer Road SW15 1JU	SW15 1JU	SW15 1	21/01/2022	£540,000	£527,096	FALSE	Flat	46	£11,739	£11,459	Leasehold
5, Glendarvon Street SW15 1JS	SW15 1JS	SW15 1	18/11/2022	£1,150,000	£1,082,298	FALSE	Terraced	94	£12,234	£11,514	Freehold
36a, Lower Richmond Road SW15 1JP	SW15 1JP	SW15 1	11/04/2023	£500,000	£495,459	FALSE	Flat	43	£11,628	£11,522	Freehold
47, Ashlone Road SW15 1LS	SW15 1LS	SW15 1	26/01/2022	£1,385,000	£1,368,356	FALSE	Terraced	118	£11,737	£11,596	Freehold
40, Lacy Road SW15 1NL	SW15 1NL	SW15 1	26/09/2023	£1,465,000	£1,392,415	FALSE	Terraced	120	£12,208	£11,603	Freehold
44, Festing Road SW15 1LP	SW15 1LP	SW15 1	27/06/2022	£1,650,000	£1,591,911	FALSE	Terraced	137	£12,044	£11,620	Freehold
Top Flat, 16, Stanbridge Road SW15 1DX	SW15 1DX	SW15 1	25/01/2023	£670,000	£652,191	FALSE	Flat	56	£11,964	£11,646	Leasehold
24, Dryburgh Road SW15 1BL	SW15 1BL	SW15 1	19/08/2022	£3,000,000	£2,759,715	FALSE	Semi_Detached	234	£12,821	£11,794	Freehold
Flat 2, St Marys Hall, 106, Felsham Road SW15 1DQ	SW15 1DQ	SW15 1	28/04/2022	£650,000	£623,155	FALSE	Flat	52	£12,500	£11,984	Leasehold
Flat 1, Common View, Putney Common SW15 1HN	SW15 1HN	SW15 1	24/02/2022	£300,000	£291,491	FALSE	Flat	24	£12,500	£12,145	Leasehold
31, Comondale SW15 1HS	SW15 1HS	SW15 1	09/06/2023	£785,000	£775,567	FALSE	Terraced	63	£12,460	£12,311	Freehold
215, Felsham Road SW15 1BD	SW15 1BD	SW15 1	25/03/2022	£1,155,000	£1,129,486	FALSE	Flat	91	£12,692	£12,412	Leasehold
21, Spencer Walk SW15 1PL	SW15 1PL	SW15 1	23/10/2023	£775,000	£734,782	FALSE	Terraced	59	£13,136	£12,454	Freehold
71, Clarendon Drive SW15 1AN	SW15 1AN	SW15 1	15/06/2023	£2,245,000	£2,173,790	FALSE	Semi_Detached	174	£12,902	£12,493	Freehold
18, Dryburgh Road SW15 1BL	SW15 1BL	SW15 1	28/01/2022	£4,176,000	£4,046,917	FALSE	Semi_Detached	308.92	£13,518	£13,100	Freehold
8, Borneo Street SW15 1QQ	SW15 1QQ	SW15 1	27/10/2022	£1,975,000	£1,830,294	FALSE	Terraced	122	£16,189	£15,002	Freehold
26, Lower Common South SW15 1BP	SW15 1BP	SW15 1	23/11/2022	£2,875,000	£2,672,276	FALSE	Semi_Detached	174	£16,523	£15,358	Freehold
		SW15 1 Average							£9,788	£9,428	NW of Putney Str
Flat 17, Manfred Court, Manfred Road SW15 2RT	SW15 2RT	SW15 2	17/01/2024	£370,000	£363,497	FALSE	Flat	67	£5,522	£5,425	Leasehold
Flat 24, Keswick Heights, 28, Keswick Road SW15 2JR	SW15 2JR	SW15 2	27/10/2023	£410,000	£398,371	FALSE	Flat	73	£5,616	£5,457	Leasehold
Flat 16, Keswick Heights, 28, Keswick Road SW15 2JR	SW15 2JR	SW15 2	16/06/2023	£425,000	£422,217	FALSE	Flat	75	£5,667	£5,630	Leasehold
Flat 42, Burton Lodge, 15, Portinscale Road SW15 2HT	SW15 2HT	SW15 2	29/11/2023	£335,000	£321,092	FALSE	Flat	54	£6,204	£5,946	Leasehold
4, Laker Place SW15 2HS	SW15 2HS	SW15 2	23/08/2022	£665,000	£618,767	FALSE	Terraced	100	£6,650	£6,188	Freehold
Flat 30, Court Royal, Carlton Drive SW15 2BJ	SW15 2BJ	SW15 2	04/01/2024	£461,500	£453,389	FALSE	Flat	73	£6,322	£6,211	Leasehold
2, Chepstow Close SW15 2HG	SW15 2HG	SW15 2	23/03/2022	£865,000	£845,892	FALSE	Terraced	135	£6,407	£6,266	Freehold
Flat 4, Albany, 20, St Johns Avenue SW15 2AA	SW15 2AA	SW15 2	19/07/2023	£620,000	£618,254	FALSE	Flat	97	£6,392	£6,374	Leasehold
Garden Flat 6, Burton Lodge, 15, Portinscale Road SW15 2HT	SW15 2HT	SW15 2	08/12/2023	£475,000	£461,951	FALSE	Flat	72	£6,597	£6,416	Leasehold
42, Askill Drive SW15 2HX	SW15 2HX	SW15 2	18/02/2022	£430,000	£417,804	FALSE	Flat	65	£6,615	£6,428	Leasehold
Flat 16, Mayfield Mansions, 94, West Hill SW15 2YB	SW15 2YB	SW15 2	27/05/2022	£550,000	£529,556	FALSE	Flat	82	£6,707	£6,458	Leasehold
Flat 3, Burstock Lodge, Burstock Road SW15 2PW	SW15 2PW	SW15 2	22/04/2022	£495,000	£472,318	FALSE	Flat	73	£6,781	£6,470	Leasehold
Flat 16, Coniston Court, 5, Carlton Drive SW15 2BZ	SW15 2BZ	SW15 2	29/03/2023	£700,000	£687,697	FALSE	Flat	104	£6,731	£6,612	Leasehold
1, Blade Mews SW15 2NF	SW15 2NF	SW15 2	29/07/2022	£1,400,000	£1,336,153	FALSE	Terraced	201	£6,965	£6,648	Freehold
Flat 5, Aspire Building, 10, Upper Richmond Road SW15 2TS	SW15 2TS	SW15 2	19/08/2022	£475,000	£446,021	FALSE	Flat	66	£7,197	£6,758	Leasehold
6, Tintern Close SW15 2HF	SW15 2HF	SW15 2	24/11/2023	£960,000	£902,008	FALSE	Terraced	131	£7,328	£6,886	Freehold
Flat 32, Mayfield Mansions, 94, West Hill SW15 2YB	SW15 2YB	SW15 2	29/04/2022	£680,000	£648,841	FALSE	Flat	94	£7,234	£6,903	Leasehold
Flat 1, Lansdowne, Carlton Drive SW15 2BY	SW15 2BY	SW15 2	27/10/2023	£705,000	£685,005	FALSE	Flat	99	£7,121	£6,919	Leasehold
Flat 11, Brighton Court, 73, West Hill SW15 2UL	SW15 2UL	SW15 2	26/08/2022	£525,000	£492,971	FALSE	Flat	71	£7,394	£6,943	Leasehold
Flat 5, Albany, 20, St Johns Avenue SW15 2AA	SW15 2AA	SW15 2	29/07/2022	£690,000	£660,162	FALSE	Flat	95	£7,263	£6,949	Leasehold
28, Atney Road SW15 2PS	SW15 2PS	SW15 2	25/08/2023	£490,000	£467,819	FALSE	Flat	67	£7,313	£6,982	Leasehold
Garden Flat 3, Burton Lodge, 15, Portinscale Road SW15 2HT	SW15 2HT	SW15 2	12/01/2024	£530,000	£520,685	FALSE	Flat	74	£7,162	£7,036	Leasehold
Flat 2, Carlton Place, 37, Carlton Drive SW15 2BH	SW15 2BH	SW15 2	16/12/2022	£445,000	£431,589						

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 3, Messenger Court, 23, Upper Richmond Road SW15 2RF	SW15 2RF	SW15 2	12/10/2023	£525,000	£510,110	FALSE	Flat	68	£7,721	£7,502	Leasehold
7, Schubert Road SW15 2QT	SW15 2QT	SW15 2	24/01/2023	£620,000	£594,683	FALSE	Flat	79	£7,848	£7,528	Leasehold
20a, Rayners Road SW15 2AZ	SW15 2AZ	SW15 2	19/10/2023	£847,500	£791,546	FALSE	Semi_Detached	105	£8,071	£7,539	Freehold
Flat 29, Grosvenor Court, Rayners Road SW15 2AX	SW15 2AX	SW15 2	15/09/2023	£605,000	£591,630	FALSE	Flat	78	£7,756	£7,585	Leasehold
14, Chepstow Close SW15 2HG	SW15 2HG	SW15 2	26/09/2022	£967,500	£893,734	FALSE	Terraced	117	£8,269	£7,639	Freehold
20, Cavalry Gardens SW15 2QQ	SW15 2QQ	SW15 2	25/08/2023	£970,000	£942,965	FALSE	Terraced	123	£7,886	£7,666	Freehold
Flat 11, Cavendish Close, 1, St Johns Avenue SW15 2AL	SW15 2AL	SW15 2	27/03/2023	£680,000	£668,048	FALSE	Flat	86	£7,907	£7,768	Leasehold
Flat 90, Putney Wharf, 25, Brewhouse Lane SW15 2JX	SW15 2JX	SW15 2	18/01/2023	£950,000	£924,748	FALSE	Flat	119	£7,983	£7,771	Leasehold
Flat 4, Burstock Lodge, Burstock Road SW15 2PW	SW15 2PW	SW15 2	22/04/2022	£530,000	£505,714	FALSE	Flat	65	£8,154	£7,780	Leasehold
13, Chepstow Close SW15 2HG	SW15 2HG	SW15 2	28/09/2022	£970,000	£896,043	FALSE	Terraced	115	£8,435	£7,792	Freehold
Flat 3, 72, Schubert Road SW15 2QS	SW15 2QS	SW15 2	26/06/2023	£534,500	£531,000	FALSE	Flat	68	£7,860	£7,809	Leasehold
Flat 20, Avon Court, Keswick Road SW15 2JU	SW15 2JU	SW15 2	18/11/2022	£285,000	£273,415	FALSE	Flat	35	£8,143	£7,812	Leasehold
Flat 2, Buckland Court, St Johns Avenue SW15 2BA	SW15 2BA	SW15 2	08/03/2024	£580,000	£580,000	FALSE	Flat	74	£7,838	£7,838	Leasehold
Flat 14, Dorland Court, 106, West Hill SW15 2UG	SW15 2UG	SW15 2	22/09/2023	£475,000	£464,503	FALSE	Flat	59	£8,051	£7,873	Leasehold
Top Floor Flat, 139, Disraeli Road, Putney SW15 2DZ	SW15 2DZ	SW15 2	28/03/2024	£695,000	£695,000	FALSE	Flat	88	£7,898	£7,898	Leasehold
Top Floor Flat, 223, Putney Bridge Road SW15 2PX	SW15 2PX	SW15 2	17/03/2023	£660,000	£648,400	FALSE	Flat	82	£8,049	£7,907	Leasehold
Flat 20, Castle Court, 1, Brewhouse Lane SW15 2JJ	SW15 2JJ	SW15 2	24/06/2022	£520,000	£499,313	FALSE	Flat	63	£8,254	£7,926	Leasehold
1a, Oxford Road SW15 2LG	SW15 2LG	SW15 2	17/11/2023	£980,000	£920,800	FALSE	Terraced	116	£8,448	£7,938	Freehold
Flat 10, Copse Court, Evenwood Close SW15 2DE	SW15 2DE	SW15 2	16/12/2022	£460,000	£446,137	FALSE	Flat	56	£8,214	£7,967	Leasehold
Top Floor Flat, 93, Fawe Park Road SW15 2EG	SW15 2EG	SW15 2	28/07/2022	£725,000	£693,649	FALSE	Flat	87	£8,333	£7,973	Leasehold
89, Mexfield Road SW15 2RG	SW15 2RG	SW15 2	27/05/2022	£1,425,000	£1,380,619	FALSE	Terraced	172	£8,285	£8,027	Freehold
Flat 26, Mayfield Mansions, 94, West Hill SW15 2YB	SW15 2YB	SW15 2	08/01/2024	£450,000	£442,091	FALSE	Flat	55	£8,182	£8,038	Leasehold
Flat 7, 16, Oakhill Road SW15 2QU	SW15 2QU	SW15 2	21/01/2022	£585,000	£571,020	FALSE	Flat	71	£8,239	£8,043	Leasehold
24, Brandlehow Road SW15 2ED	SW15 2ED	SW15 2	26/05/2023	£462,500	£461,631	FALSE	Flat	57	£8,114	£8,099	Leasehold
Flat 6, Putney Lodge, 5, St Johns Avenue SW15 2AJ	SW15 2AJ	SW15 2	21/01/2022	£623,000	£608,112	FALSE	Flat	75	£8,308	£8,108	Leasehold
Flat 8, 41, Carlton Drive SW15 2DG	SW15 2DG	SW15 2	21/07/2023	£855,000	£852,592	FALSE	Flat	105	£8,143	£8,120	Leasehold
3, Wadham Road SW15 2LS	SW15 2LS	SW15 2	28/07/2023	£1,000,000	£982,921	FALSE	Terraced	121	£8,264	£8,123	Freehold
Flat 3, 1, Archway Mews SW15 2PE	SW15 2PE	SW15 2	19/08/2022	£575,000	£539,920	FALSE	Flat	66	£8,712	£8,181	Leasehold
10, Florian Road SW15 2NL	SW15 2NL	SW15 2	30/05/2023	£1,255,000	£1,251,737	FALSE	Terraced	152	£8,257	£8,235	Freehold
Apartment 401, Millennium House, 10, Plaza Gardens SW15 2DN	SW15 2DN	SW15 2	24/11/2023	£800,000	£766,787	FALSE	Flat	93	£8,602	£8,245	Leasehold
Flat 2, 24, Disraeli Road, Putney SW15 2DS	SW15 2DS	SW15 2	27/03/2023	£437,500	£429,810	FALSE	Flat	52	£8,429	£8,266	Leasehold
Flat 7, Tragail, Mercier Road SW15 2AS	SW15 2AS	SW15 2	20/12/2023	£527,000	£512,522	FALSE	Flat	62	£8,500	£8,266	Leasehold
Ground Floor Flat, 223, Putney Bridge Road SW15 2PX	SW15 2PX	SW15 2	21/12/2022	£700,000	£678,904	FALSE	Flat	82	£8,537	£8,279	Leasehold
31, Wadham Road SW15 2LS	SW15 2LS	SW15 2	21/07/2023	£1,020,000	£1,002,579	FALSE	Terraced	121	£8,430	£8,286	Freehold
199, Putney Bridge Road SW15 2NY	SW15 2NY	SW15 2	14/12/2023	£850,000	£814,613	FALSE	Terraced	98	£8,673	£8,312	Freehold
47, Buttermere Drive SW15 2HW	SW15 2HW	SW15 2	27/04/2023	£950,000	£916,805	FALSE	Semi_Detached	110	£8,636	£8,335	Freehold
Flat 4, 66, Upper Richmond Road SW15 2RP	SW15 2RP	SW15 2	18/12/2023	£618,000	£601,022	FALSE	Flat	72	£8,583	£8,348	Leasehold
182a, Fawe Park Road SW15 2EQ	SW15 2EQ	SW15 2	24/02/2022	£980,000	£952,205	FALSE	Flat	114	£8,596	£8,353	Leasehold
Second Floor Flat And Loft Space, 12, Schubert Road SW15 2QS	SW15 2QS	SW15 2	17/08/2023	£800,000	£796,998	FALSE	Flat	95	£8,421	£8,389	Leasehold
43, Wadham Road SW15 2LS	SW15 2LS	SW15 2	20/10/2022	£862,000	£798,842	FALSE	Terraced	95	£9,074	£8,409	Freehold
2, Carlton Villas SW15 2AQ	SW15 2AQ	SW15 2	17/03/2023	£1,400,000	£1,366,751	FALSE	Terraced	162	£8,642	£8,437	Freehold
33, Keswick Road SW15 2JA	SW15 2JA	SW15 2	18/09/2023	£2,560,000	£2,283,962	FALSE	Detached	270	£9,481	£8,459	Freehold
Flat 2, 72, Schubert Road SW15 2QS	SW15 2QS	SW15 2	27/07/2023	£535,000	£533,493	FALSE	Flat	63	£8,492	£8,468	Leasehold
Flat 16, 16, Carlton Drive SW15 2BD	SW15 2BD	SW15 2	25/07/2023	£590,000	£588,338	FALSE	Flat	69	£8,551	£8,527	Leasehold
Flat 18, Ireton House, 3, Stamford Square SW15 2BG	SW15 2BG	SW15 2	23/06/2022	£640,000	£614,539	FALSE	Flat	72	£8,889	£8,535	Leasehold
The First Floor Flat, 132, Disraeli Road, Putney SW15 2DX	SW15 2DX	SW15 2	16/10/2023	£625,000	£607,274	FALSE	Flat	71	£8,803	£8,553	Leasehold
27, Brandlehow Road SW15 2ED	SW15 2ED	SW15 2	25/03/2022	£650,000	£626,407	FALSE	Flat	73	£8,904	£8,581	Leasehold
Flat 1, Claremont, 14 - 16, St Johns Avenue SW15 2AB	SW15 2AB	SW15 2	27/05/2022	£645,000	£621,024	FALSE	Flat	72	£8,958	£8,625	Leasehold
25, Fawe Park Road SW15 2EB	SW15 2EB	SW15 2	19/08/2022	£1,600,000	£1,488,763	FALSE	Terraced	172	£9,302	£8,656	Freehold
Apartment 305, Capital House, 4, Plaza Gardens SW15 2DJ	SW15 2DJ	SW15 2	27/01/2023	£552,000	£537,327	FALSE	Flat	62	£8,903	£8,667	Leasehold
Flat 20, Lansdowne, Carlton Drive SW15 2BY	SW15 2BY	SW15 2	25/11/2022	£515,000	£494,065	FALSE	Flat	57	£9,035	£8,668	Leasehold
Flat 6, 6, Oakhill Road SW15 2QU	SW15 2QU	SW15 2	21/01/2022	£595,000	£580,781	FALSE	Flat	67	£8,881	£8,668	Leasehold
Flat 1, 10, Oakhill Road SW15 2QU	SW15 2QU	SW15 2	19/12/2022	£635,000	£615,863	FALSE	Flat	71	£8,944	£8,674	Leasehold
7b, Burstock Road SW15 2PW	SW15 2PW	SW15 2	20/05/2022	£750,000	£722,121	FALSE	Flat	83	£9,036	£8,700	Leasehold
121, Putney Bridge Road SW15 2PA	SW15 2PA	SW15 2	06/04/2023	£1,175,000	£1,161,877	FALSE	Terraced	133	£8,835	£8,736	Freehold
23, Holm Oak Close SW15 2UN	SW15 2UN	SW15 2	21/01/2022	£570,000	£556,379	FALSE	Flat	63	£9,048	£8,831	Leasehold
Ground Floor Flat, 57, Oakhill Road SW15 2QJ	SW15 2QJ	SW15 2	23/02/2024	£795,000	£787,584	FALSE	Flat	89	£8,933	£8,849	Leasehold
Flat 11, Halcyon Place, Keswick Road SW15 2DL	SW15 2DL	SW15 2	20/07/2023	£400,000	£398,873	FALSE	Flat	45	£8,889	£8,864	Leasehold
Flat 30, 5, Oakhill Road SW15 2FJ	SW15 2FJ	SW15 2	25/01/2024	£705,000	£692,609	FALSE	Flat	78	£9,038	£8,880	Leasehold
Flat B, 10, Winthorpe Road SW15 2LW	SW15 2LW	SW15 2	20/12/2022	£385,000	£373,397	FALSE	Flat	42	£9,167	£8,890	Leasehold
Flat 1a, 8, Schubert Road SW15 2QS	SW15 2QS	SW15 2	16/12/2022	£570,000	£552,822	FALSE	Flat	62	£9,194	£8,916	Leasehold
141, Oakhill Road SW15 2QL	SW15 2QL	SW15 2	28/01/2022	£580,000	£573,030	FALSE	Flat	64	£9,063	£8,954	Leasehold
21, Burstock Road SW15 2PW	SW15 2PW	SW15 2	12/12/2023	£2,900,000	£2,648,651	FALSE	Detached	295	£9,831	£8,978	Freehold
Flat 2, 241, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	29/09/2023	£625,000	£611,188	FALSE	Flat	68	£9,191	£8,988	Leasehold
18, Galveston Road SW15 2SA	SW15 2SA	SW15 2	23/02/2022	£1,465,000	£1,442,442	FALSE	Terraced	160	£9,156	£9,015	Freehold
30, Burstock Road SW15 2PW	SW15 2PW	SW15 2	29/09/2023	£2,450,000	£2,328,613	FALSE	Terraced	258	£9,496	£9,026	Freehold
24, Wadham Road SW15 2LR	SW15 2LR	SW15 2	28/07/2022	£1,300,000	£1,240,713	FALSE	Terraced	137	£9,489	£9,056	Freehold
7, Downe House, 88, West Hill SW15 2UJ	SW15 2UJ	SW15 2	16/12/2022	£590,000	£572,219	FALSE	Flat	63	£9,365	£9,083	Freehold
Flat 3, 132a, West Hill SW15 2UE	SW15 2UE	SW15 2	18/09/2023	£475,000	£464,503	FALSE	Flat	51	£9,314	£9,108	Leasehold
4, Kendal Place SW15 2QZ	SW15 2QZ	SW15 2	13/10/2023	£509,000	£494,564	FALSE	Flat	54	£9,426	£9,159	Leasehold
23, Werter Road SW15 2LL	SW15 2LL	SW15 2	21/04/2022	£2,100,000	£1,996,721	FALSE	Semi_Detached	218	£9,633	£9,159	Freehold
Flat 3, 8, Werter Road SW15 2LJ	SW15 2LJ	SW15 2	26/01/2022	£547,000	£533,928	FALSE	Flat	58	£9,431	£9,206	Leasehold
Flat 16, Ireton House, 3, Stamford Square SW15 2BG	SW15 2BG	SW15 2	26/05/2022	£585,000	£563,255	FALSE	Flat	61	£9,590	£9,234	Leasehold
43a, Disraeli Road, Putney SW15 2DR	SW15 2DR	SW15 2	23/11/2022	£491,000	£471,041	FALSE	Flat	51	£9,627	£9,236	Leasehold
48, Atney Road SW15 2PS	SW15 2PS	SW15 2	25/08/2022	£890,000	£828,124	FALSE	Terraced	89	£10,000	£9,305	Freehold
Flat 26, 5, Oakhill Road SW15 2FJ	SW15 2FJ	SW15 2	20/03/2023	£712,000	£699,486	FALSE	Flat	75	£9,493	£9,326	Leasehold
57, Montserrat Road SW15 2LE	SW15 2LE	SW15 2	18/01/2024	£1,110,000	£1,074,525	FALSE	Terraced	115	£9,652	£9,344	Freehold
Flat 4, Alloy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	26/07/2023	£750,000	£747,887	TRUE	Flat	80	£9,375	£9,349	Leasehold
First Floor Flat, 92, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	27/10/2023	£415,000	£403,230	FALSE	Flat	43	£9,651	£9,377	Leasehold
Apartment 405, Grand Tower, 1, Plaza Gardens SW15 2DF	SW15 2DF	SW15 2	19/06/2023	£425,000	£422,217	FALSE	Flat	45	£9,444	£9,383	Leasehold
Apartment 104, 121, Upper Richmond Road SW15 2DW	SW15 2DW	SW15 2	17/01/2023	£675,000	£657,058	FALSE	Flat	70	£9,643	£9,387	Leasehold
21, Wadham Road SW15 2LS	SW15 2LS	SW15 2	28/01/2022	£1,580,000	£1,531,161	FALSE	Semi_Detached	163	£9,693	£9,394	Freehold
Apartment 701, Bowery Building, 83, Upper Richmond Road SW15 2FU	SW15 2FU	SW15 2	09/11/2023	£734,000	£703,527	FALSE	Flat	74	£9,919	£9,507	Leasehold
Flat 2, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	18/05/2023	£648,000	£646,782	FALSE	Flat	68	£9,529	£9,512	Leasehold
7, Portinscale Road SW15 2HR	SW15 2HR	SW15 2	28/04/2023	£2,256,000	£2,050,408	FALSE	Detached	215	£10,493	£9,537	Freehold
Flat 1, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	17/03/2023	£525,000	£515,772	FALSE	Flat	54	£9,722	£9,551	Leasehold
20, Rayners Road SW15 2AZ	SW15 2AZ	SW15 2	27/05/2022	£780,000	£755,707	FALSE	Terraced	78	£10,000	£9,689	Freehold
Flat F, Mercier Court, Mercier Road SW15 2AP	SW15 2AP	SW15 2	28/07/2022	£557,000	£532,914	FALSE	Flat	55	£10,127	£9,689	Leasehold
66, Oakhill Road SW15 2QP	SW15 2QP	SW15 2	05/01/2024	£1,302,500	£1,260,873	FALSE	Terraced	129	£10,097	£9,774	

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
35, Disraeli Road, Putney SW15 2DR	SW15 2DR	SW15 2	17/03/2023	£817,500	£803,131	FALSE	Flat	78	£10,481	£10,297	Leasehold
Flat 1, 44, Oakhill Road SW15 2QR	SW15 2QR	SW15 2	27/06/2022	£680,000	£652,948	FALSE	Flat	63	£10,794	£10,364	Leasehold
4a, Fawe Park Road SW15 2EA	SW15 2EA	SW15 2	28/07/2022	£490,000	£468,811	FALSE	Flat	45	£10,889	£10,418	Leasehold
89, Deodar Road SW15 2NU	SW15 2NU	SW15 2	20/02/2023	£4,000,000	£3,839,867	FALSE	Terraced	368	£10,870	£10,434	Freehold
Flat 8, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	25/08/2023	£640,000	£637,598	FALSE	Flat	61	£10,492	£10,452	Leasehold
3, Deodar Road SW15 2NP	SW15 2NP	SW15 2	16/12/2022	£1,895,000	£1,805,584	FALSE	Terraced	172	£11,017	£10,498	Freehold
21, Schubert Road SW15 2QT	SW15 2QT	SW15 2	27/05/2022	£1,990,000	£1,890,581	FALSE	Semi_Detached	178	£11,180	£10,621	Freehold
70, Deodar Road SW15 2NJ	SW15 2NJ	SW15 2	24/07/2023	£2,000,000	£1,965,841	FALSE	Terraced	183	£10,929	£10,742	Freehold
Apartment 701, Capital House, 4, Plaza Gardens SW15 2DJ	SW15 2DJ	SW15 2	27/05/2022	£750,000	£722,121	FALSE	Flat	66	£11,364	£10,941	Leasehold
133, Oakhill Road SW15 2QL	SW15 2QL	SW15 2	26/01/2024	£805,000	£790,851	FALSE	Flat	71	£11,338	£11,139	Leasehold
46, Putney Wharf Tower, Brewhouse Lane SW15 2JQ	SW15 2JQ	SW15 2	15/11/2023	£1,350,000	£1,293,953	FALSE	Flat	114	£11,842	£11,350	Leasehold
Flat 5, Normanby House, 229, Putney Bridge Road SW15 2PU	SW15 2PU	SW15 2	24/01/2023	£525,000	£511,045	FALSE	Flat	45	£11,667	£11,357	Leasehold
149a, Putney Bridge Road SW15 2NZ	SW15 2NZ	SW15 2	28/10/2022	£830,000	£784,217	FALSE	Flat	69	£12,029	£11,365	Leasehold
Flat 127, Putney Wharf, 18, Brewhouse Lane SW15 2JX	SW15 2JX	SW15 2	30/05/2022	£950,000	£914,687	FALSE	Flat	80	£11,875	£11,434	Leasehold
Flat 1, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	30/01/2023	£435,000	£423,437	TRUE	Flat	37	£11,757	£11,444	Leasehold
The Upper Ground Floor Maisonette At, 14, Disraeli Road, Putney SW15 2DS	SW15 2DS	SW15 2	22/09/2023	£510,000	£498,729	FALSE	Flat	43	£11,860	£11,598	Leasehold
Flat 10, Avon Court, Keswick Road SW15 2JU	SW15 2JU	SW15 2	28/09/2023	£250,000	£244,475	FALSE	Flat	21	£11,905	£11,642	Leasehold
37, Disraeli Road, Putney SW15 2DR	SW15 2DR	SW15 2	20/03/2023	£475,000	£466,651	FALSE	Flat	40	£11,875	£11,666	Leasehold
10, Woodlawn Close SW15 2RE	SW15 2RE	SW15 2	26/05/2023	£950,000	£947,530	FALSE	Terraced	81	£11,728	£11,698	Freehold
11d, Oakhill Road SW15 2QJ	SW15 2QJ	SW15 2	25/08/2022	£880,000	£826,313	FALSE	Flat	70.61	£12,463	£11,702	Leasehold
Flat 24, 41, Carlton Drive SW15 2DG	SW15 2DG	SW15 2	20/01/2022	£1,100,000	£1,073,713	FALSE	Flat	91	£12,088	£11,799	Leasehold
4, Wharf Terrace SW15 2JZ	SW15 2JZ	SW15 2	18/01/2023	£1,950,000	£1,870,375	FALSE	Terraced	156	£12,500	£11,990	Leasehold
Apartment 70, 121, Upper Richmond Road SW15 2DU	SW15 2DU	SW15 2	29/07/2022	£1,200,000	£1,148,108	FALSE	Flat	92	£13,043	£12,479	Leasehold
Flat 2, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	15/03/2023	£485,000	£476,475	TRUE	Flat	37	£13,108	£12,878	Leasehold
Flat 3, Alroy Court, 118a, Disraeli Road SW15 2DX	SW15 2DX	SW15 2	15/03/2023	£485,000	£476,475	TRUE	Flat	37	£13,108	£12,878	Leasehold
Flat 2, 82, Deodar Road SW15 2NJ	SW15 2NJ	SW15 2	20/01/2022	£612,500	£597,863	FALSE	Flat	44.94	£13,629	£13,304	Leasehold
76, Deodar Road SW15 2NJ	SW15 2NJ	SW15 2	28/04/2023	£1,550,000	£1,532,689	FALSE	Flat	110	£14,091	£13,934	Freehold
Flat 1, 15, Galveston Road SW15 2RZ	SW15 2RZ	SW15 2	17/08/2023	£585,000	£582,805	FALSE	Flat	38	£15,395	£15,337	Leasehold
10, Montserrat Road SW15 2LA	SW15 2LA	SW15 2	27/06/2022	£1,165,000	£1,123,986	FALSE	Flat	71	£16,408	£15,831	Freehold
13, Montserrat Road SW15 2LD	SW15 2LD	SW15 2	19/10/2023	£1,900,000	£1,801,400	FALSE	Flat	200	£9,500	£9,007	Freehold
		SW15 2 Average							£9,157	£8,860	North of East Putney
3, Putney Heath Lane SW15 3JG	SW15 3JG	SW15 3	27/07/2022	£1,558,000	£1,486,947	FALSE	Terraced	220	£7,082	£6,759	Freehold
Flat 38, Exeter House, Putney Heath SW15 3SX	SW15 3SX	SW15 3	10/11/2023	£805,000	£771,579	FALSE	Flat	114	£7,061	£6,768	Leasehold
Flat 133, Highlands Heath, Portsmouth Road SW15 3TZ	SW15 3TZ	SW15 3	11/01/2024	£517,500	£508,404	FALSE	Flat	75	£6,900	£6,779	Leasehold
40, Friars Avenue SW15 3DU	SW15 3DU	SW15 3	27/10/2022	£330,000	£305,821	FALSE	Terraced	45	£7,333	£6,796	Freehold
256, Hayward Gardens SW15 3BT	SW15 3BT	SW15 3	24/03/2023	£320,000	£314,376	FALSE	Flat	46	£6,957	£6,834	Leasehold
18, Holmbush Road SW15 3LE	SW15 3LE	SW15 3	25/03/2022	£2,400,000	£2,297,030	FALSE	Semi_Detached	334	£7,186	£6,877	Freehold
229, Hayward Gardens SW15 3BU	SW15 3BU	SW15 3	08/04/2024	£380,000	£380,000	FALSE	Flat	55	£6,909	£6,909	Leasehold
Apartment 1, 121, West Hill SW15 3HY	SW15 3HY	SW15 3	10/02/2023	£500,000	£485,819	FALSE	Flat	70	£7,143	£6,940	Leasehold
Flat 15, Beverley Gate House, 97, West Hill SW15 3SP	SW15 3SP	SW15 3	18/02/2022	£400,000	£388,655	FALSE	Flat	56	£7,143	£6,940	Leasehold
Flat 20, Girtton House, Manor Fields SW15 3LN	SW15 3LN	SW15 3	15/12/2023	£695,000	£675,907	FALSE	Flat	97	£7,165	£6,968	Leasehold
Flat 37, Heath Royal, 31, Kersfield Road, Putney SW15 3JW	SW15 3JW	SW15 3	26/04/2023	£458,000	£455,427	FALSE	Flat	65	£7,046	£7,007	Leasehold
Flat 1, 186, West Hill SW15 3SH	SW15 3SH	SW15 3	24/06/2022	£670,000	£643,345	FALSE	Flat	91	£7,363	£7,070	Leasehold
Flat 31, Highlands Heath, Portsmouth Road SW15 3TR	SW15 3TR	SW15 3	24/03/2023	£540,000	£530,509	FALSE	Flat	75	£7,200	£7,073	Leasehold
Flat 7, Stafford House, 9, Scott Avenue SW15 3PA	SW15 3PA	SW15 3	25/03/2022	£520,000	£501,125	FALSE	Flat	70	£7,429	£7,159	Leasehold
2, Kersfield Road, Putney SW15 3HW	SW15 3HW	SW15 3	29/06/2022	£945,000	£911,731	FALSE	Terraced	127	£7,441	£7,179	Freehold
68, Friars Avenue SW15 3DU	SW15 3DU	SW15 3	14/12/2023	£340,000	£325,845	FALSE	Terraced	45	£7,556	£7,241	Freehold
14, Vandyke Close SW15 3JQ	SW15 3JQ	SW15 3	25/07/2022	£475,000	£454,459	FALSE	Flat	62	£7,661	£7,330	Leasehold
Flat 38, Garden Royal, Kersfield Road, Putney SW15 3HE	SW15 3HE	SW15 3	19/01/2024	£523,900	£514,692	FALSE	Flat	70	£7,484	£7,353	Leasehold
36, Hayward Gardens SW15 3DA	SW15 3DA	SW15 3	22/07/2022	£370,000	£354,000	FALSE	Flat	48	£7,708	£7,375	Leasehold
Flat 1, Repton House, 20, Scott Avenue SW15 3PB	SW15 3PB	SW15 3	24/11/2023	£527,000	£505,121	FALSE	Flat	68	£7,750	£7,428	Leasehold
Flat 18, Heath Royal, 20, Putney Heath Lane SW15 3LD	SW15 3LD	SW15 3	29/07/2022	£500,000	£478,378	FALSE	Flat	63	£7,937	£7,593	Leasehold
Flat 16, Somerville House, Manor Fields SW15 3LX	SW15 3LX	SW15 3	19/10/2023	£785,000	£762,736	FALSE	Flat	100	£7,850	£7,627	Leasehold
Flat 51, Heath Royal, 31, Kersfield Road, Putney SW15 3JW	SW15 3JW	SW15 3	27/04/2023	£470,000	£467,360	FALSE	Flat	60	£7,833	£7,789	Leasehold
Flat 36, Kersfield House, 11, Kersfield Road, Putney SW15 3HJ	SW15 3HJ	SW15 3	18/09/2023	£240,000	£234,696	FALSE	Flat	30	£8,000	£7,823	Leasehold
18, Skylark Court, 33, Pipit Drive SW15 3AW	SW15 3AW	SW15 3	25/03/2022	£580,000	£558,947	FALSE	Flat	71	£8,169	£7,872	Leasehold
6, Pipit Drive SW15 3AP	SW15 3AP	SW15 3	23/03/2022	£1,115,000	£1,067,162	FALSE	Semi_Detached	132	£8,447	£8,085	Leasehold
Flat 1, Cadbury House, Dromore Road SW15 3ET	SW15 3ET	SW15 3	24/01/2022	£960,000	£937,059	FALSE	Flat	112	£8,571	£8,367	Leasehold
Flat 20, Selwyn House, Manor Fields SW15 3LR	SW15 3LR	SW15 3	30/05/2022	£675,000	£649,909	FALSE	Flat	77	£8,766	£8,440	Leasehold
18, Seaton Close SW15 3TJ	SW15 3TJ	SW15 3	26/07/2022	£1,450,000	£1,383,872	FALSE	Terraced	163	£8,896	£8,490	Freehold
Flat 4, Selwyn House, Manor Fields SW15 3LR	SW15 3LR	SW15 3	05/02/2024	£840,000	£832,164	FALSE	Flat	98	£8,571	£8,491	Leasehold
38, Wagtail Court, 34, Pipit Drive SW15 3BF	SW15 3BF	SW15 3	27/06/2023	£620,000	£615,940	FALSE	Flat	71	£8,732	£8,675	Leasehold
1, Pipit Drive SW15 3AP	SW15 3AP	SW15 3	13/11/2023	£620,000	£594,260	FALSE	Flat	67	£9,254	£8,870	Leasehold
39, Rusholme Road SW15 3LF	SW15 3LF	SW15 3	25/11/2022	£2,900,000	£2,695,513	FALSE	Semi_Detached	299	£9,699	£9,015	Freehold
3, Scott Avenue SW15 3PA	SW15 3PA	SW15 3	16/06/2023	£425,000	£419,893	FALSE	Flat	46	£9,239	£9,128	Freehold
12, Wagtail Court, 34, Pipit Drive SW15 3BF	SW15 3BF	SW15 3	29/07/2022	£572,500	£547,743	FALSE	Flat	60	£9,542	£9,129	Leasehold
Flat F, 142, West Hill SW15 3SR	SW15 3SR	SW15 3	25/08/2023	£425,000	£423,405	FALSE	Flat	46	£9,239	£9,204	Leasehold
19, Rusholme Road SW15 3JX	SW15 3JX	SW15 3	22/06/2022	£2,200,000	£2,090,090	FALSE	Semi_Detached	227	£9,692	£9,207	Freehold
5, Pullman Gardens SW15 3DF	SW15 3DF	SW15 3	27/11/2023	£895,000	£827,251	FALSE	Semi_Detached	82	£10,915	£10,088	Freehold
Flat 1, 1, Holmbush Road SW15 3LE	SW15 3LE	SW15 3	29/06/2022	£577,750	£554,765	FALSE	Flat	53	£10,901	£10,467	Leasehold
Flat 3, 184, West Hill SW15 3SH	SW15 3SH	SW15 3	05/02/2024	£643,000	£634,853	FALSE	Flat	42	£15,310	£15,116	Leasehold
		SW15 3 Average							£8,277	£8,007	North of A3 / A21
Flat 39, Grayswood Point, Norley Vale SW15 4BT	SW15 4BT	SW15 4	08/12/2023	£287,500	£279,602	FALSE	Flat	51	£5,637	£5,482	Leasehold
Flat 43, Swaythling House, Tunworth Crescent SW15 4PQ	SW15 4PQ	SW15 4	22/11/2023	£385,000	£369,016	FALSE	Flat	67	£5,746	£5,508	Leasehold
Flat 2, 10, Roehampton High Street SW15 4HJ	SW15 4HJ	SW15 4	13/10/2023	£312,000	£303,151	FALSE	Flat	50	£6,240	£6,063	Leasehold
183, Roehampton Lane SW15 4HP	SW15 4HP	SW15 4	21/07/2023	£1,850,000	£1,704,992	FALSE	Detached	272	£6,801	£6,268	Freehold
229b, Roehampton Lane SW15 4LB	SW15 4LB	SW15 4	20/12/2023	£260,000	£252,857	FALSE	Flat	40	£6,500	£6,321	Leasehold
26, Bessborough Road SW15 4BG	SW15 4BG	SW15 4	20/01/2023	£987,500	£875,427	FALSE	Detached	135	£7,315	£6,485	Freehold
Flat 1, Newbury House, 331, Danebury Avenue SW15 4DE	SW15 4DE	SW15 4	22/03/2024	£262,000	£262,000	FALSE	Flat	40	£6,550	£6,550	Leasehold
61b, Medfield Street SW15 4JY	SW15 4JY	SW15 4	26/05/2023	£590,000	£588,891	FALSE	Flat	80	£7,375	£7,361	Leasehold
75, Medfield Street SW15 4JY	SW15 4JY	SW15 4	25/05/2022	£980,000	£949,478	FALSE	Terraced	125	£7,840	£7,596	Freehold
3, Medfield Street SW15 4JY	SW15 4JY	SW15 4	19/01/2023	£335,000	£324,012	FALSE	Flat	40	£8,375	£8,100	Freehold
61a, Medfield Street SW15 4JY	SW15 4JY	SW15 4	27/02/2023	£725,000	£704,437	FALSE	Flat	86	£8,430	£8,191	Leasehold
4, Ponsonby Road SW15 4LA	SW15 4LA	SW15 4	21/12/2022	£1,320,000	£1,257,715	FALSE	Terraced	151	£8,742	£8,329	Freehold
36d, Roehampton High Street SW15 4HJ	SW15 4HJ	SW15 4	11/04/2023	£395,000	£392,781	FALSE	Flat	47	£8,404	£8,357	Leasehold
25, Medfield Street SW15 4JY	SW15 4JY	SW15 4	18/02/2022	£650,000	£639,991	FALSE	Terraced	65	£10,000	£9,846	Freehold
Flat 48, Denmead House, Highcliffe Drive SW15 4PS	SW15 4PS	SW15 4	23/11/2023	£160,000	£153,357	FALSE	Flat	7	£22,857	£21,908	Leasehold
		SW15 4 Average							£8,454	£8,158	Area east of Richmond
First Floor Flat, 2, Rodway Road SW15 5DS	SW15 5DS	SW15 5	19/12/2022	£635,000	£615,863	FALSE	Flat	96.16	£6,604	£6,405	Leasehold
16, Parkstead Road SW15 5HS	SW15 5HS										

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
79, Queen Marys House, 1, Holford Way SW15 5DU	SW15 5DU	SW15 5	21/06/2022	£300,000	£288,065	FALSE	Flat	42	£7,143	£6,859	Leasehold
52, Dover House Road SW15 5AU	SW15 5AU	SW15 5	28/07/2023	£516,000	£514,546	FALSE	Flat	74	£6,973	£6,953	Leasehold
Flat 54, Roebuck House, 89, Roehampton Lane SW15 5FN	SW15 5FN	SW15 5	28/07/2023	£470,000	£468,676	FALSE	Flat	67	£7,015	£6,995	Leasehold
8, Akehurst Street SW15 5DR	SW15 5DR	SW15 5	09/06/2023	£1,950,000	£1,888,147	FALSE	Semi_Detached	266	£7,331	£7,098	Freehold
355a, Upper Richmond Road SW15 5QJ	SW15 5QJ	SW15 5	25/11/2022	£495,000	£474,878	FALSE	Flat	66	£7,500	£7,195	Leasehold
15, Emerald Square SW15 5FP	SW15 5FP	SW15 5	16/06/2023	£1,100,000	£1,086,781	FALSE	Terraced	151	£7,285	£7,197	Freehold
224, Dover House Road SW15 5AH	SW15 5AH	SW15 5	28/11/2022	£522,500	£491,740	FALSE	Terraced	68	£7,684	£7,231	Freehold
33, Roehampton Close SW15 5LU	SW15 5LU	SW15 5	22/03/2024	£645,000	£645,000	FALSE	Flat	89	£7,247	£7,247	Leasehold
27, Swinburne Road SW15 5ED	SW15 5ED	SW15 5	24/03/2023	£950,000	£927,439	FALSE	Terraced	127	£7,480	£7,303	Freehold
17, Crestway SW15 5BX	SW15 5BX	SW15 5	25/08/2022	£2,950,000	£2,586,460	FALSE	Detached	353	£8,357	£7,327	Freehold
7, Daylesford Avenue SW15 5QR	SW15 5QR	SW15 5	23/09/2022	£1,345,000	£1,227,537	FALSE	Semi_Detached	167	£8,054	£7,351	Freehold
10, Bader Way SW15 5GD	SW15 5GD	SW15 5	24/01/2022	£490,000	£478,290	FALSE	Flat	65	£7,538	£7,358	Leasehold
38, Emerald Square SW15 5FP	SW15 5FP	SW15 5	20/05/2022	£1,150,000	£1,114,184	FALSE	Terraced	151	£7,616	£7,379	Freehold
22, Pleasance Road SW15 5HP	SW15 5HP	SW15 5	25/11/2022	£795,000	£738,942	FALSE	Semi_Detached	100	£7,950	£7,389	Freehold
36, Dover House Road SW15 5AU	SW15 5AU	SW15 5	25/02/2022	£725,000	£713,837	FALSE	Terraced	96	£7,552	£7,436	Freehold
Flat 29, Roebuck House, 89, Roehampton Lane SW15 5FN	SW15 5FN	SW15 5	28/07/2023	£485,000	£483,634	FALSE	Flat	65	£7,462	£7,441	Leasehold
142, Dover House Road SW15 5AR	SW15 5AR	SW15 5	29/04/2022	£500,000	£477,089	FALSE	Flat	64	£7,813	£7,455	Leasehold
30, Gillis Square SW15 5FG	SW15 5FG	SW15 5	18/08/2023	£1,250,000	£1,215,160	FALSE	Terraced	162	£7,716	£7,501	Freehold
7, Falmouth Walk SW15 5DY	SW15 5DY	SW15 5	28/07/2023	£692,500	£680,673	FALSE	Terraced	89	£7,781	£7,648	Leasehold
1, Hutton Mews SW15 5HZ	SW15 5HZ	SW15 5	28/10/2022	£899,950	£784,122	FALSE	Detached	102	£8,823	£7,687	Freehold
214, Dover House Road SW15 5AH	SW15 5AH	SW15 5	20/12/2022	£550,000	£524,048	FALSE	Terraced	68	£8,088	£7,707	Freehold
65, Parkstead Road SW15 5AN	SW15 5AN	SW15 5	30/01/2023	£775,000	£729,708	FALSE	Semi_Detached	94	£8,245	£7,763	Freehold
35, Hawkesbury Road SW15 5HL	SW15 5HL	SW15 5	27/05/2022	£850,000	£823,527	FALSE	Terraced	106	£8,019	£7,769	Freehold
13, Vitali Close SW15 5EX	SW15 5EX	SW15 5	16/01/2023	£1,045,000	£1,002,329	FALSE	Terraced	128	£8,164	£7,831	Freehold
219, Dover House Road SW15 5AF	SW15 5AF	SW15 5	24/05/2022	£631,000	£611,348	FALSE	Terraced	78	£8,090	£7,838	Freehold
4, Queen Marys House, 1, Holford Way SW15 5DH	SW15 5DH	SW15 5	21/07/2023	£505,000	£503,577	FALSE	Flat	64	£7,891	£7,868	Leasehold
55, Holford Way SW15 5GB	SW15 5GB	SW15 5	22/06/2022	£1,095,000	£1,056,450	FALSE	Terraced	134	£8,172	£7,884	Freehold
12, Torwood Road SW15 5AL	SW15 5AL	SW15 5	20/01/2023	£625,000	£599,479	FALSE	Terraced	76	£8,224	£7,888	Freehold
116, Putney Park Lane SW15 5HT	SW15 5HT	SW15 5	21/09/2022	£712,500	£658,176	FALSE	Terraced	83	£8,584	£7,930	Freehold
49, Parkstead Road SW15 5AN	SW15 5AN	SW15 5	21/02/2022	£635,000	£625,222	FALSE	Terraced	78	£8,141	£8,016	Freehold
106, Dover House Road SW15 5AT	SW15 5AT	SW15 5	19/05/2023	£716,575	£714,712	FALSE	Terraced	89	£8,051	£8,030	Freehold
12, The Pleasance SW15 5HF	SW15 5HF	SW15 5	25/04/2022	£820,000	£793,126	FALSE	Terraced	97	£8,454	£8,177	Freehold
20, Greenstead Gardens SW15 5AJ	SW15 5AJ	SW15 5	29/09/2023	£585,000	£556,016	FALSE	Terraced	68	£8,603	£8,177	Freehold
17, Emerald Square SW15 5FP	SW15 5FP	SW15 5	15/12/2022	£1,490,000	£1,419,694	FALSE	Terraced	172	£8,663	£8,254	Freehold
118, Crestway SW15 5DD	SW15 5DD	SW15 5	27/04/2022	£667,000	£645,140	FALSE	Terraced	78	£8,551	£8,271	Freehold
215, Huntingfield Road SW15 5EW	SW15 5EW	SW15 5	23/08/2023	£655,000	£646,117	FALSE	Other	78	£8,397	£8,284	Freehold
10, Dover Park Drive SW15 5BG	SW15 5BG	SW15 5	25/02/2022	£3,050,000	£2,797,085	FALSE	Detached	336	£9,077	£8,255	Freehold
5, Westmead SW15 5BH	SW15 5BH	SW15 5	13/01/2023	£4,950,000	£4,388,214	FALSE	Detached	527	£9,393	£8,327	Freehold
136, Putney Park Lane SW15 5HT	SW15 5HT	SW15 5	25/05/2022	£730,000	£707,264	FALSE	Terraced	84	£8,690	£8,420	Freehold
11, Falmouth Walk SW15 5DY	SW15 5DY	SW15 5	27/01/2023	£770,000	£749,533	FALSE	Flat	89	£8,652	£8,422	Leasehold
Flat 2, 11, Umbria Street SW15 5DP	SW15 5DP	SW15 5	19/12/2023	£440,000	£427,912	FALSE	Flat	50	£8,800	£8,558	Leasehold
20, Vanneck Square SW15 5DX	SW15 5DX	SW15 5	29/08/2023	£585,000	£568,695	FALSE	Terraced	65	£9,000	£8,749	Freehold
419, Upper Richmond Road SW15 5QX	SW15 5QX	SW15 5	16/01/2023	£2,850,000	£2,683,442	FALSE	Semi_Detached	303	£9,406	£8,856	Freehold
40, Huntingfield Road SW15 5EU	SW15 5EU	SW15 5	08/12/2023	£665,000	£637,315	FALSE	Terraced	71	£9,366	£8,976	Freehold
Flat 16, Fairacres, Roehampton Lane SW15 5LX	SW15 5LX	SW15 5	23/08/2023	£1,500,000	£1,494,371	FALSE	Flat	166	£9,036	£9,002	Leasehold
43, Parkstead Road SW15 5HS	SW15 5HS	SW15 5	18/11/2022	£800,000	£752,903	FALSE	Terraced	83	£9,639	£9,071	Freehold
75, Dover House Road SW15 5AB	SW15 5AB	SW15 5	18/11/2022	£745,000	£701,141	FALSE	Terraced	77	£9,675	£9,106	Freehold
9, Dover House Road SW15 5AA	SW15 5AA	SW15 5	14/03/2024	£875,000	£875,000	FALSE	Semi_Detached	96	£9,115	£9,115	Freehold
34, Roedean Crescent SW15 5JU	SW15 5JU	SW15 5	30/08/2022	£10,250,000	£8,986,852	FALSE	Detached	984	£10,417	£9,133	Freehold
201, Dover House Road SW15 5AE	SW15 5AE	SW15 5	28/11/2023	£762,000	£704,319	FALSE	Semi_Detached	77	£9,896	£9,147	Freehold
40, Roehampton Gate SW15 5JS	SW15 5JS	SW15 5	29/09/2023	£3,170,000	£2,828,187	FALSE	Detached	308	£10,292	£9,182	Freehold
81, Dover House Road SW15 5AB	SW15 5AB	SW15 5	27/05/2022	£725,000	£688,780	FALSE	Semi_Detached	74	£9,797	£9,308	Freehold
232, Dover House Road SW15 5AH	SW15 5AH	SW15 5	17/01/2022	£650,000	£642,189	FALSE	Terraced	67	£9,701	£9,585	Freehold
20, Hobbes Walk SW15 5AQ	SW15 5AQ	SW15 5	22/08/2022	£700,000	£651,334	FALSE	Terraced	65	£10,769	£10,021	Freehold
Ground Floor Flat, 23, Langside Avenue SW15 5QT	SW15 5QT	SW15 5	24/11/2023	£752,000	£720,780	FALSE	Flat	68	£11,059	£10,600	Leasehold
102, Priory Lane SW15 5JL	SW15 5JL	SW15 5	21/12/2022	£6,500,000	£5,822,374	FALSE	Detached	530	£12,264	£10,986	Freehold
12, Pleasance Road SW15 5HP	SW15 5HP	SW15 5	25/01/2023	£730,000	£687,338	FALSE	Semi_Detached	61	£11,967	£11,268	Freehold
44, Swinburne Road SW15 5EB	SW15 5EB	SW15 5	18/01/2024	£850,000	£822,834	FALSE	Terraced	73	£11,644	£11,272	Freehold
		SW15 5 Average							£8,426	£8,032	Area around Roe
2b, Colinette Road SW15 6QQ	SW15 6QQ	SW15 6	30/08/2023	£640,000	£637,598	FALSE	Flat	96	£6,667	£6,642	Leasehold
Flat 73, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	24/03/2023	£425,000	£417,530	FALSE	Flat	62	£6,855	£6,734	Leasehold
24, Cotman Close SW15 6RG	SW15 6RG	SW15 6	16/01/2024	£420,000	£412,618	FALSE	Flat	61	£6,885	£6,764	Leasehold
Flat 23, Mildmay House, Whitnell Way SW15 6BZ	SW15 6BZ	SW15 6	20/06/2023	£395,000	£392,413	FALSE	Flat	58	£6,810	£6,766	Leasehold
15, Cotman Close SW15 6RG	SW15 6RG	SW15 6	22/04/2022	£795,000	£758,571	FALSE	Flat	111	£7,162	£6,834	Leasehold
Flat 17, Ashdown, 7, Cambalt Road SW15 6EL	SW15 6EL	SW15 6	22/04/2022	£395,000	£376,900	FALSE	Flat	55	£7,182	£6,853	Leasehold
Flat 16, Wellwood Court, 390, Upper Richmond Road SW15 6JH	SW15 6JH	SW15 6	29/09/2022	£525,000	£494,282	FALSE	Flat	72	£7,292	£6,865	Leasehold
8, Winchelsea Close SW15 6HE	SW15 6HE	SW15 6	23/02/2024	£497,000	£487,679	FALSE	Terraced	71	£7,000	£6,869	Freehold
Flat 12, Wellwood Court, 390, Upper Richmond Road SW15 6JH	SW15 6JH	SW15 6	13/02/2023	£495,000	£480,961	FALSE	Flat	70	£7,071	£6,871	Leasehold
Flat 46, College House, 52, Putney Hill SW15 6BF	SW15 6BF	SW15 6	27/01/2022	£467,500	£456,328	FALSE	Flat	66	£7,083	£6,914	Leasehold
Flat 26, Cheval Court, 335, Upper Richmond Road SW15 6UA	SW15 6UA	SW15 6	18/02/2022	£250,000	£242,909	FALSE	Flat	35	£7,143	£6,940	Leasehold
Flat 39, Belvedere Court, 372 - 374, Upper Richmond Road SW15 6HY	SW15 6HY	SW15 6	25/10/2023	£530,000	£514,968	FALSE	Flat	74	£7,162	£6,959	Leasehold
Flat 3, Halford House, Whitnell Way SW15 6DE	SW15 6DE	SW15 6	24/10/2022	£510,000	£481,868	FALSE	Flat	69	£7,391	£6,984	Leasehold
Flat 6, Charles Court, 345, Upper Richmond Road SW15 6XP	SW15 6XP	SW15 6	26/09/2023	£450,000	£440,055	FALSE	Flat	63	£7,143	£6,985	Leasehold
2, Fairdale Gardens, Putney SW15 6JW	SW15 6JW	SW15 6	24/02/2023	£830,000	£796,772	FALSE	Terraced	114	£7,281	£6,989	Freehold
Flat 77, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	26/08/2022	£375,000	£352,122	FALSE	Flat	50	£7,500	£7,042	Leasehold
Flat 17, Brittany House, 261, Upper Richmond Road SW15 6NF	SW15 6NF	SW15 6	14/12/2023	£667,500	£649,162	FALSE	Flat	92	£7,255	£7,056	Leasehold
Flat 6, 12a, Cambalt Road SW15 6EW	SW15 6EW	SW15 6	26/05/2023	£170,000	£169,680	FALSE	Flat	24	£7,083	£7,070	Leasehold
Flat 15, Waldegrave House, Whitnell Way SW15 6DB	SW15 6DB	SW15 6	24/06/2022	£450,000	£432,098	FALSE	Flat	61	£7,377	£7,084	Leasehold
2a, Colinette Road SW15 6QQ	SW15 6QQ	SW15 6	04/01/2024	£700,000	£687,697	FALSE	Flat	97	£7,216	£7,090	Leasehold
24, Isis Close, Putney SW15 6JY	SW15 6JY	SW15 6	26/05/2023	£405,000	£404,239	FALSE	Flat	57	£7,105	£7,092	Leasehold
Flat 2, 26, Holroyd Road SW15 6LN	SW15 6LN	SW15 6	27/10/2023	£640,000	£621,848	FALSE	Flat	87	£7,356	£7,148	Leasehold
Flat 1, 12a, Cambalt Road SW15 6EW	SW15 6EW	SW15 6	14/11/2023	£194,000	£185,946	FALSE	Flat	26	£7,462	£7,152	Leasehold
Flat 96, Ormonde Court, 364, Upper Richmond Road SW15 6TR	SW15 6TR	SW15 6	23/10/2023	£320,000	£310,924	FALSE	Flat	43	£7,442	£7,231	Leasehold
21, Dealry Road SW15 6NL	SW15 6NL	SW15 6	27/02/2023	£2,425,000	£2,283,279	FALSE	Semi_Detached	313	£7,748	£7,295	Freehold
Flat 9, Hector Court, 123, Cambalt Road SW15 6EX	SW15 6EX	SW15 6	16/11/2023	£465,000	£445,695	FALSE	Flat	61	£7,623	£7,306	Leasehold
Flat 20, 12, Cambalt Road SW15 6EW	SW15 6EW	SW15 6	22/02/2024	£245,000	£242,715	FALSE	Flat	33	£7,424	£7,355	Leasehold
Flat 9, Stanhope House, Whitnell Way SW15 6BY	SW15 6BY	SW15 6	04/01/2024	£407,500	£400,338	FALSE	Flat	54	£7,546	£7,414	Leasehold
Flat 40, Ormonde Court, 364, Upper Richmond Road SW15 6TW	SW15 6TW	SW15 6	26/08/2022	£475,000	£446,021	FALSE	Flat	60	£7,917	£7,434	Leasehold
Garden Flat, 19, Chartfield Avenue SW15 6DX	SW15 6DX	SW15 6	22/02/2024	£1,450,000	£1,436,474	FALSE	Flat	193	£7,513	£7,443	Leasehold
Flat 25, College House, 52, Putney Hill SW15 6BF	SW15 6BF	SW15 6	11/04/2023	£525,500	£522,548	FALSE	Flat	69.6	£7,550	£7,508	Leasehold

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 18, Percy Laurie House, 217, Upper Richmond Road SW15 6SY	SW15 6SY	SW15 6	15/03/2023	£617,000	£606,155	FALSE	Flat	79	£7,810	£7,673	Leasehold
Flat 4, 343, Upper Richmond Road SW15 6XP	SW15 6XP	SW15 6	24/04/2023	£675,000	£671,208	FALSE	Flat	87	£7,759	£7,715	Leasehold
20, Queens Gate Gardens SW15 6JN	SW15 6JN	SW15 6	30/08/2023	£550,000	£547,936	FALSE	Flat	71	£7,746	£7,717	Leasehold
Flat 32, Portland House, 3, Chartfield Avenue SW15 6DP	SW15 6DP	SW15 6	21/11/2022	£575,000	£551,626	FALSE	Flat	71	£8,099	£7,769	Leasehold
Flat 29, Portland House, 3, Chartfield Avenue SW15 6DP	SW15 6DP	SW15 6	10/11/2023	£560,000	£536,751	FALSE	Flat	69	£8,116	£7,779	Leasehold
Flat 1, 209, Upper Richmond Road SW15 6SQ	SW15 6SQ	SW15 6	17/02/2023	£370,000	£359,506	FALSE	Flat	46	£8,043	£7,815	Leasehold
Flat 54, Percy Laurie House, 217, Upper Richmond Road SW15 6SY	SW15 6SY	SW15 6	28/03/2022	£560,000	£539,673	FALSE	Flat	69	£8,116	£7,821	Leasehold
Flat 8, Fernhill Place, 21 - 23, Chartfield Avenue SW15 6DX	SW15 6DX	SW15 6	23/09/2022	£425,000	£400,133	FALSE	Flat	51	£8,333	£7,846	Leasehold
Flat 2, Ormonde Court, 364, Upper Richmond Road SW15 6TW	SW15 6TW	SW15 6	30/01/2023	£422,500	£411,269	FALSE	Flat	52	£8,125	£7,909	Leasehold
Flat 46, Avershaw House, 1, Chartfield Avenue SW15 6AD	SW15 6AD	SW15 6	15/02/2024	£600,000	£594,403	FALSE	Flat	75	£8,000	£7,925	Leasehold
Flat 29, Hill Court, Putney Hill SW15 6BB	SW15 6BB	SW15 6	27/06/2022	£290,000	£278,463	FALSE	Flat	35	£8,286	£7,956	Leasehold
Flat 61, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	21/04/2023	£425,000	£422,612	FALSE	Flat	53	£8,019	£7,974	Leasehold
Flat 2, 18, Camball Road SW15 6EW	SW15 6EW	SW15 6	27/07/2023	£785,000	£782,789	FALSE	Flat	98	£8,010	£7,988	Leasehold
Flat 207, Harwood Court, Upper Richmond Road SW15 6JG	SW15 6JG	SW15 6	11/04/2023	£250,000	£248,596	FALSE	Flat	31	£8,065	£8,019	Leasehold
Flat 68, Percy Laurie House, 217, Upper Richmond Road SW15 6SY	SW15 6SY	SW15 6	21/07/2023	£565,000	£563,408	FALSE	Flat	70	£8,071	£8,049	Leasehold
60, Howards Lane SW15 6QF	SW15 6QF	SW15 6	19/05/2023	£965,000	£962,491	FALSE	Terraced	119	£8,109	£8,088	Freehold
20, Enmore Road SW15 6LL	SW15 6LL	SW15 6	27/11/2023	£2,250,000	£2,079,681	FALSE	Semi_Detached	257	£8,755	£8,092	Freehold
Flat 55, Ormonde Court, 364, Upper Richmond Road SW15 6TP	SW15 6TP	SW15 6	22/12/2022	£384,000	£372,427	FALSE	Flat	46	£8,348	£8,096	Leasehold
Flat 3, 43, St Johns Avenue SW15 6AL	SW15 6AL	SW15 6	28/06/2022	£270,000	£259,259	FALSE	Flat	32	£8,438	£8,102	Leasehold
51, St Johns Avenue SW15 6AL	SW15 6AL	SW15 6	18/01/2022	£1,255,000	£1,239,918	FALSE	Terraced	153	£8,203	£8,104	Freehold
Flat 205, Harwood Court, Upper Richmond Road SW15 6JG	SW15 6JG	SW15 6	20/09/2022	£285,000	£268,324	FALSE	Flat	33	£8,636	£8,131	Leasehold
Flat 3, 206, Upper Richmond Road SW15 6TD	SW15 6TD	SW15 6	17/08/2023	£335,000	£333,743	FALSE	Flat	41	£8,171	£8,140	Leasehold
Flat 2, 25, Chartfield Avenue SW15 6DZ	SW15 6DZ	SW15 6	22/02/2022	£790,000	£767,594	FALSE	Flat	94	£8,404	£8,166	Leasehold
Flat 123, Harwood Court, Upper Richmond Road SW15 6JB	SW15 6JB	SW15 6	29/08/2023	£290,000	£288,912	FALSE	Flat	35	£8,286	£8,255	Leasehold
Flat 99, Ormonde Court, 364, Upper Richmond Road SW15 6TR	SW15 6TR	SW15 6	19/08/2022	£375,000	£352,122	FALSE	Flat	42	£8,929	£8,384	Leasehold
Flat 220, Harwood Court, Upper Richmond Road SW15 6JG	SW15 6JG	SW15 6	25/10/2023	£295,000	£286,633	FALSE	Flat	34	£8,676	£8,430	Leasehold
Flat 5, 23, Putney Hill SW15 6BE	SW15 6BE	SW15 6	28/01/2022	£575,000	£561,259	FALSE	Flat	66	£8,712	£8,504	Leasehold
Flat 55, Devonshire House, 50, Putney Hill SW15 6DJ	SW15 6DJ	SW15 6	25/08/2023	£550,000	£547,936	FALSE	Flat	64	£8,594	£8,562	Leasehold
55, Chartfield Avenue SW15 6HW	SW15 6HW	SW15 6	27/01/2023	£5,250,000	£4,654,167	FALSE	Detached	543	£9,669	£8,571	Freehold
Flat 89, Ormonde Court, 364, Upper Richmond Road SW15 6TR	SW15 6TR	SW15 6	13/01/2023	£300,000	£292,026	FALSE	Flat	34	£8,824	£8,589	Leasehold
Flat 4, 307, Upper Richmond Road SW15 6SS	SW15 6SS	SW15 6	22/12/2022	£661,318	£641,388	FALSE	Flat	74	£8,937	£8,667	Leasehold
Flat 1, Ormonde Court, 364, Upper Richmond Road SW15 6TW	SW15 6TW	SW15 6	27/09/2022	£240,000	£225,957	FALSE	Flat	26	£9,231	£8,691	Leasehold
Flat 5, 35, Gwendolen Avenue SW15 6EP	SW15 6EP	SW15 6	15/12/2023	£525,000	£510,577	FALSE	Flat	58	£9,052	£8,803	Leasehold
Flat 5, 7, Putney Hill SW15 6BA	SW15 6BA	SW15 6	27/07/2022	£478,560	£457,866	FALSE	Flat	52	£9,203	£8,805	Leasehold
5, Pettward Close SW15 6QL	SW15 6QL	SW15 6	28/06/2023	£738,000	£729,131	FALSE	Terraced	82	£9,000	£8,892	Freehold
Flat 2, 211b, Upper Richmond Road SW15 6SQ	SW15 6SQ	SW15 6	13/02/2024	£355,000	£351,688	FALSE	Flat	39	£9,103	£9,018	Leasehold
251, Upper Richmond Road SW15 6SW	SW15 6SW	SW15 6	18/02/2022	£1,760,000	£1,732,900	FALSE	Terraced	192	£9,167	£9,026	Freehold
Flat 5, Devonshire House, 50, Putney Hill SW15 6DJ	SW15 6DJ	SW15 6	27/10/2023	£600,000	£582,983	FALSE	Flat	64	£9,375	£9,109	Leasehold
264c, Upper Richmond Road SW15 6TQ	SW15 6TQ	SW15 6	26/05/2023	£355,000	£354,333	FALSE	Flat	38	£9,342	£9,325	Leasehold
Flat 1, Northam House, 233, Upper Richmond Road SW15 6SN	SW15 6SN	SW15 6	15/06/2023	£920,000	£913,976	FALSE	Flat	98	£9,388	£9,326	Leasehold
26, Carmalt Gardens SW15 6NE	SW15 6NE	SW15 6	23/02/2022	£2,400,000	£2,363,045	FALSE	Terraced	252	£9,524	£9,377	Freehold
15b, Colinette Road SW15 6QG	SW15 6QG	SW15 6	17/06/2022	£900,000	£868,315	FALSE	Terraced	92	£9,783	£9,438	Freehold
Flat 7, 35, St Johns Avenue SW15 6AL	SW15 6AL	SW15 6	24/03/2022	£425,000	£409,574	FALSE	Flat	43	£9,884	£9,525	Leasehold
30, St Johns Avenue SW15 6AN	SW15 6AN	SW15 6	29/11/2023	£2,950,000	£2,726,693	FALSE	Semi_Detached	286	£10,315	£9,534	Freehold
7, Balmuir Gardens, Putney SW15 6NG	SW15 6NG	SW15 6	26/10/2022	£2,090,000	£1,936,868	FALSE	Terraced	202	£10,347	£9,588	Freehold
12, Woodborough Road SW15 6PZ	SW15 6PZ	SW15 6	25/07/2022	£4,750,000	£4,241,207	FALSE	Detached	440	£10,795	£9,639	Freehold
28, Westleigh Avenue SW15 6RD	SW15 6RD	SW15 6	17/06/2022	£585,000	£564,405	FALSE	Terraced	58	£10,086	£9,731	Leasehold
67, Chartfield Avenue SW15 6HN	SW15 6HN	SW15 6	18/08/2023	£3,800,000	£3,627,984	FALSE	Semi_Detached	372	£10,215	£9,753	Freehold
Flat 60, Devonshire House, 50, Putney Hill SW15 6DJ	SW15 6DJ	SW15 6	17/03/2023	£940,000	£923,478	FALSE	Flat	94	£10,000	£9,824	Leasehold
Flat 6, 336, Upper Richmond Road SW15 6TL	SW15 6TL	SW15 6	27/09/2023	£455,000	£444,945	FALSE	Flat	45	£10,111	£9,888	Leasehold
16, Bramcote Road SW15 6UG	SW15 6UG	SW15 6	27/09/2023	£5,950,000	£5,308,427	FALSE	Detached	530	£11,226	£10,016	Freehold
11, Larpent Avenue SW15 6UP	SW15 6UP	SW15 6	27/09/2023	£2,925,000	£2,736,290	FALSE	Semi_Detached	267	£10,955	£10,248	Freehold
18, Larpent Avenue SW15 6UU	SW15 6UU	SW15 6	02/02/2024	£3,600,000	£3,521,079	FALSE	Semi_Detached	340	£10,588	£10,356	Freehold
16, Westleigh Avenue SW15 6RD	SW15 6RD	SW15 6	23/02/2024	£605,000	£593,653	FALSE	Terraced	56	£10,804	£10,601	Leasehold
76, Hazlewell Road SW15 6UR	SW15 6UR	SW15 6	28/06/2023	£2,700,000	£2,614,357	FALSE	Semi_Detached	245	£11,020	£10,671	Freehold
13, Tideswell Road SW15 6LJ	SW15 6LJ	SW15 6	24/07/2023	£2,605,000	£2,400,813	FALSE	Detached	179	£14,553	£13,412	Freehold
		SW15 6 Average							£8,417	£8,137	South West of Pu
5, Ullathorne Road SW16 1SL	SW16 1SL	SW16 1	16/06/2023	£600,000	£592,790	FALSE	Terraced	86	£6,977	£6,893	Freehold
19, Ullathorne Road SW16 1SJ	SW16 1SJ	SW16 1	19/12/2022	£645,000	£607,305	FALSE	Semi_Detached	84	£7,679	£7,230	Freehold
Flat 4, 60a, Thrale Road SW16 1NY	SW16 1NY	SW16 1	26/05/2023	£355,000	£354,333	FALSE	Flat	44	£8,068	£8,053	Leasehold
Flat 4, 60b, Thrale Road SW16 1NY	SW16 1NY	SW16 1	16/01/2023	£331,650	£322,834	FALSE	Flat	38	£8,728	£8,496	Leasehold
1, Colson Way SW16 1SD	SW16 1SD	SW16 1	25/02/2022	£585,000	£575,992	FALSE	Flat	62	£9,435	£9,290	Freehold
		SW16 1 Average							£8,177	£7,992	West of Streathar
Flat 5, Locarno Court, 1, Eardley Road SW16 6DA	SW16 6DA	SW16 6	13/02/2023	£420,000	£408,088	FALSE	Flat	60	£7,000	£6,801	Leasehold
4, Westcote Road SW16 6BW	SW16 6BW	SW16 6	28/04/2023	£640,000	£632,852	FALSE	Terraced	93	£6,882	£6,805	Freehold
36, Levenson Street SW16 6DD	SW16 6DD	SW16 6	28/07/2023	£680,000	£668,386	FALSE	Terraced	98	£6,939	£6,820	Freehold
49, Pendle Road SW16 6RT	SW16 6RT	SW16 6	26/09/2023	£949,950	£902,884	FALSE	Terraced	132	£7,197	£6,840	Freehold
74, Besley Street SW16 6BD	SW16 6BD	SW16 6	24/03/2023	£520,000	£507,651	FALSE	Terraced	74	£7,027	£6,860	Freehold
54, Greyswood Street SW16 6QN	SW16 6QN	SW16 6	23/05/2022	£725,000	£702,420	FALSE	Terraced	102	£7,108	£6,886	Freehold
96, Pretoria Road SW16 6RN	SW16 6RN	SW16 6	30/03/2022	£1,099,950	£1,075,652	FALSE	Terraced	155	£7,096	£6,940	Freehold
53, Fernthorpe Road SW16 6DP	SW16 6DP	SW16 6	17/01/2022	£735,000	£726,167	FALSE	Terraced	104	£7,067	£6,982	Freehold
5, Cunliffe Street SW16 6DS	SW16 6DS	SW16 6	24/06/2022	£850,000	£820,075	FALSE	Terraced	115	£7,391	£7,131	Freehold
39, Penwortham Road SW16 6RF	SW16 6RF	SW16 6	29/07/2022	£1,100,000	£1,034,874	FALSE	Semi_Detached	145	£7,586	£7,137	Freehold
1, Rackham Mews SW16 6BE	SW16 6BE	SW16 6	29/09/2023	£520,000	£494,236	FALSE	Terraced	69	£7,536	£7,163	Freehold
137, Nimrod Road SW16 6TH	SW16 6TH	SW16 6	17/11/2023	£800,000	£751,673	FALSE	Terraced	103	£7,767	£7,298	Freehold
93, Pendle Road SW16 6RX	SW16 6RX	SW16 6	29/09/2022	£452,500	£426,024	FALSE	Flat	58	£7,802	£7,345	Leasehold
111, Welham Road SW16 6QH	SW16 6QH	SW16 6	29/08/2023	£481,000	£479,195	FALSE	Flat	64	£7,516	£7,487	Leasehold
56, Credenhill Street SW16 6PR	SW16 6PR	SW16 6	06/04/2023	£775,075	£766,419	FALSE	Terraced	102	£7,599	£7,514	Freehold
74, Greyswood Street SW16 6QN	SW16 6QN	SW16 6	21/04/2023	£715,000	£707,015	FALSE	Terraced	94	£7,606	£7,521	Freehold
43a, Moyser Road SW16 6RW	SW16 6RW	SW16 6	27/06/2022	£525,000	£504,114	FALSE	Flat	67	£7,836	£7,524	Leasehold
27a, Eastwood Street SW16 6PT	SW16 6PT	SW16 6	29/04/2022	£397,000	£378,809	FALSE	Flat	50	£7,940	£7,576	Leasehold
Ground Floor Flat, 45, Westcote Road SW16 6BN	SW16 6BN	SW16 6	23/09/2022	£378,413	£356,272	FALSE	Flat	47	£8,051	£7,580	Leasehold
Flat 1, 243, Nimrod Road SW16 6TW	SW16 6TW	SW16 6	25/01/2024	£225,000	£221,045	FALSE	Flat	29	£7,759	£7,622	Leasehold
87, Welham Road SW16 6QH	SW16 6QH	SW16 6	28/11/2022	£532,500	£501,151	FALSE	Flat	65	£8,192	£7,710	Leasehold
9, Brookview Road SW16 6UA	SW16 6UA	SW16 6	12/04/2023	£1,200,000	£1,158,070	FALSE	Semi_Detached	146	£8,219	£7,932	Freehold
75, Welham Road SW16 6QH	SW16 6QH	SW16 6	28/01/2022	£640,000	£624,706	FALSE	Flat	78	£8,205	£8,009	Leasehold
46a, Nimrod Road SW16 6TA	SW16 6TA	SW16 6	28/07/2023	£582,500	£580,859	FALSE	Flat	71	£8,204	£8,181	Leasehold
50, Penwortham Road SW16 6RE	SW16 6RE	SW16 6	14/04/2023	£970,000	£959,167	FALSE	Terraced	115	£8,435	£8,341	Freehold
28, Corsehill Street SW16 6NF	SW16 6NF	SW16 6	17/01/2023	£845,000	£810,496	FALSE	Terraced	97	£8,711	£8,356	Freehold
53, Credenhill Street SW16 6PP	SW16 6PP	SW16 6	10/02/2023	£480,000	£466,386	FALSE	Flat	55			

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat A, 16, Credenhill Street SW16 6PR	SW16 6PR	SW16 6	25/04/2022	£487,500	£465,162	FALSE	Flat	45	£10,833	£10,337	Leasehold
92, Penwortham Road SW16 6RJ	SW16 6RJ	SW16 6	20/05/2022	£1,189,000	£1,151,969	FALSE	Terraced	99	£12,010	£11,636	Freehold
First Floor Flat, 56, Moyser Road SW16 6RW	SW16 6RW	SW16 6	29/07/2022	£525,000	£502,297	FALSE	Flat	39	£13,462	£12,879	Leasehold
40, Pretoria Road SW16 6RP	SW16 6RP	SW16 6	29/04/2022	£1,151,000	£1,113,278	FALSE	Terraced	81	£14,210	£13,744	Freehold
Flat 1, 124, Mitcham Lane SW16 6NS	SW16 6NS	SW16 6	21/02/2022	£1,245,000	£1,214,933	FALSE	Flat	83	£15,000	£14,638	Leasehold
76, Eardley Road SW16 6BL	SW16 6BL	SW16 6	22/08/2023	£552,000	£536,615	FALSE	Flat	33	£16,727	£16,261	Freehold
		SW16 6 Average							£8,945	£8,641	West of Streathar
807, Garratt Lane SW17 0PF	SW17 0PF	SW17 0	28/09/2023	£905,000	£860,161	FALSE	Terraced	132	£6,856	£6,516	Freehold
107, Selkirk Road SW17 0EW	SW17 0EW	SW17 0	24/03/2022	£950,000	£929,014	FALSE	Terraced	142	£6,690	£6,542	Freehold
Flat 3, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	27/01/2023	£760,000	£739,798	FALSE	Flat	113	£6,726	£6,547	Leasehold
Flat B, 43, Tooting High Street SW17 0SP	SW17 0SP	SW17 0	23/09/2022	£350,000	£329,521	FALSE	Flat	50	£7,000	£6,590	Leasehold
Flat 2, 817, Garratt Lane SW17 0PF	SW17 0PF	SW17 0	18/10/2023	£455,000	£442,095	FALSE	Flat	67	£6,791	£6,598	Leasehold
Flat 7, Bellamy House, Garratt Lane SW17 0LS	SW17 0LS	SW17 0	28/11/2022	£435,000	£417,317	FALSE	Flat	63	£6,905	£6,624	Leasehold
158, Strathdon Drive SW17 0PP	SW17 0PP	SW17 0	10/02/2023	£280,000	£272,059	FALSE	Flat	41	£6,829	£6,636	Leasehold
58, Peartree Avenue SW17 0JG	SW17 0JG	SW17 0	29/07/2022	£402,500	£385,095	FALSE	Flat	58	£6,940	£6,640	Leasehold
1f, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	23/02/2024	£551,000	£545,860	FALSE	Flat	82	£6,720	£6,657	Leasehold
25a, Fairlight Road SW17 0JE	SW17 0JE	SW17 0	27/01/2023	£710,000	£681,008	FALSE	Flat	102	£6,961	£6,677	Leasehold
Flat 3, 43, Tooting High Street SW17 0SP	SW17 0SP	SW17 0	09/01/2024	£340,000	£334,024	FALSE	Flat	50	£6,800	£6,680	Leasehold
1043, Garratt Lane SW17 0LN	SW17 0LN	SW17 0	17/11/2023	£580,000	£555,921	FALSE	Flat	83	£6,988	£6,698	Leasehold
Flat 18, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	12/05/2023	£660,000	£658,759	FALSE	Flat	98	£6,735	£6,722	Leasehold
Flat 4, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	19/01/2023	£600,000	£584,051	FALSE	Flat	86	£6,977	£6,791	Leasehold
2, Carlwell Street SW17 0SE	SW17 0SE	SW17 0	27/04/2022	£615,000	£594,845	FALSE	Terraced	87	£7,069	£6,837	Freehold
Flat 3, 9, Gilbey Road SW17 0QQ	SW17 0QQ	SW17 0	26/08/2022	£345,000	£322,809	FALSE	Flat	47	£7,340	£6,868	Leasehold
Flat 2, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	20/09/2023	£697,500	£682,086	FALSE	Flat	99	£7,045	£6,890	Leasehold
Flat 2, The Little House, 13, Tooting Grove SW17 0RA	SW17 0RA	SW17 0	24/11/2023	£650,000	£623,014	FALSE	Flat	90	£7,223	£6,922	Leasehold
72, Kenlor Road SW17 0DF	SW17 0DF	SW17 0	12/05/2023	£570,000	£568,518	FALSE	Terraced	82	£6,951	£6,933	Freehold
19, Squarey Street SW17 0AB	SW17 0AB	SW17 0	17/11/2023	£970,000	£911,404	FALSE	Terraced	131	£7,405	£6,957	Freehold
Apartment 4, 189, Tooting High Street SW17 0GW	SW17 0GW	SW17 0	28/07/2023	£490,000	£488,620	FALSE	Flat	70	£7,000	£6,980	Leasehold
Second Floor Flat, 3, Gilbey Road SW17 0QQ	SW17 0QQ	SW17 0	23/08/2022	£350,000	£328,647	FALSE	Flat	47	£7,447	£6,992	Leasehold
Apartment 14, 193, Tooting High Street SW17 0GU	SW17 0GU	SW17 0	22/12/2022	£535,000	£518,877	FALSE	Flat	74	£7,230	£7,012	Leasehold
18, Carlwell Street SW17 0SE	SW17 0SE	SW17 0	28/09/2023	£635,000	£603,538	FALSE	Terraced	86	£7,384	£7,018	Freehold
Apartment 31, 193, Tooting High Street SW17 0GU	SW17 0GU	SW17 0	10/11/2023	£520,000	£498,412	FALSE	Flat	71	£7,324	£7,020	Leasehold
6, Barnfield Close SW17 0AU	SW17 0AU	SW17 0	16/05/2023	£352,500	£351,837	FALSE	Flat	50	£7,050	£7,037	Leasehold
84, Smallwood Road SW17 0TW	SW17 0TW	SW17 0	17/02/2023	£355,000	£344,931	FALSE	Flat	49	£7,245	£7,039	Leasehold
14, Alston Road SW17 0TP	SW17 0TP	SW17 0	24/08/2023	£840,000	£816,588	FALSE	Terraced	116	£7,241	£7,040	Freehold
43, Fairlight Road SW17 0JE	SW17 0JE	SW17 0	25/07/2022	£450,000	£429,478	FALSE	Flat	61	£7,377	£7,041	Leasehold
41, Fairlight Road SW17 0JE	SW17 0JE	SW17 0	21/04/2022	£400,000	£381,671	FALSE	Flat	54	£7,407	£7,068	Leasehold
67, Pevensey Road SW17 0HT	SW17 0HT	SW17 0	27/09/2023	£975,000	£926,693	FALSE	Terraced	131	£7,443	£7,074	Freehold
16, Huntspill Street SW17 0AA	SW17 0AA	SW17 0	25/09/2023	£1,005,000	£955,206	FALSE	Terraced	135	£7,444	£7,076	Freehold
Flat 32, Jean House, Tooting Grove SW17 0QZ	SW17 0QZ	SW17 0	26/10/2023	£445,000	£432,379	FALSE	Flat	61	£7,295	£7,088	Leasehold
90, Kenlor Road SW17 0DF	SW17 0DF	SW17 0	22/09/2023	£444,000	£434,188	FALSE	Flat	61	£7,279	£7,118	Leasehold
34, Aboyne Road SW17 0AE	SW17 0AE	SW17 0	15/03/2023	£825,000	£805,407	FALSE	Terraced	113	£7,301	£7,128	Freehold
1027, Garratt Lane SW17 0LN	SW17 0LN	SW17 0	23/02/2024	£590,000	£578,934	FALSE	Terraced	81	£7,284	£7,147	Leasehold
39, Peartree Avenue SW17 0JG	SW17 0JG	SW17 0	28/11/2023	£321,250	£307,913	FALSE	Flat	43	£7,471	£7,161	Leasehold
15, Gilbey Road SW17 0QQ	SW17 0QQ	SW17 0	20/01/2022	£441,000	£430,461	FALSE	Flat	60	£7,350	£7,174	Leasehold
38, Kenlor Road SW17 0DF	SW17 0DF	SW17 0	28/07/2023	£650,000	£638,898	FALSE	Terraced	89	£7,303	£7,179	Freehold
60, Rogers Road SW17 0EA	SW17 0EA	SW17 0	16/09/2022	£630,000	£581,966	FALSE	Terraced	81	£7,778	£7,185	Freehold
Flat 3, 35, Khama Road SW17 0EN	SW17 0EN	SW17 0	22/11/2022	£480,000	£460,488	FALSE	Flat	64	£7,500	£7,195	Leasehold
Flat 6, 162, Tooting High Street SW17 0RT	SW17 0RT	SW17 0	13/03/2023	£450,000	£442,091	FALSE	Flat	61	£7,377	£7,247	Leasehold
Flat 9, 1, Recovery Street SW17 0DL	SW17 0DL	SW17 0	26/05/2023	£465,000	£464,126	FALSE	Flat	64	£7,266	£7,252	Leasehold
Flat 3, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£450,000	£430,541	FALSE	Flat	59	£7,627	£7,297	Leasehold
21, Thurso Street SW17 0JB	SW17 0JB	SW17 0	25/02/2022	£595,000	£576,608	FALSE	Semi_Detached	79	£7,532	£7,299	Freehold
Ground Floor Flat, 55, Gilbey Road SW17 0QH	SW17 0QH	SW17 0	22/09/2022	£685,000	£644,920	FALSE	Flat	88	£7,784	£7,329	Leasehold
10, Franche Court Road SW17 0JU	SW17 0JU	SW17 0	27/05/2022	£947,500	£917,990	FALSE	Terraced	125	£7,580	£7,344	Freehold
10, Burntwood Lane SW17 0JZ	SW17 0JZ	SW17 0	30/05/2022	£888,000	£860,343	FALSE	Terraced	116	£7,655	£7,417	Freehold
Flat 1, 7, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	15/02/2022	£475,000	£461,528	FALSE	Flat	62	£7,661	£7,444	Leasehold
55, Huntspill Street SW17 0AA	SW17 0AA	SW17 0	21/11/2022	£698,000	£656,908	FALSE	Terraced	88	£7,932	£7,465	Freehold
39, Alston Road SW17 0TT	SW17 0TT	SW17 0	18/08/2023	£785,000	£763,121	FALSE	Terraced	102	£7,696	£7,482	Freehold
99b, Gilbey Road SW17 0QH	SW17 0QH	SW17 0	24/04/2023	£500,000	£497,191	FALSE	Flat	66	£7,576	£7,533	Leasehold
4, Burntwood Lane SW17 0JZ	SW17 0JZ	SW17 0	25/08/2023	£900,000	£859,259	FALSE	Semi_Detached	114	£7,895	£7,537	Freehold
Flat 5, Anglo American Laundry, Burmester Road SW17 0JS	SW17 0JS	SW17 0	27/03/2023	£730,000	£717,169	FALSE	Flat	95	£7,684	£7,549	Leasehold
First Floor Flat, 29, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	16/12/2022	£475,000	£460,685	FALSE	Flat	61	£7,787	£7,552	Leasehold
68, Cranmer Terrace SW17 0QS	SW17 0QS	SW17 0	19/05/2023	£500,000	£498,700	FALSE	Terraced	66	£7,576	£7,556	Freehold
55, Pevensey Road SW17 0HP	SW17 0HP	SW17 0	22/07/2022	£875,000	£823,195	FALSE	Semi_Detached	108	£8,102	£7,622	Freehold
15, Burntwood Lane SW17 0JY	SW17 0JY	SW17 0	29/07/2022	£1,182,000	£1,128,095	FALSE	Terraced	148	£7,986	£7,622	Freehold
10, Hepdon Mews SW17 0GP	SW17 0GP	SW17 0	20/03/2023	£750,000	£732,188	FALSE	Terraced	96	£7,813	£7,627	Freehold
29, Franche Court Road SW17 0JX	SW17 0JX	SW17 0	25/08/2023	£1,040,000	£1,011,014	FALSE	Terraced	132	£7,879	£7,659	Freehold
32, Alston Road SW17 0TP	SW17 0TP	SW17 0	29/06/2023	£737,500	£728,637	FALSE	Terraced	95	£7,763	£7,670	Freehold
31, Rostella Road SW17 0HY	SW17 0HY	SW17 0	18/08/2023	£975,000	£947,825	FALSE	Terraced	123	£7,927	£7,706	Freehold
99, Blackshaw Road SW17 0BS	SW17 0BS	SW17 0	24/07/2023	£690,500	£678,707	FALSE	Terraced	88	£7,847	£7,713	Freehold
29, Bellew Street SW17 0AD	SW17 0AD	SW17 0	24/06/2022	£980,000	£945,499	FALSE	Terraced	122	£8,033	£7,750	Freehold
Flat 23, Jean House, Tooting Grove SW17 0QZ	SW17 0QZ	SW17 0	26/08/2022	£405,000	£380,292	FALSE	Flat	49	£8,265	£7,761	Leasehold
Second Floor Flat, 65, Garratt Terrace SW17 0QE	SW17 0QE	SW17 0	12/05/2023	£475,000	£474,107	FALSE	Flat	61	£7,787	£7,772	Leasehold
46, Burntwood Lane SW17 0JZ	SW17 0JZ	SW17 0	28/01/2022	£1,010,000	£997,863	FALSE	Terraced	128	£7,891	£7,796	Freehold
9, Bramston Road SW17 0JR	SW17 0JR	SW17 0	23/03/2023	£735,000	£717,545	FALSE	Terraced	91	£8,077	£7,885	Freehold
66, Alston Road SW17 0TP	SW17 0TP	SW17 0	18/11/2022	£730,000	£678,526	FALSE	Semi_Detached	86	£8,488	£7,890	Freehold
13, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	27/09/2022	£595,000	£560,186	TRUE	Flat	71	£8,380	£7,890	Leasehold
Flat 1, 28, Tooting High Street SW17 0RG	SW17 0RG	SW17 0	28/06/2022	£600,000	£576,130	FALSE	Flat	73	£8,219	£7,892	Leasehold
190a, Tooting High Street SW17 0SF	SW17 0SF	SW17 0	23/11/2022	£750,000	£714,005	FALSE	Flat	90	£8,333	£7,933	Leasehold
42, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	23/09/2022	£600,000	£564,894	TRUE	Flat	71	£8,451	£7,956	Leasehold
29, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	22/09/2022	£600,000	£564,894	TRUE	Flat	71	£8,451	£7,956	Leasehold
75, Kenlor Road SW17 0DG	SW17 0DG	SW17 0	30/05/2023	£575,000	£573,505	FALSE	Terraced	72	£7,986	£7,965	Freehold
54, Fairlight Road SW17 0JD	SW17 0JD	SW17 0	25/02/2022	£575,000	£566,146	FALSE	Terraced	71	£8,099	£7,974	Freehold
21, Worslade Road SW17 0BT	SW17 0BT	SW17 0	17/02/2023	£670,000	£643,178	FALSE	Terraced	80	£8,375	£8,040	Freehold
Flat 25, Marion Court, Tooting High Street SW17 0RU	SW17 0RU	SW17 0	22/04/2022	£600,000	£572,507	FALSE	Flat	71	£8,451	£8,063	Leasehold
44, Fountain Road SW17 0HQ	SW17 0HQ	SW17 0	28/10/2022	£472,000	£445,964	FALSE	Flat	55	£8,582	£8,108	Leasehold
The Maisonette, Hoyle Road SW17 0RR	SW17 0RR	SW17 0	12/05/2023	£358,000	£357,327	FALSE	Flat	44	£8,136	£8,121	Freehold
16, Bluebell House, 3, Springfield Drive SW17 0SR	SW17 0SR	SW17 0	23/08/2022	£590,000	£554,005	TRUE	Flat	68	£8,676	£8,147	Leasehold
19a, Khartoum Road SW17 0JA	SW17 0JA	SW17 0	28/04/2022	£488,000	£465,639	FALSE	Flat	57	£8,561	£8,169	Leasehold
35, Rogers Road, Tooting SW17 0EB	SW17 0EB	SW17 0	29/06/2022	£750,000	£720,163	FALSE	Flat	88	£8,523	£8,184	Freehold
2, Bluebell House, 3, Springfield Drive SW17 0SR	SW17 0SR	SW17 0	20/06/2022	£435,000	£417,694	TRUE	Flat	51	£8,529		

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
115, Selkirk Road SW17 0EW	SW17 0EW	SW17 0	08/01/2024	£440,000	£432,266	FALSE	Flat	52	£8,462	£8,313	Leasehold
20b, Graveney Road SW17 0EQ	SW17 0EQ	SW17 0	08/12/2023	£445,000	£432,775	FALSE	Flat	52.01	£8,556	£8,321	Leasehold
64, Graveney Road SW17 0EH	SW17 0EH	SW17 0	29/07/2022	£350,000	£334,038	FALSE	Terraced	40	£8,750	£8,351	Leasehold
11, Hopwood Close SW17 0AG	SW17 0AG	SW17 0	25/03/2022	£720,000	£704,095	FALSE	Terraced	84	£8,571	£8,382	Freehold
25, Fountain Road SW17 0HG	SW17 0HG	SW17 0	27/07/2023	£610,000	£588,686	FALSE	Semi_Detached	70	£8,714	£8,410	Freehold
37, Franche Court Road SW17 0JX	SW17 0JX	SW17 0	23/03/2022	£1,051,400	£1,028,175	FALSE	Terraced	122	£8,618	£8,428	Freehold
2a, Pevensey Road SW17 0HW	SW17 0HW	SW17 0	26/05/2023	£500,000	£499,060	FALSE	Flat	59	£8,475	£8,459	Leasehold
2, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	23/09/2022	£450,000	£423,670	TRUE	Flat	50	£9,000	£8,473	Leasehold
6, Bellew Street SW17 0AD	SW17 0AD	SW17 0	19/05/2023	£1,050,000	£1,047,270	FALSE	Terraced	123	£8,537	£8,514	Freehold
25, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	23/09/2022	£598,000	£563,011	TRUE	Flat	66	£9,061	£8,530	Leasehold
Flat 1, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£450,000	£430,541	FALSE	Flat	50	£9,000	£8,611	Leasehold
3a, Franche Court Road SW17 0JX	SW17 0JX	SW17 0	29/06/2023	£1,130,000	£1,116,421	FALSE	Terraced	129	£8,760	£8,654	Freehold
10, Aldren Road SW17 0JT	SW17 0JT	SW17 0	16/06/2023	£1,045,000	£1,032,442	FALSE	Terraced	119	£8,782	£8,676	Freehold
3, Castle Mews SW17 0ET	SW17 0ET	SW17 0	24/03/2023	£770,000	£751,713	FALSE	Terraced	86	£8,953	£8,741	Freehold
51, Siward Road SW17 0LB	SW17 0LB	SW17 0	17/02/2023	£450,000	£437,237	FALSE	Flat	50	£9,000	£8,745	Leasehold
68, Selkirk Road SW17 0EP	SW17 0EP	SW17 0	18/02/2022	£845,500	£832,481	FALSE	Terraced	95	£8,900	£8,763	Freehold
71, Kenlor Road SW17 0DG	SW17 0DG	SW17 0	16/12/2022	£698,000	£665,065	FALSE	Terraced	75	£9,307	£8,868	Freehold
32, Buttercup House, 5, Springfield Drive SW17 0SX	SW17 0SX	SW17 0	26/08/2022	£595,000	£558,700	TRUE	Flat	63	£9,444	£8,868	Leasehold
3, Squarey Street SW17 0AB	SW17 0AB	SW17 0	25/10/2022	£910,000	£843,325	FALSE	Terraced	95	£9,579	£8,877	Freehold
15, Pevensey Road SW17 0HP	SW17 0HP	SW17 0	19/05/2023	£530,000	£528,622	FALSE	Flat	59	£8,983	£8,960	Leasehold
4, Aldren Road SW17 0JT	SW17 0JT	SW17 0	30/08/2022	£945,000	£879,301	FALSE	Terraced	98	£9,643	£8,972	Freehold
33, Burmester Road SW17 0JN	SW17 0JN	SW17 0	14/04/2023	£1,020,000	£1,008,608	FALSE	Terraced	112	£9,107	£9,005	Freehold
38, Fairlight Road SW17 0JD	SW17 0JD	SW17 0	16/12/2022	£870,000	£828,949	FALSE	Terraced	92	£9,457	£9,010	Freehold
Flat 4, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£360,000	£344,432	FALSE	Flat	38	£9,474	£9,064	Leasehold
20, Worslade Road SW17 0BT	SW17 0BT	SW17 0	27/03/2023	£632,500	£617,479	FALSE	Terraced	68	£9,301	£9,081	Freehold
19, Aldren Road SW17 0JT	SW17 0JT	SW17 0	18/01/2024	£1,120,000	£1,084,205	FALSE	Terraced	118	£9,492	£9,188	Freehold
Apartment 4, 183, Tooting High Street SW17 0SZ	SW17 0SZ	SW17 0	29/06/2022	£370,000	£355,280	FALSE	Flat	38	£9,737	£9,349	Leasehold
31, Bertal Road SW17 0BX	SW17 0BX	SW17 0	21/07/2023	£750,000	£737,190	FALSE	Terraced	78	£9,615	£9,451	Freehold
18, Burmester Road SW17 0JN	SW17 0JN	SW17 0	28/01/2022	£975,000	£963,283	FALSE	Terraced	100	£9,750	£9,633	Freehold
16, Keble Street SW17 0UH	SW17 0UH	SW17 0	11/01/2024	£900,000	£871,236	FALSE	Terraced	90	£10,000	£9,680	Freehold
41, Graveney Road SW17 0EG	SW17 0EG	SW17 0	14/02/2022	£740,000	£728,606	FALSE	Terraced	75	£9,867	£9,715	Freehold
131, Blackshaw Road SW17 0BU	SW17 0BU	SW17 0	26/01/2024	£650,000	£629,226	FALSE	Terraced	64	£10,156	£9,832	Freehold
10, Hopwood Close SW17 0AG	SW17 0AG	SW17 0	24/08/2022	£635,000	£590,853	FALSE	Terraced	60	£10,583	£9,848	Freehold
8, Bellew Street SW17 0AD	SW17 0AD	SW17 0	14/12/2023	£891,600	£854,481	FALSE	Terraced	85	£10,489	£10,053	Freehold
Flat B, 700, Garratt Lane SW17 0NN	SW17 0NN	SW17 0	24/05/2022	£650,000	£625,839	FALSE	Flat	62	£10,484	£10,094	Leasehold
87, Blackshaw Road SW17 0BS	SW17 0BS	SW17 0	18/01/2022	£840,000	£829,906	FALSE	Terraced	82	£10,244	£10,121	Freehold
Flat 2, Rusper House, Tooting High Street SW17 0RX	SW17 0RX	SW17 0	26/07/2022	£360,000	£344,432	FALSE	Flat	34	£10,588	£10,130	Leasehold
145, Fountain Road SW17 0HH	SW17 0HH	SW17 0	28/04/2022	£685,000	£662,550	FALSE	Terraced	65	£10,538	£10,193	Freehold
2, Worslade Road SW17 0BT	SW17 0BT	SW17 0	23/10/2023	£760,000	£720,560	FALSE	Terraced	69	£11,014	£10,443	Freehold
173, Blackshaw Road SW17 0BU	SW17 0BU	SW17 0	21/12/2022	£580,000	£552,632	FALSE	Flat	52	£11,154	£10,628	Leasehold
30a, Fountain Road SW17 0HQ	SW17 0HQ	SW17 0	26/07/2022	£450,000	£430,541	FALSE	Flat	38	£11,842	£11,330	Leasehold
29, Keble Street SW17 0UH	SW17 0UH	SW17 0	15/06/2023	£880,000	£869,425	FALSE	Terraced	71	£12,394	£12,245	Freehold
52, Huntspill Street SW17 0AA	SW17 0AA	SW17 0	29/07/2022	£967,500	£923,377	FALSE	Terraced	73	£13,253	£12,649	Freehold
20, Coverton Road SW17 0QL	SW17 0QL	SW17 0	10/05/2023	£850,000	£847,790	FALSE	Flat	61	£13,934	£13,898	Freehold
		SW17 0 Average							£8,352	£8,066	West of Tooting E
137, Macmillan Way SW17 6AU	SW17 6AU	SW17 6	13/10/2023	£480,000	£466,386	FALSE	Flat	64	£7,500	£7,287	Leasehold
58, Molyneux Drive SW17 6BB	SW17 6BB	SW17 6	12/12/2023	£295,000	£286,896	FALSE	Flat	39	£7,564	£7,356	Leasehold
106, Henry Doulton Drive SW17 6DF	SW17 6DF	SW17 6	26/05/2023	£285,000	£284,464	FALSE	Flat	38	£7,500	£7,486	Leasehold
133, Henry Doulton Drive SW17 6DF	SW17 6DF	SW17 6	15/06/2023	£290,000	£288,101	FALSE	Flat	37	£7,838	£7,787	Leasehold
174, Henry Doulton Drive SW17 6DH	SW17 6DH	SW17 6	18/05/2023	£385,000	£384,276	FALSE	Flat	49	£7,857	£7,842	Leasehold
92, Massingberd Way SW17 6AG	SW17 6AG	SW17 6	23/09/2022	£360,000	£338,936	FALSE	Flat	43	£8,372	£7,882	Leasehold
123, Henry Doulton Drive SW17 6DF	SW17 6DF	SW17 6	09/11/2023	£335,000	£321,092	FALSE	Flat	40	£8,375	£8,027	Leasehold
130, Massingberd Way SW17 6AJ	SW17 6AJ	SW17 6	20/12/2022	£325,000	£315,205	FALSE	Flat	39	£8,333	£8,082	Leasehold
21, Molyneux Drive SW17 6BB	SW17 6BB	SW17 6	27/05/2022	£330,000	£317,733	FALSE	Flat	39	£8,462	£8,147	Leasehold
36, Henry Doulton Drive SW17 6DA	SW17 6DA	SW17 6	18/08/2023	£410,000	£408,462	FALSE	Flat	50	£8,200	£8,169	Leasehold
14, Molyneux Drive SW17 6BA	SW17 6BA	SW17 6	25/08/2023	£415,000	£413,443	FALSE	Flat	50	£8,300	£8,269	Leasehold
92, Henry Doulton Drive SW17 6DE	SW17 6DE	SW17 6	27/05/2022	£350,000	£336,990	FALSE	Flat	39	£8,974	£8,641	Leasehold
76, Henry Doulton Drive SW17 6DD	SW17 6DD	SW17 6	12/01/2024	£750,000	£726,030	FALSE	Terraced	84	£8,929	£8,643	Freehold
182, Henry Doulton Drive SW17 6DH	SW17 6DH	SW17 6	29/04/2022	£680,000	£657,714	FALSE	Terraced	73	£9,315	£9,010	Freehold
		SW17 6 Average							£8,251	£8,045	South of Tooting
First Floor Flat, 182, Trinity Road SW17 7HR	SW17 7HR	SW17 7	26/01/2022	£340,000	£331,875	FALSE	Flat	66	£5,152	£5,028	Leasehold
Flat C, 139, Trinity Road SW17 7HJ	SW17 7HJ	SW17 7	20/10/2023	£475,000	£461,528	FALSE	Flat	90	£5,278	£5,128	Leasehold
Flat 2, Park Hill Court, Beeches Road SW17 7LX	SW17 7LX	SW17 7	25/01/2022	£570,000	£556,379	FALSE	Flat	107	£5,327	£5,200	Leasehold
131, Trinity Road SW17 7HJ	SW17 7HJ	SW17 7	17/05/2023	£1,625,000	£1,620,776	FALSE	Terraced	284	£5,722	£5,707	Freehold
23, Bellevue Road SW17 7EB	SW17 7EB	SW17 7	27/05/2022	£3,250,000	£2,904,200	FALSE	Detached	501	£6,487	£5,797	Freehold
2, Adams Mews SW17 7RD	SW17 7RD	SW17 7	14/04/2023	£840,000	£830,619	FALSE	Terraced	142	£5,915	£5,849	Freehold
Ground Floor Flat, 3, Upper Tooting Park SW17 7SN	SW17 7SN	SW17 7	20/05/2022	£500,000	£481,414	FALSE	Flat	79	£6,329	£6,094	Leasehold
Flat 1, Moira Court, Balham High Road SW17 7AH	SW17 7AH	SW17 7	29/03/2023	£330,000	£324,200	FALSE	Flat	53	£6,226	£6,117	Leasehold
6, Pavilion Square SW17 7DN	SW17 7DN	SW17 7	22/07/2022	£1,105,000	£1,039,578	FALSE	Semi_Detached	166	£6,657	£6,263	Freehold
168, Beechcroft Road SW17 7DG	SW17 7DG	SW17 7	02/02/2024	£865,000	£848,777	FALSE	Terraced	134	£6,455	£6,334	Freehold
50, Fishponds Road SW17 7LG	SW17 7LG	SW17 7	28/01/2022	£702,500	£694,058	FALSE	Terraced	109	£6,445	£6,368	Freehold
27, Gateside Road SW17 7NB	SW17 7NB	SW17 7	23/11/2023	£1,077,750	£1,012,645	FALSE	Terraced	159	£6,778	£6,369	Freehold
Flat 10, Falcon Brook Mansions, Balham High Road SW17 7AN	SW17 7AN	SW17 7	29/04/2022	£475,000	£453,235	FALSE	Flat	71	£6,690	£6,384	Leasehold
47, St Peters Close SW17 7UH	SW17 7UH	SW17 7	27/05/2022	£275,000	£264,778	FALSE	Flat	41	£6,707	£6,458	Leasehold
106, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	21/12/2022	£800,000	£762,252	FALSE	Terraced	118	£6,780	£6,460	Freehold
34, College Gardens SW17 7UG	SW17 7UG	SW17 7	25/08/2023	£513,000	£498,702	FALSE	Terraced	77	£6,662	£6,477	Freehold
Flat 20, Cecil Mansions, Marius Road, Tooting SW17 7QN	SW17 7QN	SW17 7	22/06/2023	£569,000	£565,274	FALSE	Flat	86	£6,616	£6,573	Leasehold
34, Glenburnie Road SW17 7PY	SW17 7PY	SW17 7	06/04/2023	£825,000	£815,786	FALSE	Terraced	124	£6,653	£6,579	Freehold
8, Chancery Mews SW17 7TD	SW17 7TD	SW17 7	28/10/2022	£1,200,000	£1,112,077	FALSE	Terraced	169	£7,101	£6,580	Freehold
14, Gateside Road SW17 7ND	SW17 7ND	SW17 7	10/11/2023	£1,100,000	£1,033,551	FALSE	Terraced	156	£7,051	£6,625	Freehold
15, The Boulevard, Balham High Road SW17 7BW	SW17 7BW	SW17 7	22/03/2024	£550,000	£550,000	FALSE	Flat	83	£6,627	£6,627	Leasehold
8, Upper Tooting Park SW17 7SW	SW17 7SW	SW17 7	27/05/2022	£1,231,800	£1,193,436	FALSE	Terraced	176	£6,999	£6,781	Freehold
Flat 2, 257, Balham High Road SW17 7BD	SW17 7BD	SW17 7	25/11/2022	£405,000	£388,537	FALSE	Flat	57	£7,105	£6,816	Leasehold
Flat 1, 42, Upper Tooting Park SW17 7ST	SW17 7ST	SW17 7	29/04/2022	£435,000	£415,067	FALSE	Flat	60	£7,250	£6,918	Leasehold
Flat 4, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	20/01/2023	£800,000	£778,735	FALSE	Flat	112	£7,143	£6,953	Leasehold
28, Hebdon Road SW17 7NS	SW17 7NS	SW17 7	26/08/2022	£801,000	£745,312	FALSE	Terraced	107	£7,486	£6,966	Freehold
15, Bevin Square SW17 7BB	SW17 7BB	SW17 7	27/04/2022	£925,000	£894,685	FALSE	Terraced	128	£7,227	£6,990	Freehold
Flat 21, Moira Court, Balham High Road SW17 7AH	SW17 7AH	SW17 7	25/11/2022	£425,000	£407,724	FALSE	Flat	58	£7,328	£7,030	Leasehold
25, Nevis Road SW17 7QL	SW17 7QL	SW17 7	22/04/2022	£915,000	£873,073	FALSE	Flat	124	£7,379	£7,041	Leasehold
First Floor Flat, 59, Noyna Road SW17 7PQ	SW17 7PQ	SW17 7	29/07/2022	£695,000	£664,946	FALSE	Flat	93	£7,473	£7,150	Leasehold
Flat 28, Cecil Mansions, Marius Road, Tooting SW17 7QN	SW17 7QN	SW17 7	11/05/2023	£645,000	£643,788	FALSE	Flat	90	£7,167	£7,153	Leasehold
95, Beechcroft Road SW17 7BP											

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
121, Fishponds Road SW17 7LL	SW17 7LL	SW17 7	30/03/2023	£705,000	£688,257	FALSE	Terraced	94	£7,500	£7,322	Freehold
41, Noyna Road SW17 7PQ	SW17 7PQ	SW17 7	22/08/2022	£1,115,000	£1,037,482	FALSE	Terraced	141	£7,908	£7,358	Freehold
29, College Gardens SW17 7UF	SW17 7UF	SW17 7	18/11/2022	£422,000	£404,846	FALSE	Flat	55	£7,673	£7,361	Leasehold
61, Hosack Road SW17 7QW	SW17 7QW	SW17 7	22/03/2024	£995,000	£995,000	FALSE	Flat	135	£7,370	£7,370	Leasehold
24, Trinity Crescent SW17 7AE	SW17 7AE	SW17 7	25/02/2022	£2,275,000	£2,204,678	FALSE	Semi_Detached	299	£7,609	£7,374	Freehold
26, Brenda Road SW17 7DB	SW17 7DB	SW17 7	27/01/2023	£750,000	£719,375	FALSE	Flat	97	£7,732	£7,416	Leasehold
24, Bevin Square SW17 7BB	SW17 7BB	SW17 7	29/04/2022	£950,000	£918,866	FALSE	Terraced	123	£7,724	£7,470	Freehold
110, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	23/06/2022	£1,300,000	£1,248,282	FALSE	Flat	167	£7,784	£7,475	Freehold
30, Beechcroft Road SW17 7BY	SW17 7BY	SW17 7	15/12/2023	£1,030,000	£987,119	FALSE	Terraced	131	£7,863	£7,535	Freehold
1, Diana House, 2, Holt Gardens SW17 7FY	SW17 7FY	SW17 7	19/12/2022	£735,000	£712,849	TRUE	Flat	94	£7,819	£7,584	Leasehold
40, Brenda Road SW17 7DB	SW17 7DB	SW17 7	21/12/2022	£477,000	£462,625	FALSE	Flat	61	£7,820	£7,584	Leasehold
84, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	28/10/2022	£405,000	£379,927	FALSE	Flat	50	£8,100	£7,599	Leasehold
Flat 8, Moira Court, Balham High Road SW17 7AH	SW17 7AH	SW17 7	30/03/2022	£427,500	£411,983	FALSE	Flat	54	£7,917	£7,629	Leasehold
5, Noyna Road SW17 7PQ	SW17 7PQ	SW17 7	25/11/2022	£827,000	£778,313	FALSE	Terraced	102	£8,108	£7,631	Freehold
51, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	22/07/2022	£552,500	£528,608	FALSE	Flat	69	£8,007	£7,661	Leasehold
Flat D, 3, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	19/08/2022	£441,000	£414,095	FALSE	Flat	54	£8,167	£7,668	Leasehold
Flat 34, Moira Court, Balham High Road SW17 7AQ	SW17 7AQ	SW17 7	10/02/2023	£420,000	£408,088	FALSE	Flat	53	£7,925	£7,700	Leasehold
1, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	24/11/2022	£600,000	£575,610	TRUE	Flat	73	£8,219	£7,885	Leasehold
Flat 2, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	27/04/2023	£675,000	£671,208	FALSE	Flat	85	£7,941	£7,897	Leasehold
87, Mandrake Road SW17 7PX	SW17 7PX	SW17 7	21/04/2023	£1,250,000	£1,236,040	FALSE	Terraced	156	£8,013	£7,923	Freehold
28, Fircroft Road SW17 7PS	SW17 7PS	SW17 7	15/12/2022	£1,240,000	£1,181,490	FALSE	Terraced	149	£8,322	£7,929	Freehold
35, Wontner Road SW17 7QT	SW17 7QT	SW17 7	15/12/2023	£1,465,000	£1,404,009	FALSE	Terraced	177	£8,277	£7,932	Freehold
55, Ansell Road SW17 7LT	SW17 7LT	SW17 7	21/02/2022	£880,000	£866,450	FALSE	Terraced	109	£8,073	£7,949	Freehold
Flat 1, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	13/04/2023	£680,000	£676,180	FALSE	Flat	85	£8,000	£7,955	Leasehold
4, John Hunter Avenue SW17 7FA	SW17 7FA	SW17 7	28/03/2022	£700,000	£684,537	FALSE	Terraced	86	£8,140	£7,960	Freehold
Flat A, 70, Brodrick Road SW17 7DY	SW17 7DY	SW17 7	27/10/2023	£600,000	£582,983	FALSE	Flat	73	£8,219	£7,986	Leasehold
20, Hendham Road SW17 7DQ	SW17 7DQ	SW17 7	20/10/2023	£2,300,000	£2,148,148	FALSE	Semi_Detached	267	£8,614	£8,046	Freehold
Flat 2, Upper Tooting Park Mansions, Marius Road SW17 7QR	SW17 7QR	SW17 7	26/08/2022	£617,500	£579,828	FALSE	Flat	72	£8,576	£8,053	Leasehold
Flat 4, The Bonner Building, 224, Trinity Road SW17 7HP	SW17 7HP	SW17 7	20/04/2022	£650,000	£620,216	FALSE	Flat	77	£8,442	£8,055	Leasehold
First Floor Flat At, 160, Trinity Road SW17 7HT	SW17 7HT	SW17 7	21/04/2023	£365,000	£362,949	FALSE	Flat	45	£8,111	£8,066	Leasehold
16, Hebdon Road SW17 7NS	SW17 7NS	SW17 7	24/03/2023	£1,150,000	£1,122,689	FALSE	Terraced	139	£8,273	£8,077	Freehold
Flat 3, Burlington House, 41, Wandle Road SW17 7DL	SW17 7DL	SW17 7	19/06/2023	£670,000	£665,613	FALSE	Flat	82	£8,171	£8,117	Leasehold
49, Langroyd Road SW17 7PL	SW17 7PL	SW17 7	26/08/2022	£875,000	£814,167	FALSE	Terraced	100	£8,750	£8,142	Freehold
2, John Hunter Avenue SW17 7FA	SW17 7FA	SW17 7	19/12/2022	£735,000	£700,319	FALSE	Terraced	86	£8,547	£8,143	Freehold
Flat 3, 26, Trinity Road SW17 7RE	SW17 7RE	SW17 7	15/02/2023	£495,000	£480,961	FALSE	Flat	59	£8,390	£8,152	Leasehold
24, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	20/12/2022	£750,000	£727,397	TRUE	Flat	89	£8,427	£8,173	Leasehold
4, Fircroft Road SW17 7PS	SW17 7PS	SW17 7	27/10/2022	£1,185,000	£1,098,176	FALSE	Terraced	134	£8,843	£8,195	Freehold
3, St James'S Close SW17 7RU	SW17 7RU	SW17 7	25/11/2022	£725,000	£673,878	FALSE	Semi_Detached	82	£8,841	£8,218	Freehold
Flat 6, The Bonner Building, 224, Trinity Road SW17 7HP	SW17 7HP	SW17 7	27/10/2023	£415,000	£403,230	FALSE	Flat	49	£8,469	£8,229	Leasehold
33, Trinity Road SW17 7SD	SW17 7SD	SW17 7	13/10/2023	£652,500	£618,639	FALSE	Terraced	75	£8,700	£8,249	Freehold
Flat 3, Cecil Mansions, Marius Road, Tooting SW17 7QN	SW17 7QN	SW17 7	22/09/2023	£683,500	£668,395	FALSE	Flat	81	£8,438	£8,252	Leasehold
1, Bevin Square SW17 7BB	SW17 7BB	SW17 7	25/03/2022	£955,000	£933,904	FALSE	Terraced	113	£8,451	£8,265	Freehold
First Floor Flat, 186, Trinity Road SW17 7HR	SW17 7HR	SW17 7	29/04/2022	£407,500	£388,827	FALSE	Flat	47	£8,670	£8,273	Leasehold
6, Appledore Close SW17 7SP	SW17 7SP	SW17 7	19/12/2022	£1,273,108	£1,213,036	FALSE	Terraced	146	£8,720	£8,308	Freehold
17, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	24/06/2022	£900,000	£864,195	TRUE	Flat	104	£8,654	£8,310	Leasehold
107, College Gardens SW17 7UQ	SW17 7UQ	SW17 7	20/11/2023	£650,000	£617,726	FALSE	Other	74	£8,784	£8,348	Freehold
52, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	24/06/2022	£1,230,000	£1,186,697	FALSE	Terraced	142	£8,662	£8,357	Freehold
72, Beechcroft Road SW17 7DA	SW17 7DA	SW17 7	27/05/2022	£890,000	£862,281	FALSE	Terraced	103	£8,641	£8,372	Freehold
13, St Edmunds Close SW17 7UJ	SW17 7UJ	SW17 7	17/05/2023	£525,000	£511,765	FALSE	Semi_Detached	61	£8,607	£8,390	Freehold
61c, Fishponds Road SW17 7LH	SW17 7LH	SW17 7	22/08/2022	£785,000	£730,424	FALSE	Terraced	87	£9,023	£8,396	Freehold
13, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	28/10/2022	£925,000	£873,977	TRUE	Flat	104	£8,894	£8,404	Leasehold
Flat 16, Marius Mansions, Marius Road SW17 7QG	SW17 7QG	SW17 7	13/03/2023	£360,000	£353,673	FALSE	Flat	42	£8,571	£8,421	Leasehold
Flat 11, Marius Mansions, Marius Road SW17 7QG	SW17 7QG	SW17 7	27/07/2022	£625,000	£597,973	FALSE	Flat	71	£8,803	£8,422	Leasehold
76c, St James'S Drive SW17 7RR	SW17 7RR	SW17 7	17/02/2023	£894,000	£868,644	FALSE	Flat	103	£8,680	£8,433	Leasehold
Flat 20, Upper Tooting Park Mansions, Marius Road SW17 7QR	SW17 7QR	SW17 7	24/02/2022	£660,000	£641,281	FALSE	Flat	76	£8,684	£8,438	Leasehold
53, Mandrake Road SW17 7PZ	SW17 7PZ	SW17 7	29/07/2022	£1,150,000	£1,097,554	FALSE	Terraced	130	£8,846	£8,443	Freehold
6, Upper Tooting Park SW17 7SW	SW17 7SW	SW17 7	23/09/2022	£1,000,000	£912,667	FALSE	Semi_Detached	108	£9,259	£8,451	Freehold
61a, Fishponds Road SW17 7LH	SW17 7LH	SW17 7	24/11/2022	£673,499	£633,849	FALSE	Terraced	75	£8,980	£8,451	Freehold
33, Brenda Road SW17 7DD	SW17 7DD	SW17 7	27/03/2024	£1,321,500	£1,321,500	FALSE	Terraced	156	£8,471	£8,471	Freehold
234, Beechcroft Road SW17 7DP	SW17 7DP	SW17 7	13/04/2023	£1,550,000	£1,532,689	FALSE	Terraced	180	£8,611	£8,515	Freehold
54, Hereward Road SW17 7EY	SW17 7EY	SW17 7	24/06/2022	£565,000	£545,109	FALSE	Terraced	64	£8,828	£8,517	Freehold
9, Langroyd Road SW17 7PL	SW17 7PL	SW17 7	18/02/2022	£850,000	£836,912	FALSE	Terraced	98	£8,673	£8,540	Freehold
21, Pavilion Square SW17 7DN	SW17 7DN	SW17 7	25/08/2023	£585,000	£582,805	FALSE	Flat	68	£8,603	£8,571	Leasehold
44, Moffat Road SW17 7EZ	SW17 7EZ	SW17 7	22/03/2024	£600,000	£600,000	FALSE	Terraced	70	£8,571	£8,571	Freehold
Flat 8, 189, Trinity Road SW17 7HL	SW17 7HL	SW17 7	16/09/2022	£574,000	£540,415	FALSE	Flat	63	£9,111	£8,578	Leasehold
20, Diana House, 2, Holt Gardens SW17 7FY	SW17 7FY	SW17 7	20/06/2022	£760,000	£729,765	TRUE	Flat	85	£8,941	£8,585	Leasehold
86, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	22/09/2023	£750,000	£712,841	FALSE	Terraced	83	£9,036	£8,588	Freehold
22, Wontner Road SW17 7QT	SW17 7QT	SW17 7	18/03/2024	£815,000	£815,000	FALSE	Flat	94	£8,670	£8,670	Leasehold
25, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	25/11/2022	£690,000	£661,951	TRUE	Flat	76	£9,079	£8,710	Leasehold
7, Hosack Road SW17 7QW	SW17 7QW	SW17 7	12/06/2023	£765,000	£759,991	FALSE	Flat	86	£8,895	£8,837	Leasehold
Flat 1, Rowfant Mansions, Rowfant Road SW17 7AR	SW17 7AR	SW17 7	28/01/2022	£810,000	£790,643	FALSE	Flat	89	£9,101	£8,884	Leasehold
143, Hebdon Road SW17 7NL	SW17 7NL	SW17 7	19/08/2022	£1,300,000	£1,209,620	FALSE	Terraced	136	£9,559	£8,894	Freehold
5, St Catherine's Close SW17 7UA	SW17 7UA	SW17 7	23/06/2022	£427,000	£411,967	FALSE	Terraced	46	£9,283	£8,956	Freehold
4, St Hughes Close SW17 7UE	SW17 7UE	SW17 7	17/05/2023	£605,000	£603,427	FALSE	Terraced	67	£9,030	£9,006	Freehold
74a, St James'S Drive SW17 7RR	SW17 7RR	SW17 7	08/12/2023	£780,000	£758,571	FALSE	Flat	84	£9,286	£9,031	Leasehold
35, Brodrick Road SW17 7DX	SW17 7DX	SW17 7	25/03/2022	£2,150,000	£1,941,431	FALSE	Detached	213	£10,094	£9,115	Freehold
32, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	21/10/2022	£600,000	£566,904	TRUE	Flat	62	£9,677	£9,144	Leasehold
19, Althorp Road SW17 7ED	SW17 7ED	SW17 7	08/12/2023	£1,970,000	£1,887,985	FALSE	Terraced	206	£9,563	£9,165	Freehold
42, Hosack Road SW17 7QP	SW17 7QP	SW17 7	12/05/2023	£892,500	£890,822	FALSE	Flat	97	£9,201	£9,184	Leasehold
35, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	24/01/2023	£530,000	£515,912	TRUE	Flat	56	£9,464	£9,213	Leasehold
Flat 4, 10, Trinity Crescent SW17 7AE	SW17 7AE	SW17 7	21/09/2022	£354,000	£333,287	FALSE	Flat	36	£9,833	£9,258	Leasehold
24, St Benets Close SW17 7UB	SW17 7UB	SW17 7	24/10/2023	£655,000	£621,009	FALSE	Terraced	67	£9,776	£9,269	Freehold
58, Rowfant Road SW17 7AS	SW17 7AS	SW17 7	16/06/2023	£1,950,000	£1,926,567	FALSE	Terraced	205	£9,512	£9,398	Freehold
Flat A, 3, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	26/10/2023	£525,000	£510,110	FALSE	Flat	54	£9,722	£9,446	Leasehold
10, Hosack Road SW17 7QP	SW17 7QP	SW17 7	21/02/2023	£1,399,950	£1,343,905	FALSE	Terraced	142	£9,859	£9,464	Freehold
29, Nottingham Road SW17 7EA	SW17 7EA	SW17 7	28/04/2022	£1,685,000	£1,602,131	FALSE	Semi_Detached	169	£9,970	£9,480	Freehold
1, 55, Wandle Road SW17 7DL	SW17 7DL	SW17 7	27/05/2022	£1,750,000	£1,563,800	FALSE	Detached	164	£10,671	£9,535	Freehold
34, Hosack Road SW17 7QP	SW17 7QP	SW17 7	23/06/2023	£841,000	£830,894	FALSE	Flat	87	£9,667	£9,551	Leasehold
47, Wandle Road SW17 7DL	SW17 7DL	SW17 7	26/08/2022	£3,500,000	£3,256,669	FALSE	Terraced	339	£10,324	£9,607	Freehold
11, Hendham Road SW17 7DH	SW17 7DH	SW17 7	27/04/2023	£1,650,000	£1,631,572	FALSE	Terraced	168	£9,821	£9,712	Freehold
30, Vernon House, 1, Holt Gardens SW											

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
74, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	24/06/2022	£668,500	£644,965	FALSE	Terraced	65	£10,285	£9,923	Freehold
Flat 2, 98, Trinity Road SW17 7RL	SW17 7RL	SW17 7	19/12/2022	£555,000	£538,274	FALSE	Flat	54	£10,278	£9,968	Leasehold
144, Trinity Road SW17 7HS	SW17 7HS	SW17 7	27/04/2023	£2,150,000	£2,074,875	FALSE	Semi_Detached	208	£10,337	£9,975	Freehold
27b, Trinity Crescent SW17 7AG	SW17 7AG	SW17 7	16/05/2023	£400,000	£399,248	FALSE	Flat	40	£10,000	£9,981	Leasehold
Flat 1, 125, Trinity Road SW17 7SQ	SW17 7SQ	SW17 7	27/10/2022	£570,000	£538,559	FALSE	Flat	53	£10,755	£10,161	Leasehold
20a, Marius Road SW17 7QQ	SW17 7QQ	SW17 7	23/08/2023	£680,000	£661,047	FALSE	Terraced	65	£10,462	£10,170	Leasehold
Flat 2, 35, Crockerton Road SW17 7HE	SW17 7HE	SW17 7	27/05/2022	£425,000	£409,202	FALSE	Flat	40	£10,625	£10,230	Leasehold
20, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	25/07/2022	£460,000	£440,108	TRUE	Flat	43	£10,698	£10,235	Leasehold
8, Brodrick Road SW17 7DZ	SW17 7DZ	SW17 7	25/10/2022	£3,250,000	£3,011,876	FALSE	Terraced	292	£11,130	£10,315	Freehold
15, Vernon House, 1, Holt Gardens SW17 7FX	SW17 7FX	SW17 7	21/10/2022	£740,000	£699,181	TRUE	Flat	67	£11,045	£10,436	Leasehold
68, Fircroft Road SW17 7PW	SW17 7PW	SW17 7	26/09/2022	£1,192,500	£1,101,579	FALSE	Terraced	105	£11,357	£10,491	Freehold
58, Wandle Road SW17 7DW	SW17 7DW	SW17 7	24/06/2022	£2,100,000	£1,995,086	FALSE	Semi_Detached	189	£11,111	£10,556	Freehold
The Limes, Upper Tooting Park SW17 7SU	SW17 7SU	SW17 7	27/03/2023	£882,500	£840,476	FALSE	Semi_Detached	79	£11,171	£10,639	Freehold
58, St James'S Drive SW17 7RT	SW17 7RT	SW17 7	27/09/2023	£2,900,000	£2,756,317	FALSE	Terraced	257	£11,284	£10,725	Freehold
14, Nevis Road SW17 7QX	SW17 7QX	SW17 7	20/02/2023	£820,000	£796,743	FALSE	Flat	74	£11,081	£10,767	Leasehold
8, Appledore Close SW17 7SP	SW17 7SP	SW17 7	18/11/2022	£1,100,000	£1,035,241	FALSE	Terraced	94	£11,702	£11,013	Freehold
Flat 6, 56, Glenburnie Road SW17 7NF	SW17 7NF	SW17 7	18/11/2022	£425,000	£407,724	FALSE	Flat	37	£11,486	£11,020	Leasehold
2, St Hildas Close SW17 7UL	SW17 7UL	SW17 7	27/04/2022	£450,000	£435,252	FALSE	Terraced	39	£11,538	£11,160	Freehold
6, Brenda Road SW17 7DB	SW17 7DB	SW17 7	30/05/2023	£1,240,000	£1,236,776	FALSE	Terraced	110	£11,273	£11,243	Freehold
5, Althorp Road SW17 7ED	SW17 7ED	SW17 7	22/03/2024	£2,150,000	£2,150,000	FALSE	Semi_Detached	184	£11,685	£11,685	Freehold
16, Althorp Road SW17 7ED	SW17 7ED	SW17 7	09/06/2023	£1,801,500	£1,779,851	FALSE	Terraced	151	£11,930	£11,787	Freehold
Flat 4, St. Martins Court, 140, Trinity Road SW17 7HS	SW17 7HS	SW17 7	29/09/2023	£500,000	£488,950	FALSE	Flat	41	£12,195	£11,926	Leasehold
19a, Brodrick Road SW17 7DX	SW17 7DX	SW17 7	23/08/2022	£1,425,000	£1,325,930	FALSE	Terraced	110	£12,955	£12,054	Freehold
The Courtyard, Rear Of 15, Bellevue Road SW17 7EG	SW17 7EG	SW17 7	30/05/2023	£3,800,000	£3,790,121	FALSE	Terraced	314	£12,102	£12,070	Freehold
63, St James'S Drive SW17 7RW	SW17 7RW	SW17 7	21/06/2023	£1,581,033	£1,530,883	FALSE	Semi_Detached	126	£12,548	£12,150	Freehold
116a, Beechcroft Road SW17 7DA	SW17 7DA	SW17 7	22/06/2023	£700,000	£695,416	FALSE	Flat	53	£13,208	£13,121	Leasehold
Second Floor Flat, 186, Trinity Road SW17 7HR	SW17 7HR	SW17 7	25/08/2022	£695,000	£652,599	FALSE	Flat	47	£14,787	£13,885	Leasehold
Flat 1, 31, Rowfant Road SW17 7AP	SW17 7AP	SW17 7	25/11/2022	£910,000	£873,008	FALSE	Flat	61	£14,918	£14,312	Leasehold
Flat A, 14, Chetwode Road SW17 7RF	SW17 7RF	SW17 7	29/04/2022	£762,501	£727,562	FALSE	Flat	50.4	£15,129	£14,436	Leasehold
	SW17 7 Average								£8,861	£8,525	North West of To
284, Franciscan Road, Tooting SW17 8HF	SW17 8HF	SW17 8	14/12/2023	£770,000	£737,943	FALSE	Terraced	145	£5,310	£5,089	Freehold
184, Mantilla Road, Balham SW17 8DU	SW17 8DU	SW17 8	18/08/2023	£1,171,937	£1,139,273	FALSE	Terraced	222	£5,279	£5,132	Freehold
56, Barringer Square SW17 8EE	SW17 8EE	SW17 8	15/10/2023	£430,000	£417,804	FALSE	Flat	80	£5,375	£5,223	Leasehold
Flat B, 95, Tooting Bec Road SW17 8BW	SW17 8BW	SW17 8	17/02/2023	£530,000	£514,968	FALSE	Flat	98	£5,408	£5,255	Leasehold
208, Tooting Bec Road SW17 8BN	SW17 8BN	SW17 8	26/05/2023	£396,000	£394,971	FALSE	Terraced	75	£5,280	£5,266	Leasehold
51, Franciscan Road, Tooting SW17 8EA	SW17 8EA	SW17 8	23/10/2023	£420,000	£398,204	FALSE	Flat	75	£5,600	£5,309	Freehold
223, Lessingham Avenue, Tooting SW17 8NQ	SW17 8NQ	SW17 8	25/08/2023	£450,000	£437,458	FALSE	Terraced	80	£5,625	£5,468	Freehold
The First And Second Floor Flat, 16, Ritherdon Road SW17 8QD	SW17 8QD	SW17 8	29/01/2024	£495,000	£486,300	FALSE	Flat	88	£5,625	£5,526	Leasehold
110, Barringer Square SW17 8EF	SW17 8EF	SW17 8	25/08/2022	£395,000	£370,902	FALSE	Flat	66	£5,985	£5,620	Leasehold
62, Montana Road SW17 8SN	SW17 8SN	SW17 8	19/07/2023	£700,000	£688,044	FALSE	Terraced	121	£5,785	£5,686	Freehold
Flat 1, 35, Foulser Road SW17 8UE	SW17 8UE	SW17 8	27/06/2022	£515,000	£494,512	FALSE	Flat	86	£5,988	£5,750	Leasehold
13, Totterdown Street SW17 8TB	SW17 8TB	SW17 8	30/08/2023	£415,000	£403,433	FALSE	Terraced	70	£5,929	£5,763	Freehold
Flat C, 4, Foxbourne Road, Balham SW17 8EW	SW17 8EW	SW17 8	30/05/2022	£485,000	£466,972	FALSE	Flat	81	£5,988	£5,765	Leasehold
Flat 3, 109, Tooting Bec Road SW17 8BW	SW17 8BW	SW17 8	28/01/2022	£475,000	£463,649	FALSE	Flat	79	£6,013	£5,869	Leasehold
20, Stapleton Road SW17 8AU	SW17 8AU	SW17 8	17/06/2022	£1,050,000	£1,013,034	FALSE	Terraced	172	£6,105	£5,890	Freehold
121a, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	23/03/2022	£616,000	£593,641	FALSE	Flat	100	£6,160	£5,936	Leasehold
Flat B, 66, Huron Road SW17 8RD	SW17 8RD	SW17 8	17/01/2023	£595,000	£579,184	FALSE	Flat	96	£6,198	£6,033	Leasehold
87, Hillbrook Road SW17 8SF	SW17 8SF	SW17 8	21/12/2022	£650,000	£619,329	FALSE	Terraced	101	£6,436	£6,132	Freehold
Ground Floor Maisonette, 4, Stapleton Road SW17 8AU	SW17 8AU	SW17 8	22/04/2022	£520,000	£502,958	FALSE	Flat	82	£6,341	£6,134	Leasehold
31, Ashvale Road SW17 8PW	SW17 8PW	SW17 8	27/11/2023	£790,000	£742,278	FALSE	Terraced	121	£6,529	£6,135	Freehold
7, Vant Road, Tooting SW17 8TH	SW17 8TH	SW17 8	28/06/2023	£427,500	£424,701	FALSE	Flat	69	£6,196	£6,155	Leasehold
Flat 3, 132, Ritherdon Road SW17 8QQ	SW17 8QQ	SW17 8	19/01/2023	£500,000	£486,709	FALSE	Flat	79	£6,329	£6,161	Leasehold
Flat 16, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	21/04/2023	£565,000	£561,826	FALSE	Flat	90	£6,278	£6,243	Leasehold
Flat 5, 98, Elmbourne Road SW17 8JH	SW17 8JH	SW17 8	18/02/2022	£720,000	£702,612	FALSE	Flat	111	£6,486	£6,330	Leasehold
14, Gassiot Road SW17 8LA	SW17 8LA	SW17 8	27/09/2023	£750,000	£712,841	FALSE	Terraced	112	£6,696	£6,365	Freehold
4, Netherfield Road SW17 8AZ	SW17 8AZ	SW17 8	24/06/2022	£890,000	£854,593	FALSE	Flat	133	£6,692	£6,426	Leasehold
4, Blakenham Road SW17 8ND	SW17 8ND	SW17 8	24/04/2023	£775,000	£766,345	FALSE	Terraced	119	£6,513	£6,440	Freehold
Flat 30, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	20/12/2023	£625,000	£607,830	FALSE	Flat	94	£6,649	£6,466	Leasehold
Flat 36b, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	25/07/2023	£650,000	£648,169	FALSE	Flat	100	£6,500	£6,482	Leasehold
80, Louisville Road SW17 8RU	SW17 8RU	SW17 8	10/01/2024	£1,830,000	£1,771,514	FALSE	Terraced	273	£6,703	£6,489	Freehold
245, Franciscan Road, Tooting SW17 8HQ	SW17 8HQ	SW17 8	25/02/2022	£890,245	£876,537	FALSE	Terraced	135	£6,594	£6,493	Freehold
16, Foulser Road SW17 8UD	SW17 8UD	SW17 8	15/06/2023	£1,100,000	£1,086,781	FALSE	Terraced	167	£6,587	£6,508	Freehold
57, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	20/05/2022	£813,000	£782,780	FALSE	Flat	119	£6,832	£6,578	Leasehold
194, Franciscan Road, Tooting SW17 8HG	SW17 8HG	SW17 8	29/07/2022	£690,000	£658,532	FALSE	Terraced	100	£6,900	£6,585	Freehold
89, Brudenell Road, Tooting SW17 8DD	SW17 8DD	SW17 8	18/08/2023	£970,000	£942,965	FALSE	Terraced	142	£6,831	£6,641	Freehold
4, Hillbrook Road SW17 8SG	SW17 8SG	SW17 8	29/09/2023	£720,000	£684,327	FALSE	Terraced	103	£6,990	£6,644	Freehold
50, Vant Road, Tooting SW17 8TJ	SW17 8TJ	SW17 8	19/01/2023	£1,350,000	£1,294,875	FALSE	Terraced	194	£6,959	£6,675	Freehold
Flat 3, 111, Ritherdon Road SW17 8QH	SW17 8QH	SW17 8	08/11/2023	£525,000	£503,204	FALSE	Flat	75	£7,000	£6,709	Leasehold
227, Franciscan Road, Tooting SW17 8HQ	SW17 8HQ	SW17 8	18/11/2022	£1,025,000	£964,657	FALSE	Terraced	143	£7,168	£6,746	Freehold
30b, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	10/11/2023	£662,500	£634,995	FALSE	Flat	94	£7,048	£6,755	Leasehold
46, Louisville Road SW17 8RW	SW17 8RW	SW17 8	27/11/2023	£810,721	£777,063	FALSE	Flat	115	£7,050	£6,757	Leasehold
3, 65, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	19/12/2023	£425,000	£413,324	FALSE	Flat	61	£6,967	£6,776	Leasehold
Flat 4, 21, Manville Road SW17 8JW	SW17 8JW	SW17 8	26/05/2023	£692,500	£691,198	FALSE	Flat	102	£6,789	£6,776	Leasehold
80, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	26/08/2022	£1,145,500	£1,065,861	FALSE	Terraced	156	£7,343	£6,832	Freehold
6, Letchworth Street, Tooting SW17 8SX	SW17 8SX	SW17 8	19/12/2022	£1,100,000	£1,048,096	FALSE	Terraced	153	£7,190	£6,850	Freehold
100, Barringer Square SW17 8EF	SW17 8EF	SW17 8	17/03/2023	£469,000	£460,757	FALSE	Flat	67	£7,000	£6,877	Leasehold
48, Foulser Road SW17 8UD	SW17 8UD	SW17 8	22/09/2023	£1,225,000	£1,145,968	FALSE	Semi_Detached	166	£7,380	£6,903	Freehold
71, Gassiot Road SW17 8LB	SW17 8LB	SW17 8	27/01/2023	£790,000	£757,742	FALSE	Terraced	109	£7,248	£6,952	Freehold
106, Mantilla Road, Balham SW17 8DU	SW17 8DU	SW17 8	22/08/2023	£810,000	£806,961	FALSE	Flat	116	£6,983	£6,957	Leasehold
88, Chasefield Road SW17 8LN	SW17 8LN	SW17 8	18/09/2023	£930,000	£883,922	FALSE	Terraced	127	£7,323	£6,960	Freehold
146, Gassiot Road SW17 8LE	SW17 8LE	SW17 8	26/08/2022	£727,500	£676,922	FALSE	Terraced	97	£7,500	£6,979	Freehold
55, Eswyn Road SW17 8TR	SW17 8TR	SW17 8	25/07/2023	£860,000	£845,312	FALSE	Terraced	121	£7,107	£6,986	Freehold
29, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	27/05/2022	£617,500	£594,547	FALSE	Flat	85	£7,265	£6,995	Freehold
Flat 4, 37, Dafforne Road SW17 8TY	SW17 8TY	SW17 8	21/11/2022	£475,000	£455,691	FALSE	Flat	65	£7,308	£7,011	Leasehold
Top Floor Flat, 43, Drakefield Road SW17 8RT	SW17 8RT	SW17 8	19/07/2023	£460,000	£458,704	FALSE	Flat	65	£7,077	£7,057	Leasehold
73, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	24/11/2023	£835,000	£800,334	FALSE	Flat	113	£7,389	£7,083	Leasehold
Flat 2, 52, Dafforne Road SW17 8TZ	SW17 8TZ	SW17 8	25/03/2022	£450,000	£433,666	FALSE	Flat	61	£7,377	£7,109	Leasehold
Flat 1, 91, Lucien Road SW17 8HS	SW17 8HS	SW17 8	20/01/2022	£350,000	£341,636	FALSE	Flat	48	£7,292	£7,117	Leasehold
Flat B, 51, Carminia Road SW17 8AJ	SW17 8AJ	SW17 8	28/07/2023	£600,000	£598,310	FALSE	Flat	84	£7,143	£7,12	

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
10, Sainfoin Road SW17 8EP	SW17 8EP	SW17 8	29/04/2022	£1,270,000	£1,228,378	FALSE	Terraced	168	£7,560	£7,312	Freehold
49, Childebert Road SW17 8EY	SW17 8EY	SW17 8	30/03/2022	£1,530,000	£1,496,202	FALSE	Terraced	204	£7,500	£7,334	Freehold
65, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	27/01/2023	£770,000	£749,533	FALSE	Flat	102	£7,549	£7,348	Leasehold
Flat 2, 13, Streathbourne Road SW17 8QZ	SW17 8QZ	SW17 8	30/03/2022	£460,000	£443,303	FALSE	Flat	60	£7,667	£7,388	Leasehold
Flat 2, 1, Veronica Road SW17 8QL	SW17 8QL	SW17 8	29/11/2022	£736,000	£706,081	FALSE	Flat	95	£7,747	£7,432	Leasehold
38c, Ritherdon Road SW17 8QF	SW17 8QF	SW17 8	20/05/2022	£550,000	£529,556	FALSE	Flat	71	£7,746	£7,459	Leasehold
112, Lessingham Avenue, Tooting SW17 8NF	SW17 8NF	SW17 8	30/03/2022	£587,500	£574,522	FALSE	Terraced	77	£7,630	£7,461	Freehold
282, Cowick Road SW17 8LQ	SW17 8LQ	SW17 8	14/02/2024	£716,600	£703,160	FALSE	Terraced	94	£7,623	£7,480	Freehold
22, Veronica Road SW17 8QL	SW17 8QL	SW17 8	20/04/2022	£3,825,000	£3,699,643	FALSE	Terraced	494	£7,743	£7,489	Freehold
Flat 5, 70, Elmbourne Road SW17 8JJ	SW17 8JJ	SW17 8	18/11/2022	£650,000	£623,577	FALSE	Flat	83	£7,831	£7,513	Leasehold
30, Childebert Road SW17 8EX	SW17 8EX	SW17 8	15/12/2023	£1,725,000	£1,653,185	FALSE	Terraced	220	£7,841	£7,514	Freehold
152, Eswyn Road SW17 8TN	SW17 8TN	SW17 8	12/12/2023	£975,000	£934,409	FALSE	Terraced	124	£7,863	£7,536	Freehold
21b, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	22/09/2023	£370,000	£361,823	FALSE	Flat	48	£7,708	£7,538	Leasehold
Flat 3, 2, Undine Street SW17 8PR	SW17 8PR	SW17 8	28/10/2022	£400,000	£377,936	FALSE	Flat	50	£8,000	£7,559	Leasehold
Flat 1, 2c, Cowick Road SW17 8PG	SW17 8PG	SW17 8	24/07/2023	£493,500	£492,110	FALSE	Flat	65	£7,592	£7,571	Leasehold
69, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	30/08/2022	£941,729	£876,257	FALSE	Terraced	115	£8,189	£7,620	Freehold
106, Topsham Road SW17 8SP	SW17 8SP	SW17 8	16/12/2022	£715,255	£681,505	FALSE	Terraced	89	£8,037	£7,657	Freehold
316, Derinton Road SW17 8HU	SW17 8HU	SW17 8	10/02/2023	£400,000	£383,987	FALSE	Terraced	50	£8,000	£7,680	Freehold
34, Valnay Street SW17 8PT	SW17 8PT	SW17 8	10/01/2024	£1,160,000	£1,122,927	FALSE	Terraced	146	£7,945	£7,691	Freehold
44, Ashvale Road SW17 8PW	SW17 8PW	SW17 8	24/06/2022	£878,500	£847,572	FALSE	Terraced	110	£7,986	£7,705	Freehold
48, Avoca Road SW17 8SL	SW17 8SL	SW17 8	29/09/2022	£1,330,000	£1,252,181	FALSE	Flat	161	£8,261	£7,778	Freehold
34, Eswyn Road SW17 8TP	SW17 8TP	SW17 8	16/02/2024	£880,000	£863,495	FALSE	Terraced	111	£7,928	£7,779	Freehold
42, Chasefield Road SW17 8LN	SW17 8LN	SW17 8	29/07/2022	£1,055,000	£1,006,886	FALSE	Terraced	129	£8,178	£7,805	Freehold
25, Montana Road SW17 8SN	SW17 8SN	SW17 8	14/02/2023	£1,085,000	£1,041,564	FALSE	Terraced	133	£8,158	£7,831	Freehold
Flat C, 17, Daforme Road SW17 8TY	SW17 8TY	SW17 8	21/04/2022	£460,000	£438,922	FALSE	Flat	56	£8,214	£7,838	Leasehold
206, Lessingham Avenue SW17 8NH	SW17 8NH	SW17 8	14/12/2023	£584,999	£560,644	FALSE	Terraced	71	£8,239	£7,896	Freehold
39, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	16/09/2022	£470,000	£442,500	FALSE	Flat	56	£8,393	£7,902	Leasehold
127, Mantilla Road, Balham SW17 8DX	SW17 8DX	SW17 8	25/01/2023	£715,000	£695,995	FALSE	Flat	88	£8,125	£7,909	Leasehold
Flat 1, Elmfield Mansions, Elmfield Road SW17 8AA	SW17 8AA	SW17 8	17/06/2022	£685,000	£657,749	FALSE	Flat	83	£8,253	£7,925	Leasehold
43, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	13/03/2023	£388,000	£381,180	FALSE	Flat	48	£8,083	£7,941	Leasehold
77, Huron Road SW17 8RG	SW17 8RG	SW17 8	24/02/2023	£3,300,000	£3,167,890	FALSE	Terraced	398	£8,291	£7,960	Freehold
106, Streathbourne Road SW17 8QY	SW17 8QY	SW17 8	29/07/2022	£2,650,000	£2,366,147	FALSE	Detached	297	£8,923	£7,967	Freehold
32a, Topsham Road SW17 8SJ	SW17 8SJ	SW17 8	11/12/2023	£740,000	£709,192	FALSE	Terraced	89	£8,315	£7,968	Freehold
12, Mantilla Road, Balham SW17 8DT	SW17 8DT	SW17 8	24/01/2022	£653,500	£640,008	FALSE	Flat	80	£8,169	£8,000	Leasehold
279, Derinton Road SW17 8HT	SW17 8HT	SW17 8	25/05/2022	£612,000	£592,939	FALSE	Terraced	74	£8,270	£8,013	Freehold
35, Manville Road SW17 8JW	SW17 8JW	SW17 8	30/03/2022	£3,000,000	£2,933,730	FALSE	Terraced	366	£8,197	£8,016	Freehold
126, Eswyn Road SW17 8TN	SW17 8TN	SW17 8	20/09/2023	£826,500	£785,550	FALSE	Terraced	98	£8,434	£8,016	Freehold
Flat 1, 69, Huron Road SW17 8RG	SW17 8RG	SW17 8	27/05/2022	£550,000	£529,556	FALSE	Flat	66	£8,333	£8,024	Leasehold
8, Bevill Allen Close, Tooting SW17 8PX	SW17 8PX	SW17 8	29/03/2022	£375,000	£361,388	FALSE	Flat	45	£8,333	£8,031	Leasehold
Flat 5, 19, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	23/08/2022	£385,000	£361,512	FALSE	Flat	45	£8,556	£8,034	Leasehold
57, Ritherdon Road SW17 8QE	SW17 8QE	SW17 8	15/12/2023	£1,900,000	£1,735,323	FALSE	Detached	216	£8,796	£8,034	Freehold
131, Mantilla Road, Balham SW17 8DX	SW17 8DX	SW17 8	26/01/2022	£1,150,000	£1,136,180	FALSE	Terraced	140	£8,214	£8,116	Freehold
Flat C, 15, Elmbourne Road SW17 8JS	SW17 8JS	SW17 8	22/05/2023	£805,000	£803,487	FALSE	Flat	99	£8,131	£8,116	Leasehold
25, Terrapin Road SW17 8QN	SW17 8QN	SW17 8	22/03/2022	£3,100,000	£3,031,521	FALSE	Terraced	373	£8,311	£8,127	Freehold
Flat 1, 26, Carminia Road SW17 8AH	SW17 8AH	SW17 8	23/02/2024	£895,000	£886,651	FALSE	Flat	109	£8,211	£8,134	Leasehold
Flat 7, 83, Huron Road SW17 8RG	SW17 8RG	SW17 8	24/10/2022	£875,000	£826,735	FALSE	Flat	101	£8,663	£8,186	Leasehold
45, Avoca Road SW17 8SL	SW17 8SL	SW17 8	26/05/2023	£870,000	£867,738	FALSE	Terraced	106	£8,208	£8,186	Freehold
97, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	29/04/2022	£585,000	£558,194	FALSE	Flat	68	£8,603	£8,209	Leasehold
168, Derinton Road SW17 8HY	SW17 8HY	SW17 8	28/09/2023	£590,500	£561,243	FALSE	Terraced	68	£8,684	£8,254	Freehold
56, Stapleton Road SW17 8AU	SW17 8AU	SW17 8	20/07/2023	£875,000	£872,535	FALSE	Flat	105	£8,333	£8,310	Leasehold
73, Chasefield Road SW17 8LW	SW17 8LW	SW17 8	29/09/2023	£1,050,000	£997,977	FALSE	Terraced	120	£8,750	£8,316	Freehold
75, Lessingham Avenue, Tooting SW17 8NG	SW17 8NG	SW17 8	19/08/2022	£735,000	£683,901	FALSE	Terraced	82	£8,963	£8,340	Freehold
14, Cheriton Square SW17 8AE	SW17 8AE	SW17 8	25/02/2022	£1,456,625	£1,411,600	FALSE	Semi_Detached	169	£8,619	£8,353	Freehold
145, Lessingham Avenue, Tooting SW17 8NG	SW17 8NG	SW17 8	25/01/2022	£670,000	£661,948	FALSE	Terraced	79	£8,481	£8,379	Freehold
196, Totterdown Street SW17 8TD	SW17 8TD	SW17 8	21/10/2022	£480,000	£453,523	FALSE	Flat	54	£8,889	£8,399	Leasehold
71, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	22/09/2022	£625,000	£588,431	FALSE	Flat	70	£8,929	£8,406	Leasehold
Flat 3, 7, Veronica Road SW17 8QL	SW17 8QL	SW17 8	17/10/2023	£502,200	£487,956	FALSE	Flat	58	£8,659	£8,413	Leasehold
Flat B, 4, Terrapin Road SW17 8QN	SW17 8QN	SW17 8	09/04/2024	£480,000	£480,000	FALSE	Flat	57	£8,421	£8,421	Leasehold
180, Totterdown Street SW17 8TD	SW17 8TD	SW17 8	26/10/2022	£499,999	£472,419	FALSE	Flat	56	£8,929	£8,436	Leasehold
47, Ritherdon Road SW17 8QE	SW17 8QE	SW17 8	25/08/2022	£2,220,000	£2,042,189	FALSE	Semi_Detached	242	£9,174	£8,439	Freehold
Flat 3, 103, Ritherdon Road SW17 8QH	SW17 8QH	SW17 8	25/08/2023	£577,000	£574,835	FALSE	Flat	68	£8,485	£8,453	Leasehold
Flat B, 6, Huron Road SW17 8RB	SW17 8RB	SW17 8	24/11/2023	£550,000	£527,166	FALSE	Flat	62	£8,871	£8,503	Leasehold
25a, Foulser Road SW17 8UE	SW17 8UE	SW17 8	22/09/2023	£967,500	£919,564	FALSE	Terraced	108	£8,958	£8,514	Freehold
24, Cheriton Square SW17 8AE	SW17 8AE	SW17 8	23/08/2023	£1,230,000	£1,195,718	FALSE	Terraced	140	£8,786	£8,541	Freehold
60, Moring Road, Tooting SW17 8DL	SW17 8DL	SW17 8	27/04/2022	£1,245,000	£1,204,197	FALSE	Terraced	140	£8,893	£8,601	Freehold
27, Childebert Road SW17 8EY	SW17 8EY	SW17 8	08/12/2023	£675,000	£656,456	FALSE	Flat	76	£8,882	£8,638	Leasehold
56, Mantilla Road, Balham SW17 8DT	SW17 8DT	SW17 8	09/06/2023	£655,000	£650,711	FALSE	Flat	75	£8,733	£8,676	Leasehold
72, Coteford Street SW17 8NY	SW17 8NY	SW17 8	10/11/2023	£555,000	£521,473	FALSE	Terraced	60	£9,250	£8,691	Freehold
48, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	26/05/2023	£418,000	£417,214	FALSE	Flat	48	£8,708	£8,692	Leasehold
78, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	22/06/2023	£370,000	£367,577	FALSE	Flat	42	£8,810	£8,752	Leasehold
28, Valnay Street SW17 8PT	SW17 8PT	SW17 8	22/03/2024	£1,210,000	£1,210,000	FALSE	Terraced	138	£8,768	£8,768	Freehold
First Floor Flat, 27, Louisville Road SW17 8RL	SW17 8RL	SW17 8	20/10/2023	£555,000	£539,259	FALSE	Flat	61	£9,098	£8,840	Leasehold
Flat 2, 132, Ritherdon Road SW17 8QQ	SW17 8QQ	SW17 8	27/01/2023	£600,000	£584,051	FALSE	Flat	66	£9,091	£8,849	Leasehold
42, Derinton Road SW17 8JB	SW17 8JB	SW17 8	23/02/2022	£540,000	£531,685	FALSE	Terraced	60	£9,000	£8,861	Freehold
54, Avoca Road SW17 8SL	SW17 8SL	SW17 8	22/04/2022	£945,000	£898,525	FALSE	Semi_Detached	101	£9,356	£8,896	Freehold
Flat 1, 30, Vant Road, Tooting SW17 8TJ	SW17 8TJ	SW17 8	25/07/2022	£577,000	£552,049	FALSE	Flat	62	£9,306	£8,904	Leasehold
83a, Tooting Bec Road SW17 8BP	SW17 8BP	SW17 8	20/01/2023	£705,000	£686,260	FALSE	Flat	77	£9,156	£8,912	Leasehold
161, Gassiot Road SW17 8LF	SW17 8LF	SW17 8	14/04/2023	£750,000	£741,624	FALSE	Terraced	83	£9,036	£8,935	Freehold
28, Undine Street SW17 8PR	SW17 8PR	SW17 8	28/10/2022	£920,000	£852,593	FALSE	Terraced	94	£9,787	£9,070	Freehold
59, Childebert Road SW17 8EY	SW17 8EY	SW17 8	24/08/2023	£1,662,500	£1,616,163	FALSE	Terraced	178	£9,340	£9,080	Freehold
99, Eswyn Road SW17 8TR	SW17 8TR	SW17 8	24/03/2023	£887,500	£866,423	FALSE	Terraced	95	£9,342	£9,120	Freehold
19, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	21/07/2023	£632,000	£630,220	FALSE	Flat	69	£9,159	£9,134	Leasehold
34, Drakefield Road SW17 8RP	SW17 8RP	SW17 8	16/09/2022	£2,050,000	£1,893,700	FALSE	Terraced	207	£9,903	£9,148	Freehold
206, Totterdown Street SW17 8TD	SW17 8TD	SW17 8	29/09/2022	£515,000	£484,867	FALSE	Flat	53	£9,717	£9,148	Leasehold
73, Derinton Road SW17 8JA	SW17 8JA	SW17 8	18/08/2023	£500,000	£486,064	FALSE	Terraced	53	£9,434	£9,171	Freehold
41, Okeburn Road SW17 8NP	SW17 8NP	SW17 8	14/02/2022	£523,000	£514,947	FALSE	Terraced	56	£9,339	£9,195	Freehold
6, Louisville Road SW17 8RW	SW17 8RW	SW17 8	30/05/2022	£731,333	£708,556	FALSE	Flat	77	£9,498	£9,202	Leasehold
35, Streathbourne Road SW17 8QZ	SW17 8QZ	SW17 8	16/02/2022	£2,450,000	£2,412,275	FALSE	Terraced	262	£9,351	£9,207	Freehold
89, Cowick Road SW17 8LJ	SW17 8LJ	SW17 8	21/06/2023	£615,500	£608,103	FALSE	Terraced	66	£9,326	£9,214	Freehold
193, Coteford Street SW17 8NN	SW17 8NN	SW17 8	27/05/2022	£450,000	£435,985	FALSE	Terraced	47	£9,574	£9,276	Freehold
17, Hillbury Road, Balham SW17 8JT	SW										

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 3, 70, Elmbourne Road SW17 8JJ	SW17 8JJ	SW17 8	18/01/2023	£435,000	£423,437	FALSE	Flat	45	£9,667	£9,410	Leasehold
29, Eswyn Road SW17 8TR	SW17 8TR	SW17 8	29/04/2022	£868,000	£839,553	FALSE	Terraced	89	£9,753	£9,433	Freehold
4, Mantilla Road, Balham SW17 8DT	SW17 8DT	SW17 8	25/08/2023	£675,000	£665,845	FALSE	Other	70	£9,643	£9,512	Freehold
68, Topsham Road SW17 8SP	SW17 8SP	SW17 8	11/03/2024	£847,000	£847,000	FALSE	Terraced	89	£9,517	£9,517	Freehold
37, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	23/06/2023	£625,000	£619,323	FALSE	Flat	65	£9,615	£9,528	Freehold
140, Derinton Road SW17 8HY	SW17 8HY	SW17 8	22/02/2022	£620,000	£610,453	FALSE	Terraced	64	£9,688	£9,538	Freehold
Ground Floor Flat, 88, Lucien Road SW17 8HN	SW17 8HN	SW17 8	14/12/2023	£610,000	£593,242	FALSE	Flat	62	£9,839	£9,568	Leasehold
185, Derinton Road SW17 8HZ	SW17 8HZ	SW17 8	25/02/2022	£525,000	£516,916	FALSE	Terraced	54	£9,722	£9,573	Freehold
Flat 4, 38, Dafforne Road SW17 8TZ	SW17 8TZ	SW17 8	25/11/2022	£352,000	£337,691	FALSE	Flat	35	£10,057	£9,648	Leasehold
First Floor Flat, 118, Eswyn Road SW17 8TN	SW17 8TN	SW17 8	28/10/2022	£440,000	£415,730	FALSE	Flat	43	£10,233	£9,668	Leasehold
225, Derinton Road SW17 8JD	SW17 8JD	SW17 8	21/10/2022	£585,000	£542,138	FALSE	Terraced	56	£10,446	£9,681	Freehold
141, Gassiot Road SW17 8LF	SW17 8LF	SW17 8	04/01/2024	£965,000	£934,159	FALSE	Terraced	96	£10,052	£9,731	Freehold
71, Cludesdale Road SW17 8ET	SW17 8ET	SW17 8	24/11/2023	£1,626,000	£1,527,776	FALSE	Terraced	157	£10,357	£9,731	Freehold
Flat 1, 27, Louisville Road SW17 8RL	SW17 8RL	SW17 8	17/03/2023	£665,000	£653,312	FALSE	Flat	67	£9,925	£9,751	Leasehold
Flat 1, 109, Tooting Bec Road SW17 8BW	SW17 8BW	SW17 8	21/07/2023	£665,000	£663,127	FALSE	Flat	68	£9,779	£9,752	Leasehold
Ground Floor Flat, 54, Elmbourne Road SW17 8JJ	SW17 8JJ	SW17 8	23/08/2023	£1,000,000	£996,248	FALSE	Flat	102	£9,804	£9,767	Leasehold
26, Louisville Road SW17 8RW	SW17 8RW	SW17 8	26/05/2023	£685,000	£683,712	FALSE	Flat	70	£9,786	£9,767	Leasehold
183, Brudenell Road, Tooting SW17 8DF	SW17 8DF	SW17 8	25/03/2022	£590,000	£576,967	FALSE	Terraced	59	£10,000	£9,779	Freehold
55, Cowick Road SW17 8LJ	SW17 8LJ	SW17 8	15/06/2023	£526,000	£519,679	FALSE	Terraced	53	£9,925	£9,805	Freehold
108, Derinton Road SW17 8HY	SW17 8HY	SW17 8	20/12/2022	£630,000	£600,273	FALSE	Terraced	61	£10,328	£9,841	Freehold
Flat 5, 83, Huron Road SW17 8RG	SW17 8RG	SW17 8	24/06/2022	£475,000	£456,103	FALSE	Flat	46	£10,326	£9,915	Leasehold
153, Derinton Road SW17 8HZ	SW17 8HZ	SW17 8	25/08/2023	£552,000	£536,615	FALSE	Terraced	54	£10,222	£9,937	Freehold
110, Mantilla Road, Balham SW17 8DU	SW17 8DU	SW17 8	28/10/2022	£760,000	£718,078	FALSE	Flat	72	£10,556	£9,973	Leasehold
80a, Stapleton Road SW17 8AX	SW17 8AX	SW17 8	18/12/2023	£880,000	£855,824	FALSE	Flat	85	£10,353	£10,069	Leasehold
65, Derinton Road SW17 8JA	SW17 8JA	SW17 8	16/09/2022	£621,865	£574,452	FALSE	Terraced	57	£10,910	£10,078	Freehold
194, Derinton Road SW17 8HY	SW17 8HY	SW17 8	15/06/2023	£575,000	£568,090	FALSE	Terraced	56	£10,268	£10,144	Freehold
34, Blakenham Road SW17 8NZ	SW17 8NZ	SW17 8	29/09/2023	£545,000	£517,998	FALSE	Terraced	51	£10,686	£10,157	Freehold
28, Derinton Road SW17 8JB	SW17 8JB	SW17 8	18/11/2022	£443,000	£416,920	FALSE	Terraced	41	£10,805	£10,169	Freehold
63a, Stapleton Road SW17 8AY	SW17 8AY	SW17 8	05/04/2024	£722,500	£722,500	FALSE	Flat	71	£10,176	£10,176	Leasehold
Flat C, 20, Veronica Road SW17 8QL	SW17 8QL	SW17 8	10/02/2023	£537,000	£521,769	FALSE	Flat	51	£10,529	£10,231	Leasehold
Upper Flat, 85, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	25/02/2022	£540,019	£524,703	FALSE	Flat	51	£10,589	£10,288	Leasehold
161, Coteford Street SW17 8NT	SW17 8NT	SW17 8	25/02/2022	£565,000	£556,300	FALSE	Terraced	54	£10,463	£10,302	Freehold
Flat B, 31, Dafforne Road SW17 8TY	SW17 8TY	SW17 8	25/05/2022	£407,500	£392,353	FALSE	Flat	38	£10,724	£10,325	Leasehold
110, Louisville Road SW17 8RU	SW17 8RU	SW17 8	20/01/2023	£565,000	£549,982	FALSE	Flat	53	£10,660	£10,377	Leasehold
38, Eswyn Road SW17 8TP	SW17 8TP	SW17 8	29/06/2022	£800,000	£771,836	FALSE	Terraced	74	£10,811	£10,430	Freehold
61, Valnay Street SW17 8PS	SW17 8PS	SW17 8	21/12/2023	£650,000	£622,939	FALSE	Terraced	59	£11,017	£10,558	Freehold
31, Veronica Road SW17 8QL	SW17 8QL	SW17 8	27/10/2023	£2,800,000	£2,654,695	FALSE	Terraced	251	£11,155	£10,576	Freehold
208, Cowick Road SW17 8LL	SW17 8LL	SW17 8	16/12/2022	£495,000	£466,071	FALSE	Semi_Detached	44	£11,250	£10,593	Freehold
4, Foxbourne Road, Balham SW17 8EW	SW17 8EW	SW17 8	20/12/2023	£885,000	£860,687	FALSE	Flat	81	£10,926	£10,626	Leasehold
67, Totterdown Street SW17 8TB	SW17 8TB	SW17 8	12/12/2023	£912,500	£874,511	FALSE	Terraced	82	£11,128	£10,665	Freehold
8c, Lucien Road SW17 8HN	SW17 8HN	SW17 8	23/01/2023	£620,000	£603,520	FALSE	Flat	56	£11,071	£10,777	Leasehold
5 Bruce Hall Mews, Brudenell Road, Tooting SW17 8DF	SW17 8DF	SW17 8	28/03/2024	£615,000	£615,000	FALSE	Terraced	57	£10,789	£10,789	Freehold
Flat 3, 83, Huron Road SW17 8RG	SW17 8RG	SW17 8	29/07/2022	£950,000	£908,919	FALSE	Flat	84	£11,310	£10,820	Leasehold
160a, Franciscan Road, Tooting SW17 8HH	SW17 8HH	SW17 8	18/11/2022	£650,000	£623,577	FALSE	Flat	57	£11,404	£10,940	Leasehold
281, Derinton Road SW17 8HT	SW17 8HT	SW17 8	12/04/2023	£620,000	£613,076	FALSE	Terraced	56	£11,071	£10,948	Freehold
Flat A, 42, Louisville Road SW17 8RW	SW17 8RW	SW17 8	22/09/2023	£761,500	£744,671	FALSE	Flat	68	£11,199	£10,951	Leasehold
Flat 3, 12, Hillbury Road, Balham SW17 8JT	SW17 8JT	SW17 8	18/11/2022	£560,000	£537,236	FALSE	Flat	49	£11,429	£10,964	Leasehold
First Floor Flat, 129, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	23/09/2022	£670,000	£630,798	FALSE	Flat	57	£11,754	£11,067	Leasehold
Flat 1, 20, Elmbourne Road SW17 8JR	SW17 8JR	SW17 8	23/11/2023	£499,950	£479,194	FALSE	Flat	43	£11,627	£11,144	Leasehold
100, Stapleton Road SW17 8AX	SW17 8AX	SW17 8	22/07/2022	£882,550	£844,386	FALSE	Flat	73	£12,090	£11,567	Leasehold
Ground Floor Flat, 33, Louisville Road SW17 8RL	SW17 8RL	SW17 8	28/01/2022	£808,000	£788,691	FALSE	Flat	68	£11,882	£11,598	Leasehold
29, Vant Road, Tooting SW17 8TG	SW17 8TG	SW17 8	16/09/2022	£1,200,000	£1,108,507	FALSE	Terraced	95	£12,632	£11,668	Freehold
61a, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	25/08/2023	£810,000	£806,961	FALSE	Flat	69	£11,739	£11,695	Leasehold
132, Coteford Street SW17 8NY	SW17 8NY	SW17 8	18/01/2023	£560,000	£537,133	FALSE	Terraced	44	£12,727	£12,208	Freehold
1, Moring Road, Tooting SW17 8DN	SW17 8DN	SW17 8	25/07/2023	£785,000	£782,789	FALSE	Flat	63	£12,460	£12,425	Leasehold
95, Franciscan Road, Tooting SW17 8DZ	SW17 8DZ	SW17 8	17/02/2023	£690,000	£670,430	FALSE	Flat	53	£13,019	£12,650	Leasehold
24d, Veronica Road SW17 8QL	SW17 8QL	SW17 8	27/10/2023	£635,000	£616,990	FALSE	Flat	45	£14,111	£13,711	Leasehold
Upper Maisonette At, 56, Louisville Road SW17 8RW	SW17 8RW	SW17 8	21/12/2022	£697,500	£676,479	FALSE	Flat	49	£14,235	£13,806	Leasehold
93, Foxbourne Road, Balham SW17 8EN	SW17 8EN	SW17 8	24/04/2022	£990,500	£945,113	FALSE	Flat	61	£16,238	£15,494	Leasehold
Flat A, 79, Huron Road SW17 8RG	SW17 8RG	SW17 8	27/10/2023	£870,000	£845,325	FALSE	Flat	47	£18,511	£17,986	Leasehold
		SW17 8 Average							£8,685		South East of Bal
40, Byton Road SW17 9HJ	SW17 9HJ	SW17 9	27/10/2022	£465,000	£439,351	FALSE	Flat	66	£7,045	£6,657	Leasehold
19, Chillerton Road SW17 9BE	SW17 9BE	SW17 9	14/01/2022	£960,750	£949,205	FALSE	Terraced	142	£6,766	£6,685	Freehold
Flat 4, 4, Charlmont Road SW17 9AL	SW17 9AL	SW17 9	19/08/2022	£350,000	£328,647	FALSE	Flat	49	£7,143	£6,707	Leasehold
2, Avarn Road SW17 9HA	SW17 9HA	SW17 9	21/03/2023	£500,000	£491,212	FALSE	Flat	73	£6,849	£6,729	Leasehold
218, Sellincourt Road SW17 9SB	SW17 9SB	SW17 9	18/10/2023	£1,100,000	£1,068,801	FALSE	Flat	158	£6,962	£6,765	Freehold
Flat 1, 31, Longley Road SW17 9LA	SW17 9LA	SW17 9	23/09/2022	£260,000	£244,787	FALSE	Flat	36	£7,222	£6,800	Leasehold
52, Avarn Road SW17 9HA	SW17 9HA	SW17 9	19/05/2023	£450,000	£449,154	FALSE	Flat	66	£6,818	£6,805	Leasehold
47, Avarn Road SW17 9HB	SW17 9HB	SW17 9	23/03/2022	£503,000	£484,742	FALSE	Flat	71	£7,085	£6,827	Leasehold
27, Birchwood Road SW17 9BQ	SW17 9BQ	SW17 9	21/08/2023	£1,450,000	£1,409,586	FALSE	Terraced	205	£7,073	£6,876	Freehold
13, Rectory Lane SW17 9PZ	SW17 9PZ	SW17 9	17/06/2022	£660,000	£636,764	FALSE	Terraced	92	£7,174	£6,921	Freehold
Flat 40, Hurley Court, 215, Mitcham Road, Tooting SW17 9DE	SW17 9DE	SW17 9	25/07/2022	£376,500	£360,219	FALSE	Flat	52	£7,240	£6,927	Leasehold
73, St Benedicts Close SW17 9NX	SW17 9NX	SW17 9	26/01/2023	£377,500	£367,466	FALSE	Flat	53	£7,123	£6,933	Leasehold
2, Stella Road SW17 9HG	SW17 9HG	SW17 9	11/04/2024	£715,000	£715,000	FALSE	Terraced	103	£6,942	£6,942	Freehold
86, Glasford Street SW17 9HN	SW17 9HN	SW17 9	21/10/2022	£495,000	£458,732	FALSE	Flat	66	£7,500	£6,950	Leasehold
68, Church Lane SW17 9PR	SW17 9PR	SW17 9	17/11/2023	£1,017,500	£956,035	FALSE	Terraced	137	£7,427	£6,978	Freehold
81, St Benedicts Close SW17 9NX	SW17 9NX	SW17 9	28/04/2022	£397,500	£379,286	FALSE	Flat	54	£7,361	£7,024	Leasehold
61a, Glasford Street SW17 9HL	SW17 9HL	SW17 9	15/12/2023	£448,000	£435,692	FALSE	Flat	62	£7,226	£7,027	Leasehold
31, Avarn Road SW17 9HB	SW17 9HB	SW17 9	29/08/2023	£498,000	£496,131	FALSE	Flat	70	£7,114	£7,088	Leasehold
135, Sellincourt Road SW17 9RZ	SW17 9RZ	SW17 9	26/08/2022	£485,000	£455,411	FALSE	Flat	64	£7,578	£7,116	Leasehold
59, Rectory Lane SW17 9PY	SW17 9PY	SW17 9	29/07/2022	£650,000	£620,357	FALSE	Terraced	87	£7,471	£7,131	Freehold
Flat 4, 36a, Longley Road SW17 9LL	SW17 9LL	SW17 9	14/01/2022	£360,000	£351,397	FALSE	Flat	49	£7,347	£7,171	Leasehold
79, Salterford Road SW17 9TE	SW17 9TE	SW17 9	24/06/2022	£523,200	£502,386	FALSE	Flat	70	£7,474	£7,177	Leasehold
12, Bickersteth Road SW17 9SF	SW17 9SF	SW17 9	28/06/2023	£850,000	£839,785	FALSE	Terraced	117	£7,265	£7,178	Freehold
1, Court Place, 250, Sellincourt Road SW17 9SB	SW17 9SB	SW17 9	08/02/2024	£520,000	£510,247	FALSE	Terraced	71	£7,324	£7,187	Freehold
17, Abbey Drive SW17 9PN	SW17 9PN	SW17 9	23/03/2023	£442,000	£431,503	FALSE	Terraced	60	£7,367	£7,192	Freehold
114, Bickersteth Road SW17 9SJ	SW17 9SJ	SW17 9	17/10/2023	£892,000	£845,710	FALSE	Terraced	117	£7,624	£7,228	Freehold
14, Beclands Road SW17 9TJ	SW17 9TJ	SW17 9	26/01/2023	£560,000	£537,133	FALSE	Terraced	74	£7,568	£7,259	Freehold
73, Longley Road SW17 9LA	SW17 9LA	SW17 9	21/12/2022	£800,000	£762,252	FALSE	Terraced	105	£7,619	£7,260	Freehold
37, Himley Road, Tooting SW17 9AR	SW17 9AR	SW17 9	25/02/2022	£917,500	£903,373	FALSE	Terraced	123	£7,459	£7,345	Freehold
23, Salterford Road SW17 9TE	SW17 9TE	SW17 9	29/09/2023	£520,750</							

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
115a, Mitcham Road SW17 9PE	SW17 9PE	SW17 9	21/10/2022	£775,000	£718,217	FALSE	Flat	94	£8,245	£7,641	Freehold
151, Sellincourt Road SW17 9RZ	SW17 9RZ	SW17 9	25/03/2022	£485,000	£474,286	FALSE	Flat	62	£7,823	£7,650	Leasehold
152, Crowborough Road SW17 9QG	SW17 9QG	SW17 9	13/04/2023	£770,000	£743,095	FALSE	Semi_Detached	97	£7,938	£7,661	Freehold
48, Bickersteth Road SW17 9SQ	SW17 9SQ	SW17 9	11/04/2023	£517,500	£514,593	FALSE	Flat	67	£7,724	£7,680	Leasehold
87, Salterford Road, Tooting SW17 9TE	SW17 9TE	SW17 9	19/06/2023	£550,000	£546,399	FALSE	Flat	71	£7,746	£7,696	Leasehold
54, Avarn Road SW17 9HA	SW17 9HA	SW17 9	21/06/2022	£465,000	£446,501	FALSE	Flat	58	£8,017	£7,698	Leasehold
224, Southcroft Road SW17 9TW	SW17 9TW	SW17 9	29/07/2022	£710,000	£677,620	FALSE	Terraced	88	£8,068	£7,700	Freehold
Flat 5, Hamilton Lodge, 87, Longley Road SW17 9LD	SW17 9LD	SW17 9	19/05/2023	£325,000	£324,389	FALSE	Flat	42	£7,738	£7,724	Leasehold
22a, Chillerton Road SW17 9BG	SW17 9BG	SW17 9	24/11/2023	£590,000	£565,505	FALSE	Flat	72	£8,194	£7,854	Leasehold
3, Sellincourt Road SW17 9RX	SW17 9RX	SW17 9	21/01/2022	£500,000	£488,051	FALSE	Flat	62	£8,065	£7,872	Leasehold
Ground Floor Flat At, 29, Glasford Street SW17 9HL	SW17 9HL	SW17 9	17/01/2022	£485,000	£473,410	FALSE	Flat	60	£8,083	£7,890	Leasehold
84, Woodbury Street SW17 9RR	SW17 9RR	SW17 9	26/08/2022	£535,200	£502,549	FALSE	Flat	63	£8,495	£7,977	Leasehold
15, Longstone Road SW17 9BN	SW17 9BN	SW17 9	28/03/2023	£745,000	£727,307	FALSE	Terraced	91	£8,187	£7,992	Freehold
20, Renmuir Street SW17 9SS	SW17 9SS	SW17 9	17/05/2023	£465,000	£464,126	FALSE	Flat	58	£8,017	£8,002	Leasehold
82, Woodbury Street SW17 9RR	SW17 9RR	SW17 9	25/11/2022	£567,500	£544,431	FALSE	Flat	68	£8,346	£8,006	Leasehold
38, Mellison Road SW17 9AY	SW17 9AY	SW17 9	23/06/2022	£490,000	£472,749	FALSE	Flat	59	£8,305	£8,013	Leasehold
Flat B, 32, Longley Road SW17 9LL	SW17 9LL	SW17 9	27/01/2022	£390,000	£380,680	FALSE	Flat	47	£8,298	£8,100	Leasehold
65, St Benedicts Close SW17 9NX	SW17 9NX	SW17 9	29/09/2023	£300,000	£293,370	FALSE	Flat	36	£8,333	£8,149	Leasehold
22, Nutwell Street SW17 9RS	SW17 9RS	SW17 9	20/12/2022	£521,250	£505,541	FALSE	Flat	62	£8,407	£8,154	Leasehold
14b, Byton Road SW17 9HE	SW17 9HE	SW17 9	15/12/2023	£522,500	£508,146	FALSE	Flat	62	£8,427	£8,196	Leasehold
7, Limetree Walk SW17 9NY	SW17 9NY	SW17 9	29/07/2022	£300,000	£287,027	FALSE	Flat	35	£8,571	£8,201	Leasehold
127a, Trevelyan Road SW17 9LP	SW17 9LP	SW17 9	15/12/2023	£422,000	£410,407	FALSE	Flat	50	£8,440	£8,208	Leasehold
65, Rectory Lane SW17 9PY	SW17 9PY	SW17 9	19/06/2023	£675,000	£666,888	FALSE	Terraced	81	£8,333	£8,233	Freehold
95, Salterford Road SW17 9TE	SW17 9TE	SW17 9	22/06/2023	£570,000	£563,150	FALSE	Flat	68	£8,382	£8,282	Leasehold
47, Bickley Street SW17 9NF	SW17 9NF	SW17 9	21/07/2023	£540,000	£538,479	FALSE	Flat	65	£8,308	£8,284	Leasehold
8, Loubet Street SW17 9HD	SW17 9HD	SW17 9	22/07/2022	£530,000	£507,081	FALSE	Flat	61	£8,689	£8,313	Leasehold
28, Church Lane SW17 9PP	SW17 9PP	SW17 9	27/07/2022	£960,000	£916,219	FALSE	Terraced	110	£8,727	£8,329	Freehold
101, Southcroft Road SW17 9TN	SW17 9TN	SW17 9	27/02/2023	£660,000	£633,578	FALSE	Terraced	76	£8,684	£8,337	Freehold
Flat 1, 25, Longley Road SW17 9LA	SW17 9LA	SW17 9	26/08/2022	£646,000	£606,589	FALSE	Flat	72	£8,972	£8,425	Leasehold
20, Byton Road SW17 9HE	SW17 9HE	SW17 9	17/01/2022	£600,000	£592,790	FALSE	Terraced	70	£8,571	£8,468	Freehold
35, Avarn Road SW17 9HB	SW17 9HB	SW17 9	16/10/2023	£540,500	£525,170	FALSE	Flat	62	£8,718	£8,470	Leasehold
75, Himley Road, Tooting SW17 9AG	SW17 9AG	SW17 9	19/12/2023	£885,000	£855,971	FALSE	Other	100	£8,850	£8,560	Freehold
44, Byton Road SW17 9HJ	SW17 9HJ	SW17 9	25/08/2023	£508,200	£506,293	FALSE	Flat	59	£8,614	£8,581	Leasehold
58, Sellincourt Road SW17 9RY	SW17 9RY	SW17 9	27/10/2023	£520,000	£505,252	FALSE	Flat	58	£8,966	£8,711	Leasehold
129, Church Lane SW17 9PW	SW17 9PW	SW17 9	23/08/2022	£535,000	£492,149	FALSE	Semi_Detached	56	£9,554	£8,788	Freehold
145a, Longley Road SW17 9LD	SW17 9LD	SW17 9	18/02/2022	£625,000	£607,274	FALSE	Flat	69	£9,058	£8,801	Leasehold
39, Otterburn Street SW17 9HQ	SW17 9HQ	SW17 9	21/07/2023	£565,000	£563,408	FALSE	Flat	64	£8,828	£8,803	Leasehold
26, Byton Road SW17 9HE	SW17 9HE	SW17 9	16/12/2022	£950,000	£905,174	FALSE	Terraced	102	£9,314	£8,874	Freehold
Flat 1, 121a, Mitcham Road SW17 9PE	SW17 9PE	SW17 9	28/04/2022	£575,000	£548,652	FALSE	Flat	61	£9,426	£8,994	Leasehold
4, Beclands Road SW17 9TJ	SW17 9TJ	SW17 9	14/02/2023	£705,000	£676,776	FALSE	Terraced	75	£9,400	£9,024	Freehold
121, Rectory Lane SW17 9PX	SW17 9PX	SW17 9	23/02/2023	£425,000	£407,986	FALSE	Terraced	45	£9,444	£9,066	Freehold
Ground Floor Flat, 121a, Mitcham Road, Tooting SW17 9PE	SW17 9PE	SW17 9	21/09/2022	£400,000	£376,596	FALSE	Flat	41	£9,756	£9,185	Leasehold
24, Otterburn Street SW17 9HQ	SW17 9HQ	SW17 9	24/06/2022	£800,000	£768,174	FALSE	Flat	83	£9,639	£9,255	Freehold
3, Avarn Road SW17 9HB	SW17 9HB	SW17 9	27/07/2022	£632,500	£605,149	FALSE	Flat	61	£10,369	£9,920	Leasehold
109, Idlecombe Road SW17 9TD	SW17 9TD	SW17 9	19/12/2022	£660,000	£640,110	FALSE	Flat	64	£10,313	£10,002	Leasehold
56, Trevelyan Road SW17 9LN	SW17 9LN	SW17 9	27/01/2023	£821,000	£799,177	FALSE	Flat	78	£10,526	£10,246	Leasehold
56a, Trevelyan Road SW17 9LN	SW17 9LN	SW17 9	20/11/2023	£625,000	£599,052	FALSE	Flat	58	£10,776	£10,328	Leasehold
Ground Floor Flat, 22a, Trevelyan Road SW17 9LN	SW17 9LN	SW17 9	09/02/2024	£450,000	£445,802	FALSE	Flat	43	£10,465	£10,367	Leasehold
132, Mellison Road SW17 9AX	SW17 9AX	SW17 9	11/12/2023	£740,000	£719,670	FALSE	Flat	69	£10,725	£10,430	Leasehold
63, Trevelyan Road SW17 9LR	SW17 9LR	SW17 9	25/02/2022	£1,015,000	£999,371	FALSE	Terraced	95	£10,684	£10,520	Freehold
24, Stella Road SW17 9HG	SW17 9HG	SW17 9	21/02/2022	£910,000	£895,988	FALSE	Terraced	82	£11,098	£10,927	Freehold
21, Crowborough Road SW17 9QB	SW17 9QB	SW17 9	17/02/2023	£875,000	£839,971	FALSE	Terraced	76	£11,513	£11,052	Freehold
Flat A, 30, Longley Road SW17 9LL	SW17 9LL	SW17 9	24/06/2022	£618,000	£593,414	FALSE	Flat	53	£11,660	£11,196	Leasehold
Flat 2, 121a, Mitcham Road, Tooting SW17 9PE	SW17 9PE	SW17 9	28/04/2022	£550,000	£524,798	FALSE	Flat	46	£11,957	£11,409	Leasehold
9a, Glasford Street SW17 9HL	SW17 9HL	SW17 9	19/09/2023	£540,000	£528,066	FALSE	Flat	46	£11,739	£11,480	Leasehold
Flat 3, 123 - 125, Charlmont Road SW17 9AB	SW17 9AB	SW17 9	16/09/2022	£530,000	£498,989	FALSE	Flat	43	£12,326	£11,604	Leasehold
Flat 3, 121a, Mitcham Road SW17 9PE	SW17 9PE	SW17 9	28/04/2022	£500,000	£477,089	FALSE	Flat	41	£12,195	£11,636	Leasehold
51, Avarn Road SW17 9HB	SW17 9HB	SW17 9	14/04/2023	£733,000	£728,882	FALSE	Flat	62	£11,823	£11,756	Leasehold
	SW17 9 Average								£8,508	£8,228	North of Tooting s
15, Shoreham Close SW18 1DT	SW18 1DT	SW18 1	18/02/2022	£452,500	£445,533	FALSE	Terraced	87	£5,201	£5,121	Freehold
88a, Haldon Road SW18 1QG	SW18 1QG	SW18 1	25/11/2022	£375,000	£359,756	FALSE	Flat	70	£5,357	£5,139	Leasehold
Apartment 804, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	26/07/2023	£800,000	£797,746	FALSE	Flat	150	£5,333	£5,318	Leasehold
Flat 519, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	26/05/2022	£490,000	£471,786	FALSE	Flat	86	£5,698	£5,486	Leasehold
56b, West Hill SW18 1RU	SW18 1RU	SW18 1	18/02/2022	£330,000	£320,640	FALSE	Flat	58	£5,690	£5,528	Leasehold
28, Francis House, 25, Eltringham Street SW18 1GU	SW18 1GU	SW18 1	24/02/2023	£560,000	£544,117	FALSE	Flat	97	£5,773	£5,609	Leasehold
69, Sedleigh Road SW18 1QE	SW18 1QE	SW18 1	26/07/2023	£1,095,000	£1,076,298	FALSE	Terraced	190	£5,763	£5,665	Freehold
95, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	23/03/2022	£302,500	£291,520	FALSE	Flat	51	£5,931	£5,716	Leasehold
43, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	20/04/2022	£375,000	£357,817	FALSE	Flat	62	£6,048	£5,771	Leasehold
12, Francis House, 25, Eltringham Street SW18 1GU	SW18 1GU	SW18 1	16/12/2022	£560,000	£543,123	FALSE	Flat	94	£5,957	£5,778	Leasehold
Flat 176, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	22/09/2023	£450,000	£440,055	FALSE	Flat	76	£5,921	£5,790	Leasehold
6, Putney Bridge Road SW18 1HU	SW18 1HU	SW18 1	28/10/2022	£464,000	£430,003	FALSE	Terraced	74	£6,270	£5,811	Freehold
3, Stockbridge House, 23, Eltringham Street SW18 1GP	SW18 1GP	SW18 1	17/06/2022	£408,000	£391,769	FALSE	Flat	67	£6,090	£5,847	Leasehold
Flat 8, Fullers House, 24, Armoury Way SW18 1HZ	SW18 1HZ	SW18 1	25/08/2023	£395,000	£393,518	FALSE	Flat	67	£5,896	£5,873	Leasehold
9, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	22/02/2022	£425,000	£412,946	FALSE	Flat	70	£6,071	£5,899	Leasehold
74, Ringford Road SW18 1RR	SW18 1RR	SW18 1	25/03/2022	£1,050,000	£1,026,805	FALSE	Terraced	174	£6,034	£5,901	Freehold
Flat 3, 6, Santos Road SW18 1NS	SW18 1NS	SW18 1	05/04/2024	£430,000	£430,000	FALSE	Flat	72	£5,972	£5,972	Leasehold
24, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	15/03/2024	£430,000	£430,000	FALSE	Flat	72	£5,972	£5,972	Leasehold
Flat 5, Cromer Court, Cromer Villas Road SW18 1PL	SW18 1PL	SW18 1	26/03/2024	£485,000	£485,000	FALSE	Flat	80	£6,063	£6,063	Leasehold
85, Commodore House, Juniper Drive SW18 1TZ	SW18 1TZ	SW18 1	17/02/2023	£392,450	£381,319	FALSE	Flat	62	£6,330	£6,150	Leasehold
26, Shoreham Close SW18 1DT	SW18 1DT	SW18 1	29/04/2022	£442,750	£428,240	FALSE	Terraced	69	£6,417	£6,206	Freehold
Flat 6, 17 - 19, Alma Road SW18 1AA	SW18 1AA	SW18 1	14/12/2023	£447,700	£435,401	FALSE	Flat	70	£6,396	£6,220	Leasehold
Flat 508, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	10/02/2023	£560,000	£544,117	FALSE	Flat	87	£6,437	£6,254	Leasehold
53, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	25/11/2022	£333,000	£319,463	FALSE	Flat	51	£6,529	£6,264	Leasehold
30, Meridian House, Juniper Drive SW18 1QS	SW18 1QS	SW18 1	29/07/2022	£465,000	£444,892	FALSE	Flat	71	£6,549	£6,266	Leasehold
Flat 502, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	12/01/2024	£430,000	£422,442	FALSE	Flat	67	£6,418	£6,305	Leasehold
Flat 385, Anchor House, Smugglers Way SW18 1EN	SW18 1EN	SW18 1	14/11/2023	£527,500	£505,600	FALSE	Flat	80	£6,594	£6,320	Leasehold
Flat 14, Leylands, Viewfield Road SW18 1NF	SW18 1NF	SW18 1	23/09/2022	£485,000	£456,622	FALSE	Flat	72	£6,736	£6,342	Leasehold
63, Fairfield Drive SW18 1DN	SW18 1DN	SW18 1	24/10/2022	£470,000	£444,075	FALSE	Flat	70	£6,714	£6,344	Leasehold
Flat 20, Bevans House, 31, Eltringham Street SW18 1GR	SW18 1GR	SW18 1	27/07/2022	£450,000	£430,541	FALSE	Flat	67	£6,716	£6,426	Leasehold
Flat 2, Cromer Court, Cromer Villas Road SW18 1PL	SW18 1PL	SW18 1	23/03/2023	£445,000	£437,179	FALSE	Flat	68	£6,544	£6,429	Leasehold
Flat 276, Bluewater House, Smugglers Way SW18 1EA	SW18 1EA	SW18 1	20/02/2023	£490,000	£476,102	FALSE	Flat				

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 7, Vauxhall Court, Frogmore SW18 1HN	SW18 1HN	SW18 1	20/01/2023	£445,000	£433,171	FALSE	Flat	65	£6,846	£6,664	Leasehold
69, Nantes Close SW18 1JL	SW18 1JL	SW18 1	18/05/2023	£327,500	£326,884	FALSE	Flat	49	£6,684	£6,671	Leasehold
19, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	21/01/2022	£335,000	£326,994	FALSE	Flat	49	£6,837	£6,673	Leasehold
40, Nantes Close SW18 1JL	SW18 1JL	SW18 1	17/08/2023	£345,000	£343,705	FALSE	Flat	51	£6,765	£6,739	Leasehold
Flat 7, Bevans House, 31, Eltringham Street SW18 1GR	SW18 1GR	SW18 1	29/03/2022	£532,500	£513,172	FALSE	Flat	76	£7,007	£6,752	Leasehold
2b, Dempster Road SW18 1AT	SW18 1AT	SW18 1	19/03/2024	£630,000	£630,000	FALSE	Flat	93	£6,774	£6,774	Leasehold
Apartment 63, Dray House, 8, Bellwether Lane SW18 1UE	SW18 1UE	SW18 1	28/03/2022	£809,955	£784,082	TRUE	Flat	115	£7,043	£6,818	Leasehold
29, Fairfield Drive SW18 1DL	SW18 1DL	SW18 1	27/10/2022	£282,000	£266,445	FALSE	Flat	39	£7,231	£6,832	Leasehold
Flat 145, Compass House, Smugglers Way SW18 1DB	SW18 1DB	SW18 1	16/06/2023	£600,000	£596,071	FALSE	Flat	87	£6,897	£6,851	Leasehold
Flat 3, Lambeth Court, Frogmore SW18 1HN	SW18 1HN	SW18 1	13/03/2023	£300,000	£294,727	FALSE	Flat	43	£6,977	£6,854	Leasehold
Flat 4, Waterloo Court, Frogmore SW18 1HL	SW18 1HL	SW18 1	16/09/2022	£417,000	£392,601	FALSE	Flat	57	£7,316	£6,888	Leasehold
6, Chesterton Close SW18 1SD	SW18 1SD	SW18 1	22/11/2023	£338,000	£323,968	FALSE	Flat	47	£7,191	£6,893	Leasehold
47, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	30/05/2022	£495,000	£476,600	FALSE	Flat	69	£7,174	£6,907	Leasehold
Flat 352, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	21/04/2023	£490,000	£487,247	FALSE	Flat	70	£7,000	£6,961	Leasehold
37, Ringford Road SW18 1RP	SW18 1RP	SW18 1	03/01/2024	£1,295,000	£1,253,612	FALSE	Terraced	180	£7,194	£6,965	Freehold
Flat 368, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	21/10/2022	£495,000	£467,696	FALSE	Flat	67	£7,388	£6,981	Leasehold
Flat 15, Milton Court, Chesterton Close SW18 1ST	SW18 1ST	SW18 1	25/05/2023	£560,000	£558,947	FALSE	Flat	80	£7,000	£6,987	Leasehold
Flat 174, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	23/06/2022	£525,000	£504,114	FALSE	Flat	72	£7,292	£7,002	Leasehold
Flat 243, Bluewater House, Smugglers Way SW18 1EA	SW18 1EA	SW18 1	28/07/2023	£515,000	£513,549	FALSE	Flat	73	£7,055	£7,035	Leasehold
Flat 4, 35, West Hill SW18 1RB	SW18 1RB	SW18 1	27/06/2023	£440,000	£437,119	FALSE	Flat	62	£7,097	£7,050	Leasehold
14, Jasmine House, Juniper Drive SW18 1GJ	SW18 1GJ	SW18 1	08/12/2023	£450,000	£437,637	FALSE	Flat	62	£7,258	£7,059	Leasehold
Flat 11, 92, Putney Bridge Road SW18 1TU	SW18 1TU	SW18 1	25/02/2022	£550,000	£534,401	FALSE	Flat	75	£7,333	£7,125	Leasehold
13, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	27/01/2023	£520,000	£506,178	FALSE	Flat	71	£7,324	£7,129	Leasehold
Flat 4, Flotilla House, Juniper Drive SW18 1FX	SW18 1FX	SW18 1	14/03/2023	£530,000	£520,685	FALSE	Flat	73	£7,260	£7,133	Leasehold
Flat 349, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	15/03/2023	£775,000	£761,378	FALSE	Flat	106.64	£7,267	£7,140	Leasehold
50, Bartholomew Close SW18 1JQ	SW18 1JQ	SW18 1	12/04/2023	£710,000	£702,070	FALSE	Terraced	98	£7,245	£7,164	Freehold
Flat 247, Bluewater House, Smugglers Way SW18 1EA	SW18 1EA	SW18 1	23/06/2023	£520,000	£516,595	FALSE	Flat	72	£7,222	£7,175	Leasehold
147, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	10/02/2023	£370,000	£359,506	FALSE	Flat	50	£7,400	£7,190	Leasehold
Flat 94, Dolphin House, Smugglers Way SW18 1DG	SW18 1DG	SW18 1	13/10/2023	£475,000	£461,528	FALSE	Flat	64	£7,422	£7,211	Leasehold
7, Bartholomew Close SW18 1JG	SW18 1JG	SW18 1	14/04/2023	£370,000	£367,921	FALSE	Flat	51	£7,255	£7,214	Leasehold
19, West Hill SW18 1RB	SW18 1RB	SW18 1	17/11/2023	£505,000	£484,034	FALSE	Flat	67	£7,537	£7,224	Leasehold
Flat A, 86, Cromford Road SW18 1NY	SW18 1NY	SW18 1	28/10/2022	£697,000	£658,553	FALSE	Flat	91	£7,659	£7,237	Leasehold
Flat 163, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	25/08/2023	£575,000	£572,842	FALSE	Flat	79	£7,278	£7,251	Leasehold
25, Dempster Road SW18 1AS	SW18 1AS	SW18 1	28/07/2023	£665,000	£653,642	FALSE	Terraced	90	£7,389	£7,263	Freehold
42, Ericcson Close SW18 1SG	SW18 1SG	SW18 1	29/08/2023	£740,000	£719,375	FALSE	Terraced	99	£7,475	£7,266	Freehold
Flat 52, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	18/08/2023	£460,000	£458,274	FALSE	Flat	63	£7,302	£7,274	Leasehold
Lower Flat, 46, Cromford Road SW18 1NX	SW18 1NX	SW18 1	28/10/2022	£555,000	£524,386	FALSE	Flat	72	£7,708	£7,283	Leasehold
34, Barchard Street SW18 1DU	SW18 1DU	SW18 1	26/01/2022	£695,000	£686,648	FALSE	Terraced	94	£7,394	£7,305	Freehold
Flat 21, Tower Court, Frogmore SW18 1HL	SW18 1HL	SW18 1	23/02/2023	£430,000	£417,804	FALSE	Flat	57	£7,544	£7,330	Leasehold
Flat 20, Leylands, Viewfield Road SW18 1NF	SW18 1NF	SW18 1	16/02/2024	£333,000	£329,894	FALSE	Flat	45	£7,400	£7,331	Leasehold
Apartment 9, 5, Osiers Road SW18 1HE	SW18 1HE	SW18 1	15/02/2022	£530,000	£514,968	FALSE	Flat	70	£7,571	£7,357	Leasehold
107, Ericcson Close SW18 1SQ	SW18 1SQ	SW18 1	18/08/2023	£355,000	£353,668	FALSE	Flat	48	£7,396	£7,368	Leasehold
Flat 168, Compass House, Smugglers Way SW18 1DJ	SW18 1DJ	SW18 1	18/01/2022	£535,000	£522,215	FALSE	Flat	70.84	£7,552	£7,372	Leasehold
Flat 340, Bluewater House, Smugglers Way SW18 1ED	SW18 1ED	SW18 1	17/02/2023	£585,000	£568,408	FALSE	Flat	77	£7,597	£7,382	Leasehold
9, Tonsley Hill SW18 1BE	SW18 1BE	SW18 1	29/09/2023	£1,103,000	£1,048,351	FALSE	Terraced	142	£7,768	£7,383	Freehold
Flat 8, Peachey House, 29, Eltringham Street SW18 1GQ	SW18 1GQ	SW18 1	26/01/2022	£530,000	£517,335	FALSE	Flat	70	£7,571	£7,391	Leasehold
Flat 19, Bevans House, 31, Eltringham Street SW18 1GR	SW18 1GR	SW18 1	28/01/2022	£500,000	£488,051	FALSE	Flat	66	£7,576	£7,395	Leasehold
42, Cromford Road SW18 1NX	SW18 1NX	SW18 1	21/09/2023	£1,550,000	£1,450,000	FALSE	Semi_Detached	196	£7,908	£7,398	Freehold
Flat 5, 65, Putney Bridge Road SW18 1PF	SW18 1PF	SW18 1	30/05/2022	£515,000	£495,857	FALSE	Flat	67	£7,687	£7,401	Leasehold
Flat 514, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	28/09/2022	£496,000	£466,979	FALSE	Flat	63	£7,873	£7,412	Leasehold
39, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	15/03/2024	£467,500	£467,500	FALSE	Flat	63	£7,421	£7,421	Leasehold
31, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	22/02/2023	£428,000	£415,861	FALSE	Flat	56	£7,643	£7,426	Leasehold
34, Jasmine House, Juniper Drive SW18 1GJ	SW18 1GJ	SW18 1	18/11/2022	£480,000	£460,488	FALSE	Flat	62	£7,742	£7,427	Leasehold
Flat 1, 1, Santos Road SW18 1NT	SW18 1NT	SW18 1	23/03/2023	£620,000	£609,103	FALSE	Flat	82	£7,561	£7,428	Leasehold
Apartment 5, 3, Knightley Walk SW18 1HA	SW18 1HA	SW18 1	12/05/2023	£575,000	£573,919	FALSE	Flat	77	£7,468	£7,453	Leasehold
22, Haldon Road SW18 1QB	SW18 1QB	SW18 1	22/04/2022	£1,350,000	£1,305,756	FALSE	Terraced	175	£7,714	£7,461	Freehold
50, Ericcson Close SW18 1SG	SW18 1SG	SW18 1	20/01/2022	£650,000	£642,189	FALSE	Terraced	86	£7,558	£7,467	Freehold
48, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	24/03/2023	£350,000	£343,848	FALSE	Flat	46	£7,609	£7,475	Leasehold
12, Garrick Close, Wandsworth SW18 1JJ	SW18 1JJ	SW18 1	23/10/2023	£750,000	£711,079	FALSE	Terraced	95	£7,895	£7,485	Freehold
44, Trafalgar House, Juniper Drive SW18 1GY	SW18 1GY	SW18 1	25/04/2023	£565,000	£561,826	FALSE	Flat	75	£7,533	£7,491	Leasehold
Flat 7, Middlemill House, 30, Armoury Way SW18 1HZ	SW18 1HZ	SW18 1	24/06/2022	£430,000	£412,893	FALSE	Flat	55	£7,818	£7,507	Leasehold
Flat 353, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	19/12/2022	£550,000	£533,425	FALSE	Flat	71	£7,746	£7,513	Leasehold
Flat 26, 11, Point Pleasant SW18 1PT	SW18 1PT	SW18 1	19/08/2022	£489,000	£459,167	FALSE	Flat	61	£8,016	£7,527	Leasehold
44, Ericcson Close SW18 1SG	SW18 1SG	SW18 1	27/07/2022	£705,000	£672,848	FALSE	Terraced	89	£7,921	£7,560	Freehold
Flat 208, Compass House, Smugglers Way SW18 1DQ	SW18 1DQ	SW18 1	22/03/2024	£575,000	£575,000	FALSE	Flat	76	£7,566	£7,566	Leasehold
Apartment 39, Linton House, 2, Creek Lane SW18 1SY	SW18 1SY	SW18 1	20/07/2023	£715,000	£712,986	FALSE	Flat	94	£7,606	£7,585	Leasehold
Flat 304, Bluewater House, Smugglers Way SW18 1EB	SW18 1EB	SW18 1	23/11/2022	£610,000	£585,203	FALSE	Flat	77	£7,922	£7,600	Leasehold
6, Bartholomew Close SW18 1JQ	SW18 1JQ	SW18 1	18/11/2022	£770,000	£724,669	FALSE	Terraced	95	£8,105	£7,628	Freehold
3, Quarter House, Juniper Drive SW18 1GX	SW18 1GX	SW18 1	16/11/2023	£430,000	£412,148	FALSE	Flat	54	£7,963	£7,632	Leasehold
18, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	18/11/2022	£565,000	£542,033	FALSE	Flat	71	£7,958	£7,634	Leasehold
Flat 8, London Court, Frogmore SW18 1HH	SW18 1HH	SW18 1	27/05/2022	£445,000	£428,459	FALSE	Flat	56	£7,946	£7,651	Leasehold
1, Jasmine House, Juniper Drive SW18 1GJ	SW18 1GJ	SW18 1	13/01/2023	£362,500	£352,864	FALSE	Flat	46	£7,880	£7,671	Leasehold
50, Cromford Road SW18 1NX	SW18 1NX	SW18 1	21/09/2022	£595,500	£560,657	FALSE	Flat	73	£8,158	£7,680	Leasehold
Apartment 206, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	28/03/2022	£550,000	£530,036	FALSE	Flat	69	£7,971	£7,682	Leasehold
Apartment 2, 23, Osiers Road SW18 1HG	SW18 1HG	SW18 1	23/01/2023	£600,000	£584,051	FALSE	Flat	76	£7,895	£7,685	Leasehold
Apartment 15, 24, Point Pleasant SW18 1GG	SW18 1GG	SW18 1	15/09/2023	£740,000	£723,646	FALSE	Flat	94	£7,872	£7,698	Leasehold
22, Garrick Close, Wandsworth SW18 1JJ	SW18 1JJ	SW18 1	21/04/2023	£740,000	£731,735	FALSE	Terraced	95	£7,789	£7,702	Freehold
112, Putney Bridge Road SW18 1NJ	SW18 1NJ	SW18 1	14/03/2024	£640,000	£640,000	FALSE	Terraced	83	£7,711	£7,711	Freehold
1c, Cromford Road SW18 1NZ	SW18 1NZ	SW18 1	18/05/2023	£425,000	£424,201	FALSE	Flat	55	£7,727	£7,713	Leasehold
Flat 456, Anchor House, Smugglers Way SW18 1EX	SW18 1EX	SW18 1	21/10/2022	£450,000	£425,178	FALSE	Flat	55	£8,182	£7,731	Leasehold
28, Melrose Road SW18 1NE	SW18 1NE	SW18 1	27/07/2023	£1,800,000	£1,737,105	FALSE	Semi_Detached	224	£8,036	£7,755	Freehold
Flat 18, 92, Putney Bridge Road SW18 1TU	SW18 1TU	SW18 1	25/02/2022	£575,000	£558,692	FALSE	Flat	72	£7,986	£7,760	Leasehold
Flat 72, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	21/06/2023	£500,000	£496,726	FALSE	Flat	64	£7,813	£7,761	Leasehold
62c, Santos Road SW18 1NS	SW18 1NS	SW18 1	16/05/2023	£420,000	£419,211	FALSE	Flat	54	£7,778	£7,763	Leasehold
Flat 67, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	18/12/2023	£495,000	£481,401	FALSE	Flat	62	£7,984	£7,765	Leasehold
Flat 2, 63, Putney Bridge Road SW18 1PD	SW18 1PD	SW18 1	29/09/2023	£611,400	£597,888	FALSE	Flat	77	£7,940	£7,765	Leasehold
Flat 442, Anchor House, Smugglers Way SW18 1EX	SW18 1EX	SW18 1	27/04/2023	£930,000	£924,775	FALSE	Flat	119	£7,815	£7,771	Leasehold
14, Tonsley Place SW18 1BP	SW18 1BP	SW18 1	27/01/2022	£495,000	£483,171	FALSE	Flat	62	£7,984	£7,793	Leasehold
19, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	20/01/2023	£554,950	£540,199	FALSE	Flat	69	£8,043	£7,829	Leasehold
26, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU										

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 86, Ensign House, Juniper Drive SW18 1TR	SW18 1TR	SW18 1	19/12/2023	£600,000	£583,516	FALSE	Flat	73	£8,219	£7,993	Leasehold
8, Horizon House, Juniper Drive SW18 1GH	SW18 1GH	SW18 1	25/08/2023	£570,000	£567,861	FALSE	Flat	71	£8,028	£7,998	Leasehold
Flat 332, Bluewater House, Smugglers Way SW18 1ED	SW18 1ED	SW18 1	11/04/2023	£1,035,000	£1,029,185	FALSE	Flat	128	£8,086	£8,041	Leasehold
Flat 351, Anchor House, Smugglers Way SW18 1EL	SW18 1EL	SW18 1	28/01/2022	£552,500	£539,297	FALSE	Flat	67	£8,246	£8,049	Leasehold
Apartment 38, Causeway House, 5, Creek Lane SW18 1AG	SW18 1AG	SW18 1	20/07/2023	£590,000	£588,338	FALSE	Flat	73	£8,082	£8,059	Leasehold
Apartment 1, Dorset House, 18, Ram Street SW18 1UB	SW18 1UB	SW18 1	21/01/2022	£512,500	£500,253	FALSE	Flat	62	£8,266	£8,069	Leasehold
Flat 45, 11, Point Pleasant SW18 1PT	SW18 1PT	SW18 1	29/07/2022	£540,000	£516,649	FALSE	Flat	64	£8,438	£8,073	Leasehold
94a, Haldon Road SW18 1QQ	SW18 1QQ	SW18 1	27/09/2022	£525,000	£494,282	FALSE	Flat	61	£8,607	£8,103	Leasehold
55, Nantes Close SW18 1JL	SW18 1JL	SW18 1	29/09/2022	£396,000	£372,830	FALSE	Flat	46	£8,609	£8,105	Leasehold
50, Charterhouse Apartments, 21, Eltringham Street SW18 1AU	SW18 1AU	SW18 1	10/02/2023	£385,000	£374,081	FALSE	Flat	46	£8,370	£8,132	Leasehold
Flat 78, Ensign House, Juniper Drive SW18 1TR	SW18 1TR	SW18 1	24/11/2023	£630,000	£603,845	FALSE	Flat	74	£8,514	£8,160	Leasehold
23b, Alma Road SW18 1AA	SW18 1AA	SW18 1	28/10/2022	£683,000	£645,326	FALSE	Flat	79	£8,646	£8,169	Leasehold
Flat 129, Compass House, Smugglers Way SW18 1DB	SW18 1DB	SW18 1	18/08/2023	£460,000	£458,274	FALSE	Flat	56	£8,214	£8,183	Leasehold
Apartment 405, 15, Osiers Road SW18 1RF	SW18 1RF	SW18 1	21/12/2022	£650,000	£630,411	TRUE	Flat	77	£8,442	£8,187	Leasehold
Flat 506, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	25/11/2022	£470,000	£450,894	FALSE	Flat	55	£8,545	£8,198	Leasehold
Flat E, 11, Wimbledon Park Road SW18 1LS	SW18 1LS	SW18 1	17/02/2022	£355,000	£344,931	FALSE	Flat	42	£8,452	£8,213	Leasehold
31, Tonsley Place SW18 1BH	SW18 1BH	SW18 1	05/01/2024	£1,100,000	£1,064,844	FALSE	Terraced	129	£8,527	£8,255	Freehold
Apartment 606, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	10/02/2023	£655,000	£636,423	FALSE	Flat	77	£8,506	£8,265	Freehold
14, Prospect Cottages SW18 1NW	SW18 1NW	SW18 1	20/06/2023	£1,087,800	£1,074,728	FALSE	Terraced	130	£8,368	£8,267	Freehold
Flat 523, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	24/02/2022	£417,500	£405,659	FALSE	Flat	49	£8,520	£8,279	Leasehold
64, Trafalgar House, Juniper Drive SW18 1GY	SW18 1GY	SW18 1	20/04/2022	£540,000	£515,256	FALSE	Flat	62	£8,710	£8,311	Leasehold
Flat 2, 43, Cromford Road SW18 1PA	SW18 1PA	SW18 1	24/10/2023	£445,000	£432,379	FALSE	Flat	52	£8,558	£8,315	Leasehold
67, Trafalgar House, Juniper Drive SW18 1GY	SW18 1GY	SW18 1	29/06/2022	£530,000	£508,915	FALSE	Flat	61	£8,689	£8,343	Leasehold
Flat 28, Spinnaker House, Juniper Drive SW18 1FR	SW18 1FR	SW18 1	21/07/2023	£1,400,000	£1,396,056	FALSE	Flat	167	£8,383	£8,360	Leasehold
Apartment 501, 7, Eastfields Avenue SW18 1RA	SW18 1RA	SW18 1	16/09/2022	£855,000	£804,973	FALSE	Flat	96	£8,906	£8,385	Leasehold
37, Santos Road SW18 1NT	SW18 1NT	SW18 1	24/07/2023	£1,150,000	£1,109,817	FALSE	Semi_Detached	132	£8,712	£8,408	Freehold
5, Severn House, 19, Enterprise Way SW18 1GD	SW18 1GD	SW18 1	19/12/2023	£545,000	£530,027	FALSE	Flat	63	£8,651	£8,413	Leasehold
Flat 44, Dolphin House, Smugglers Way SW18 1DF	SW18 1DF	SW18 1	16/12/2022	£540,000	£523,726	FALSE	Flat	62	£8,710	£8,447	Leasehold
55, Haldon Road SW18 1QF	SW18 1QF	SW18 1	23/09/2022	£1,265,000	£1,168,551	FALSE	Terraced	138	£9,167	£8,468	Freehold
Flat 14, Prospect Quay, 98, Point Pleasant SW18 1PR	SW18 1PR	SW18 1	27/03/2023	£665,000	£653,312	FALSE	Flat	77	£8,636	£8,485	Leasehold
First Floor Flat, 20, Melrose Road SW18 1NE	SW18 1NE	SW18 1	25/08/2022	£425,000	£399,072	FALSE	Flat	47	£9,043	£8,491	Leasehold
Apartment 603, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	28/09/2022	£680,000	£640,213	FALSE	Flat	75	£9,067	£8,536	Leasehold
37a, West Hill SW18 1RB	SW18 1RB	SW18 1	22/04/2022	£875,000	£785,671	FALSE	Detached	92	£9,511	£8,540	Freehold
13, Birdhurst Road SW18 1AR	SW18 1AR	SW18 1	25/03/2022	£391,000	£376,808	FALSE	Flat	44	£8,886	£8,564	Leasehold
Apartment 13, Dorset House, 18, Ram Street SW18 1UB	SW18 1UB	SW18 1	28/04/2023	£535,000	£531,994	FALSE	Flat	62	£8,629	£8,581	Leasehold
57, Tonsley Hill SW18 1BW	SW18 1BW	SW18 1	24/03/2022	£1,045,000	£1,021,916	FALSE	Terraced	119	£8,782	£8,588	Freehold
Flat 94, Spinnaker House, Juniper Drive SW18 1FS	SW18 1FS	SW18 1	26/10/2022	£1,350,000	£1,275,534	FALSE	Flat	148	£9,125	£8,618	Leasehold
Apartment 9, Linton House, 2, Creek Lane SW18 1SY	SW18 1SY	SW18 1	22/12/2022	£655,500	£631,201	FALSE	Flat	73	£8,979	£8,647	Freehold
32, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	14/02/2024	£525,000	£520,103	FALSE	Flat	60	£8,750	£8,668	Leasehold
18, Tonsley Street SW18 1BJ	SW18 1BJ	SW18 1	28/07/2023	£1,200,000	£1,179,505	FALSE	Terraced	136	£8,824	£8,673	Freehold
Apartment 14, 12, Osiers Road SW18 1UX	SW18 1UX	SW18 1	24/03/2023	£618,000	£607,138	FALSE	Flat	70	£8,829	£8,673	Leasehold
27, Fullerton Road SW18 1BU	SW18 1BU	SW18 1	29/09/2023	£1,268,550	£1,205,699	FALSE	Terraced	137	£9,259	£8,801	Freehold
5a, Cromford Road SW18 1NZ	SW18 1NZ	SW18 1	22/02/2023	£625,000	£607,274	FALSE	Flat	69	£9,058	£8,801	Leasehold
32, Tonsley Hill SW18 1BB	SW18 1BB	SW18 1	27/03/2023	£1,525,000	£1,488,783	FALSE	Terraced	169	£9,024	£8,809	Freehold
18, Sispara Gardens SW18 1LF	SW18 1LF	SW18 1	18/08/2023	£2,400,000	£2,291,358	FALSE	Semi_Detached	260	£9,231	£8,813	Freehold
22, Jephtha Road SW18 1QH	SW18 1QH	SW18 1	16/02/2023	£965,500	£909,075	FALSE	Semi_Detached	103	£9,374	£8,826	Freehold
32, Commodore House, Juniper Drive SW18 1TW	SW18 1TW	SW18 1	11/12/2023	£700,000	£680,769	FALSE	Flat	77	£9,091	£8,841	Leasehold
15, Tonsley Hill SW18 1BE	SW18 1BE	SW18 1	21/07/2023	£1,260,000	£1,238,480	FALSE	Terraced	140	£9,000	£8,846	Freehold
Flat 16, 92, Putney Bridge Road SW18 1TU	SW18 1TU	SW18 1	25/02/2022	£575,000	£558,692	FALSE	Flat	63	£9,127	£8,868	Leasehold
8, Ebner Street SW18 1BT	SW18 1BT	SW18 1	18/12/2023	£1,325,000	£1,269,838	FALSE	Terraced	142	£9,331	£8,943	Freehold
Flat 12, Flotilla House, Juniper Drive SW18 1FX	SW18 1FX	SW18 1	29/06/2022	£645,000	£619,340	FALSE	Flat	69	£9,348	£8,976	Leasehold
Apartment 19, Dray House, 8, Bellwether Lane SW18 1UE	SW18 1UE	SW18 1	27/10/2023	£490,000	£476,102	FALSE	Flat	53	£9,245	£8,983	Leasehold
Flat 4, 4, West Hill SW18 1SB	SW18 1SB	SW18 1	16/02/2023	£383,000	£372,137	FALSE	Flat	41	£9,341	£9,077	Leasehold
Apartment 306, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	22/03/2022	£415,000	£399,936	FALSE	Flat	44	£9,432	£9,089	Leasehold
2, Tonsley Place SW18 1BQ	SW18 1BQ	SW18 1	22/06/2023	£940,000	£910,184	FALSE	Semi_Detached	100	£9,400	£9,102	Freehold
Apartment 1403, 5, Eastfields Avenue SW18 1JY	SW18 1JY	SW18 1	30/05/2022	£1,012,500	£974,864	TRUE	Flat	107	£9,463	£9,111	Leasehold
8, Jephtha Road SW18 1QH	SW18 1QH	SW18 1	28/01/2022	£960,000	£948,464	FALSE	Terraced	104	£9,231	£9,120	Freehold
Apartment 406, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	19/04/2023	£405,000	£402,725	FALSE	Flat	44	£9,205	£9,153	Leasehold
Flat 86, Dolphin House, Smugglers Way SW18 1DG	SW18 1DG	SW18 1	08/03/2024	£578,000	£578,000	FALSE	Flat	63	£9,175	£9,175	Leasehold
18, Coleford Road SW18 1AD	SW18 1AD	SW18 1	30/10/2023	£907,696	£873,277	FALSE	Other	95	£9,555	£9,192	Freehold
84, Alma Road SW18 1AH	SW18 1AH	SW18 1	28/04/2023	£1,190,000	£1,176,710	FALSE	Terraced	128	£9,297	£9,193	Freehold
Flat 517, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	18/08/2023	£500,000	£498,124	FALSE	Flat	54	£9,259	£9,225	Leasehold
2, Ebner Street SW18 1BT	SW18 1BT	SW18 1	13/03/2024	£982,000	£982,000	FALSE	Flat	106	£9,264	£9,264	Freehold
20, Tonsley Road SW18 1BG	SW18 1BG	SW18 1	19/12/2022	£1,070,000	£1,019,512	FALSE	Terraced	110	£9,727	£9,268	Freehold
Apartment 408, 5, Eastfields Avenue SW18 1FU	SW18 1FU	SW18 1	30/05/2022	£780,000	£751,006	FALSE	Flat	81	£9,630	£9,272	Leasehold
Flat 8, 6, West Hill SW18 1SB	SW18 1SB	SW18 1	19/12/2022	£385,000	£373,397	FALSE	Flat	40	£9,625	£9,335	Leasehold
63a, Cromford Road SW18 1PA	SW18 1PA	SW18 1	25/11/2022	£598,000	£562,795	FALSE	Flat	60	£9,967	£9,380	Leasehold
Unit E, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	28/01/2022	£575,000	£563,128	TRUE	Flat	60	£9,583	£9,385	Leasehold
22, Ascensis Tower, Juniper Drive SW18 1AY	SW18 1AY	SW18 1	17/06/2022	£1,800,000	£1,728,391	FALSE	Flat	184	£9,783	£9,393	Leasehold
Flat 2, Ensign House, Juniper Drive SW18 1TA	SW18 1TA	SW18 1	20/09/2022	£450,000	£423,670	FALSE	Flat	45	£10,000	£9,415	Leasehold
34, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	16/06/2023	£380,000	£377,512	FALSE	Flat	40	£9,500	£9,438	Leasehold
Apartment 505, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	15/02/2023	£760,000	£738,445	TRUE	Flat	78	£9,744	£9,467	Leasehold
21c, Haldon Road SW18 1QD	SW18 1QD	SW18 1	26/07/2022	£645,000	£617,108	FALSE	Flat	65	£9,923	£9,494	Leasehold
5, Oxborough House, 33, Eltringham Street SW18 1GS	SW18 1GS	SW18 1	18/09/2023	£545,100	£533,054	FALSE	Flat	56	£9,734	£9,519	Leasehold
First And Second Floor Flat, 57, Tonsley Place SW18 1BH	SW18 1BH	SW18 1	25/11/2022	£795,000	£762,683	FALSE	Flat	80	£9,938	£9,534	Leasehold
Apartment 905, 9, Eastfields Avenue SW18 1RD	SW18 1RD	SW18 1	25/08/2022	£589,500	£553,536	TRUE	Flat	58	£10,164	£9,544	Leasehold
28, Dalby Road SW18 1AW	SW18 1AW	SW18 1	25/11/2022	£1,345,000	£1,265,818	FALSE	Terraced	132	£10,189	£9,590	Freehold
Apartment 507, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	27/04/2023	£715,000	£710,983	TRUE	Flat	74	£9,662	£9,608	Leasehold
67a, Cromford Road SW18 1PA	SW18 1PA	SW18 1	15/12/2022	£800,000	£770,344	FALSE	Flat	80	£10,000	£9,629	Leasehold
82, Commodore House, Juniper Drive SW18 1TZ	SW18 1TZ	SW18 1	28/04/2023	£650,000	£646,348	FALSE	Flat	67	£9,701	£9,647	Leasehold
17, Ballantine Street SW18 1AL	SW18 1AL	SW18 1	08/02/2024	£1,289,000	£1,264,824	FALSE	Terraced	131	£9,840	£9,655	Freehold
17a, Haldon Road SW18 1QD	SW18 1QD	SW18 1	30/05/2023	£775,000	£773,543	FALSE	Flat	80	£9,688	£9,669	Leasehold
Flat 5, 35, West Hill SW18 1RB	SW18 1RB	SW18 1	25/05/2023	£485,500	£484,587	FALSE	Flat	50	£9,710	£9,692	Leasehold
4, Valonia Gardens SW18 1PY	SW18 1PY	SW18 1	26/04/2022	£1,675,000	£1,620,105	FALSE	Terraced	167	£10,030	£9,701	Freehold
Flat 3, 4, West Hill SW18 1SB	SW18 1SB	SW18 1	16/02/2023	£500,000	£485,819	FALSE	Flat	50	£10,000	£9,716	Leasehold
77, Haldon Road SW18 1QF	SW18 1QF	SW18 1	17/11/2023	£1,400,000	£1,315,429	FALSE	Terraced	135	£10,370	£9,744	Freehold
28, Alma Road SW18 1AB	SW18 1AB	SW18 1	25/02/2022	£1,637,500	£1,612,286	FALSE	Terraced	165	£9,924	£9,771	Freehold
99, Baltimore House, Juniper Drive SW18 1TT	SW18 1TT	SW18 1	12/05/2023	£1,275,000	£1,272,603	FALSE	Flat	130	£9,808	£9,789	Leasehold
40, Ballantine Street SW18 1AL	SW18 1AL	SW18 1	26/08/2022	£1,275,000	£1,186,358	FALSE	Terraced	121	£10,537	£9,805	Freehold
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Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
62, Kingfisher House, Juniper Drive SW18 1TY	SW18 1TY	SW18 1	13/06/2023	£640,000	£635,809	FALSE	Flat	63	£10,159	£10,092	Leasehold
Flat 1, 17, Haldon Road SW18 1QD	SW18 1QD	SW18 1	26/05/2023	£435,000	£434,182	FALSE	Flat	43	£10,116	£10,097	Leasehold
47, Bramford Road SW18 1AP	SW18 1AP	SW18 1	29/04/2022	£1,300,000	£1,257,395	FALSE	Terraced	124	£10,484	£10,140	Freehold
Apartment 10, Langridge House, 8, Ram Street SW18 1UH	SW18 1UH	SW18 1	20/06/2022	£900,000	£864,195	TRUE	Flat	85	£10,588	£10,167	Leasehold
61, Commodore House, Juniper Drive SW18 1TZ	SW18 1TZ	SW18 1	29/06/2022	£650,000	£624,141	FALSE	Flat	61	£10,656	£10,232	Leasehold
65, Cromford Road SW18 1PA	SW18 1PA	SW18 1	15/12/2022	£800,000	£770,344	FALSE	Flat	75	£10,667	£10,271	Leasehold
24, Alma Road SW18 1AB	SW18 1AB	SW18 1	26/08/2022	£2,000,000	£1,860,954	FALSE	Terraced	181	£11,050	£10,282	Freehold
Apartment 402, 1, Eastfields Avenue SW18 1FQ	SW18 1FQ	SW18 1	27/06/2023	£850,000	£844,434	FALSE	Flat	82	£10,366	£10,298	Leasehold
38, West Hill Road SW18 1LN	SW18 1LN	SW18 1	27/04/2022	£1,950,000	£1,854,098	FALSE	Semi_Detached	180	£10,833	£10,301	Freehold
13, Tonsley Place SW18 1BH	SW18 1BH	SW18 1	19/12/2023	£1,070,000	£1,025,454	FALSE	Terraced	99	£10,808	£10,358	Freehold
27, Baltimore House, Juniper Drive SW18 1TS	SW18 1TS	SW18 1	26/04/2023	£375,000	£372,893	FALSE	Flat	36	£10,417	£10,358	Leasehold
12, Tonsley Hill SW18 1BB	SW18 1BB	SW18 1	28/11/2022	£1,270,000	£1,195,233	FALSE	Terraced	115	£11,043	£10,393	Freehold
10, Eltringham Street SW18 1TE	SW18 1TE	SW18 1	30/08/2022	£850,000	£790,905	FALSE	Terraced	76	£11,184	£10,407	Freehold
Apartment 203, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	24/06/2022	£990,000	£950,615	TRUE	Flat	91	£10,879	£10,446	Leasehold
Apartment 16, Dorset House, 18, Ram Street SW18 1UB	SW18 1UB	SW18 1	28/07/2022	£525,000	£502,297	FALSE	Flat	48	£10,938	£10,465	Leasehold
Apartment 201, Coptain House, Eastfields Avenue SW18 1JX	SW18 1JX	SW18 1	23/06/2023	£1,250,000	£1,241,815	FALSE	Flat	118	£10,593	£10,524	Leasehold
44, Santos Road SW18 1NS	SW18 1NS	SW18 1	24/04/2023	£625,000	£621,489	FALSE	Flat	59	£10,593	£10,534	Leasehold
Apartment 802, Coptain House, Eastfields Avenue SW18 1JX	SW18 1JX	SW18 1	28/10/2022	£2,127,000	£2,009,674	FALSE	Flat	189.7	£11,212	£10,594	Leasehold
32, Ballantine Street SW18 1AL	SW18 1AL	SW18 1	16/03/2023	£718,000	£700,948	FALSE	Terraced	66	£10,879	£10,620	Freehold
Apartment 702, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	24/03/2023	£1,040,000	£1,021,721	TRUE	Flat	95	£10,947	£10,755	Leasehold
Apartment 402, 9, Eastfields Avenue SW18 1YR	SW18 1YR	SW18 1	28/09/2023	£1,050,000	£1,026,796	TRUE	Flat	95	£11,053	£10,808	Leasehold
Flat 507, Omega Building, Smugglers Way SW18 1AZ	SW18 1AZ	SW18 1	28/01/2022	£410,000	£400,202	FALSE	Flat	37	£11,081	£10,816	Leasehold
3, Tonsley Hill SW18 1BE	SW18 1BE	SW18 1	20/10/2023	£1,225,000	£1,161,429	FALSE	Terraced	107	£11,449	£10,854	Freehold
Flat 1, 1, Podmore Road SW18 1AJ	SW18 1AJ	SW18 1	28/02/2024	£550,000	£544,869	FALSE	Flat	50	£11,000	£10,897	Leasehold
15, Dalby Road SW18 1AW	SW18 1AW	SW18 1	21/10/2022	£1,350,000	£1,251,087	FALSE	Terraced	114	£11,842	£10,974	Freehold
11, Summerbee House, 27, Eltringham Street SW18 1GT	SW18 1GT	SW18 1	27/02/2023	£585,000	£568,408	FALSE	Flat	51	£11,471	£11,145	Leasehold
9, Tonsley Road SW18 1BG	SW18 1BG	SW18 1	25/03/2022	£1,195,000	£1,168,602	FALSE	Terraced	102	£11,716	£11,457	Freehold
55, Kingfisher House, Juniper Drive SW18 1TY	SW18 1TY	SW18 1	14/11/2023	£1,620,000	£1,552,744	FALSE	Flat	135	£12,000	£11,502	Leasehold
Flat 29, Prospect Quay, 98, Point Pleasant SW18 1PR	SW18 1PR	SW18 1	16/01/2023	£1,550,000	£1,508,799	FALSE	Flat	129	£12,016	£11,696	Leasehold
13, Dalby Road SW18 1AW	SW18 1AW	SW18 1	27/05/2022	£1,327,000	£1,285,671	FALSE	Terraced	109	£12,174	£11,795	Freehold
Flat 52, Prospect Quay, 98, Point Pleasant SW18 1PR	SW18 1PR	SW18 1	22/04/2022	£1,200,000	£1,145,013	FALSE	Flat	96	£12,500	£11,927	Leasehold
42, Bramford Road SW18 1AP	SW18 1AP	SW18 1	19/05/2023	£1,140,000	£1,137,036	FALSE	Terraced	95	£12,000	£11,969	Freehold
603, Milliners House, Eastfields Avenue SW18 1LP	SW18 1LP	SW18 1	09/06/2023	£1,860,000	£1,847,820	FALSE	Flat	154	£12,078	£11,999	Leasehold
Apartment 1001, 7, Eastfields Avenue SW18 1RA	SW18 1RA	SW18 1	15/12/2023	£1,425,000	£1,385,852	FALSE	Flat	113	£12,611	£12,264	Leasehold
Flat 49, Ensign House, Juniper Drive SW18 1TA	SW18 1TA	SW18 1	20/02/2023	£645,000	£626,706	FALSE	Flat	51	£12,647	£12,288	Leasehold
13, Stockbridge House, 23, Eltringham Street SW18 1GP	SW18 1GP	SW18 1	26/07/2023	£620,000	£618,254	FALSE	Flat	50	£12,400	£12,365	Leasehold
1, Podmore Road SW18 1AJ	SW18 1AJ	SW18 1	27/07/2022	£860,000	£820,779	FALSE	Flat	51	£16,863	£16,094	Freehold
Apartment 1201, 3, Eastfields Avenue SW18 1GN	SW18 1GN	SW18 1	17/03/2023	£3,100,000	£3,045,513	FALSE	Flat	177	£17,514	£17,206	Leasehold
Apartment 1003, 20, Enterprise Way SW18 1SA	SW18 1SA	SW18 1	28/09/2023	£1,020,800	£998,241	TRUE	Flat	52	£19,631	£19,197	Leasehold
		SW18 1 Average							£8,584	£8,328	Area around War
Flat 4, Culver Court, Borrodaille Road SW18 2LD	SW18 2LD	SW18 2	20/06/2023	£376,500	£374,035	FALSE	Flat	74	£5,088	£5,055	Leasehold
Flat 7, Binstead House, 5, Vermont Road SW18 2AD	SW18 2AD	SW18 2	16/09/2022	£380,000	£357,766	FALSE	Flat	68	£5,588	£5,261	Leasehold
Flat 28, Domelton House, Iron Mill Road SW18 2AF	SW18 2AF	SW18 2	24/03/2022	£400,000	£385,481	FALSE	Flat	73	£5,479	£5,281	Leasehold
36, East Hill, Wandsworth SW18 2HH	SW18 2HH	SW18 2	21/10/2022	£500,000	£463,366	FALSE	Terraced	86	£5,814	£5,388	Leasehold
Apartment 4, 80, North Side Wandsworth Common SW18 2QX	SW18 2QX	SW18 2	28/10/2022	£520,000	£491,317	FALSE	Flat	91	£5,714	£5,399	Leasehold
26, Wandsworth Common West Side SW18 2EP	SW18 2EP	SW18 2	29/05/2023	£415,000	£414,220	FALSE	Flat	76	£5,461	£5,450	Leasehold
Flat 3, Culver Court, Borrodaille Road SW18 2LD	SW18 2LD	SW18 2	17/04/2023	£450,000	£447,472	FALSE	Flat	82	£5,488	£5,457	Leasehold
21b, Spencer Park SW18 2TB	SW18 2TB	SW18 2	24/02/2023	£510,000	£495,535	FALSE	Flat	87	£5,862	£5,696	Leasehold
Flat 18, Totland House, 2, Vermont Road SW18 2LQ	SW18 2LQ	SW18 2	13/06/2023	£375,000	£372,544	FALSE	Flat	65	£5,769	£5,731	Leasehold
Flat 47, Binstead House, 5, Vermont Road SW18 2AD	SW18 2AD	SW18 2	26/09/2022	£460,000	£433,085	FALSE	Flat	75	£6,133	£5,774	Leasehold
Flat 52, Bembridge House, 1, Iron Mill Road SW18 2AQ	SW18 2AQ	SW18 2	25/02/2022	£365,000	£354,648	FALSE	Flat	61	£5,984	£5,814	Leasehold
106, Melody Road SW18 2QG	SW18 2QG	SW18 2	08/04/2024	£495,000	£495,000	FALSE	Flat	85	£5,824	£5,824	Leasehold
Flat 1, Spencer Court House, 49, North Side Wandsworth Common SW18 2ST	SW18 2ST	SW18 2	08/12/2023	£700,000	£680,769	FALSE	Flat	114	£6,140	£5,972	Leasehold
Flat 52, Binstead House, 5, Vermont Road SW18 2AD	SW18 2AD	SW18 2	28/10/2022	£405,000	£382,660	FALSE	Flat	64	£6,328	£5,979	Leasehold
Flat 4, Spencer Court House, 49, North Side Wandsworth Common SW18 2ST	SW18 2ST	SW18 2	22/04/2022	£588,000	£561,057	FALSE	Flat	93	£6,323	£6,033	Leasehold
Flat 38, Domelton House, Iron Mill Road SW18 2AF	SW18 2AF	SW18 2	22/03/2023	£395,000	£388,057	FALSE	Flat	64	£6,172	£6,063	Leasehold
Flat 3, Nell Lodge, 89, East Hill, Wandsworth SW18 2QD	SW18 2QD	SW18 2	24/11/2023	£481,500	£461,510	FALSE	Flat	76	£6,336	£6,073	Leasehold
123a, Allfarthing Lane SW18 2AU	SW18 2AU	SW18 2	26/08/2022	£710,000	£666,684	FALSE	Flat	109	£6,514	£6,116	Leasehold
Flat 20, Merstone House, Borrodaille Road SW18 2LF	SW18 2LF	SW18 2	15/12/2023	£393,000	£382,203	FALSE	Flat	62	£6,339	£6,165	Leasehold
Flat 6, Swanmore Court, Garton Place SW18 2AY	SW18 2AY	SW18 2	27/02/2023	£445,000	£432,379	FALSE	Flat	70	£6,357	£6,177	Leasehold
76c, East Hill, Wandsworth SW18 2HG	SW18 2HG	SW18 2	13/01/2023	£630,000	£613,254	FALSE	Flat	99	£6,364	£6,194	Leasehold
10, St Ann'S Hill SW18 2EY	SW18 2EY	SW18 2	24/06/2022	£400,000	£384,087	FALSE	Flat	62	£6,452	£6,195	Leasehold
Flat 1, Merstone House, Borrodaille Road SW18 2LF	SW18 2LF	SW18 2	24/02/2022	£415,000	£403,230	FALSE	Flat	64	£6,484	£6,300	Leasehold
7, Herndon Road SW18 2DQ	SW18 2DQ	SW18 2	23/06/2022	£1,140,000	£1,099,866	FALSE	Terraced	172	£6,628	£6,395	Freehold
3, Killarney Road SW18 2DU	SW18 2DU	SW18 2	20/03/2023	£1,390,000	£1,356,989	FALSE	Terraced	212	£6,557	£6,401	Freehold
Flat 1, 63, Allfarthing Lane SW18 2AR	SW18 2AR	SW18 2	15/09/2023	£435,000	£425,387	FALSE	Flat	66	£6,591	£6,445	Leasehold
46b, Geraldine Road SW18 2NT	SW18 2NT	SW18 2	29/07/2022	£705,000	£674,514	FALSE	Flat	104	£6,779	£6,486	Leasehold
64, Barmouth Road SW18 2DR	SW18 2DR	SW18 2	19/12/2022	£1,367,500	£1,287,581	FALSE	Semi_Detached	196	£6,977	£6,569	Freehold
5, Allfarthing Lane SW18 2PG	SW18 2PG	SW18 2	27/04/2022	£420,000	£400,755	FALSE	Flat	61	£6,885	£6,570	Leasehold
Flat 13, Domelton House, Iron Mill Road SW18 2AF	SW18 2AF	SW18 2	20/01/2023	£387,750	£377,443	FALSE	Flat	57	£6,803	£6,622	Leasehold
29, Aslett Street SW18 2BE	SW18 2BE	SW18 2	17/10/2023	£881,500	£835,755	FALSE	Terraced	126	£6,996	£6,633	Freehold
70, Geraldine Road SW18 2NL	SW18 2NL	SW18 2	25/03/2022	£1,215,500	£1,188,650	FALSE	Terraced	179	£6,791	£6,641	Freehold
129a, Allfarthing Lane SW18 2AU	SW18 2AU	SW18 2	16/12/2022	£791,500	£767,647	FALSE	Flat	115	£6,883	£6,675	Leasehold
43, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	15/03/2024	£470,000	£470,000	FALSE	Flat	70	£6,714	£6,714	Leasehold
3, Delia Street SW18 2BT	SW18 2BT	SW18 2	05/04/2024	£485,000	£485,000	FALSE	Flat	72	£6,736	£6,736	Leasehold
34, Killarney Road SW18 2DX	SW18 2DX	SW18 2	22/02/2023	£1,560,000	£1,468,831	FALSE	Semi_Detached	216	£7,222	£6,800	Freehold
7a, Knoll Road SW18 2DF	SW18 2DF	SW18 2	17/06/2022	£428,000	£410,973	FALSE	Flat	60	£7,133	£6,850	Leasehold
Flat 6, Acris Court, Acris Street SW18 2QS	SW18 2QS	SW18 2	29/04/2022	£620,000	£591,590	FALSE	Flat	86	£7,209	£6,879	Leasehold
Flat A, 83, Allfarthing Lane SW18 2AS	SW18 2AS	SW18 2	18/08/2023	£625,000	£622,655	FALSE	Flat	89.56	£6,979	£6,952	Leasehold
14, Pentland Street SW18 2AW	SW18 2AW	SW18 2	18/11/2022	£1,050,000	£988,185	FALSE	Terraced	142	£7,394	£6,959	Freehold
88a, Aslett Street SW18 2BQ	SW18 2BQ	SW18 2	21/10/2022	£575,000	£543,283	FALSE	Flat	78	£7,372	£6,965	Leasehold
74c, East Hill, Wandsworth SW18 2HG	SW18 2HG	SW18 2	26/08/2022	£800,000	£751,194	FALSE	Flat	107	£7,477	£7,021	Leasehold
40, Stott Close SW18 2TG	SW18 2TG	SW18 2	24/06/2022	£377,500	£362,482	FALSE	Flat	51	£7,402	£7,107	Leasehold
9, Ikon House, 3, East Hill SW18 2HT	SW18 2HT	SW18 2	25/04/2022	£837,600	£799,219	FALSE	Flat	112	£7,479	£7,136	Leasehold
36a, Barmouth Road SW18 2DP	SW18 2DP	SW18 2	16/09/2022	£826,500	£778,141	FALSE	Flat	109	£7,583	£7,139	Leasehold
1, Aslett Street SW18 2BE	SW18 2BE	SW18 2	20/06/2022	£625,000	£600,136	FALSE	Flat	84	£7,440	£7,144	Leasehold
52, John Archer Way SW18 2TS	SW18 2TS	SW18 2	23/06/2023	£475,000	£471,890	FALSE	Flat	66	£7,197	£7,150	Leasehold
67a, Allfarthing Lane SW18 2AR	SW18 2AR	SW18 2	30/03/2022	£340,000	£327,659	FALSE	Flat	45	£7,556	£7,281	Leasehold
12, Wycombe Place SW18 2LT	SW18 2LT	SW18 2	25/11/2022	£1,300,000	£1,223,467	FALSE	Terraced				

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
31, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	21/07/2023	£400,000	£398,873	FALSE	Flat	53	£7,547	£7,526	Leasehold
71a, St Ann'S Hill SW18 2SA	SW18 2SA	SW18 2	16/12/2022	£560,000	£543,123	FALSE	Flat	72	£7,778	£7,543	Leasehold
18, St Ann'S Hill SW18 2EY	SW18 2EY	SW18 2	26/08/2022	£450,000	£422,546	FALSE	Flat	56	£8,036	£7,545	Leasehold
41, Cicada Road SW18 2NN	SW18 2NN	SW18 2	25/08/2023	£1,575,000	£1,531,102	FALSE	Terraced	201	£7,836	£7,617	Freehold
18, Wycombe Place SW18 2LT	SW18 2LT	SW18 2	25/08/2023	£1,395,000	£1,356,119	FALSE	Terraced	178	£7,837	£7,619	Freehold
1, Cecil House, 94, East Hill, Wandsworth SW18 2HF	SW18 2HF	SW18 2	28/09/2022	£585,000	£550,771	FALSE	Flat	72	£8,125	£7,650	Leasehold
29a, Spencer Road SW18 2SP	SW18 2SP	SW18 2	29/11/2023	£455,000	£436,110	FALSE	Flat	57	£7,982	£7,651	Leasehold
79a, Aslett Street SW18 2BE	SW18 2BE	SW18 2	19/12/2023	£315,000	£306,346	FALSE	Flat	40	£7,875	£7,659	Leasehold
44, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	29/04/2022	£385,000	£367,358	FALSE	Flat	47	£8,191	£7,816	Leasehold
1, Edison Mews SW18 2AX	SW18 2AX	SW18 2	16/01/2023	£1,200,000	£1,151,000	FALSE	Terraced	147	£8,163	£7,830	Freehold
Flat 1, 14, Windmill Road SW18 2EU	SW18 2EU	SW18 2	21/10/2022	£895,000	£845,632	FALSE	Flat	108	£8,287	£7,830	Leasehold
51, John Archer Way SW18 2TS	SW18 2TS	SW18 2	05/01/2024	£440,000	£432,266	FALSE	Flat	55	£8,000	£7,859	Leasehold
Flat 6, Almanac House, 180, East Hill, Wandsworth SW18 2HD	SW18 2HD	SW18 2	24/03/2022	£450,000	£433,666	FALSE	Flat	55	£8,182	£7,885	Leasehold
173, St Ann'S Hill SW18 2RX	SW18 2RX	SW18 2	15/06/2023	£525,000	£521,562	FALSE	Flat	66	£7,955	£7,902	Leasehold
3, Trefoil Road SW18 2EG	SW18 2EG	SW18 2	21/01/2022	£1,485,000	£1,467,155	FALSE	Terraced	185	£8,027	£7,931	Freehold
33, Cicada Road SW18 2NN	SW18 2NN	SW18 2	29/09/2022	£1,710,033	£1,579,653	FALSE	Terraced	198	£8,637	£7,978	Freehold
53b, Cicada Road SW18 2NN	SW18 2NN	SW18 2	29/09/2023	£925,000	£893,866	FALSE	Other	112	£8,259	£7,981	Leasehold
20, Aspley Road SW18 2DB	SW18 2DB	SW18 2	18/02/2022	£650,000	£631,565	FALSE	Flat	79	£8,228	£7,994	Leasehold
74b, East Hill, Wandsworth SW18 2HG	SW18 2HG	SW18 2	29/08/2023	£450,000	£448,311	FALSE	Flat	56	£8,036	£8,006	Leasehold
29, Crieff Road SW18 2EB	SW18 2EB	SW18 2	21/10/2022	£2,100,000	£1,924,171	FALSE	Semi_Detached	240	£8,750	£8,017	Freehold
Flat 1, 54, Allfarthing Lane SW18 2AJ	SW18 2AJ	SW18 2	28/03/2022	£560,000	£539,673	FALSE	Flat	67	£8,358	£8,055	Leasehold
7c, Delia Street SW18 2BT	SW18 2BT	SW18 2	24/07/2023	£445,000	£443,746	FALSE	Flat	55	£8,091	£8,068	Leasehold
18, Aspley Road SW18 2DB	SW18 2DB	SW18 2	27/01/2023	£1,205,000	£1,155,796	FALSE	Terraced	143	£8,427	£8,082	Freehold
56, Geraldine Road SW18 2NL	SW18 2NL	SW18 2	28/07/2023	£1,300,000	£1,254,576	FALSE	Semi_Detached	155	£8,387	£8,094	Freehold
18, Coates Avenue SW18 2TH	SW18 2TH	SW18 2	29/04/2022	£1,400,000	£1,257,074	FALSE	Detached	154	£9,091	£8,163	Freehold
Flat 4, 56, Allfarthing Lane SW18 2AJ	SW18 2AJ	SW18 2	24/11/2022	£495,000	£474,878	FALSE	Flat	58	£8,534	£8,188	Leasehold
Garden Flat, 16, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	24/08/2023	£600,000	£597,749	FALSE	Flat	73	£8,219	£8,188	Leasehold
16, Quarry Road SW18 2QJ	SW18 2QJ	SW18 2	28/07/2023	£1,625,000	£1,597,246	FALSE	Terraced	195	£8,333	£8,191	Freehold
Flat C, 16, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	18/12/2023	£615,000	£598,104	FALSE	Flat	73	£8,425	£8,193	Leasehold
8b, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	21/06/2023	£660,000	£655,678	FALSE	Flat	80	£8,250	£8,196	Leasehold
9, Crieff Road SW18 2EB	SW18 2EB	SW18 2	16/11/2023	£1,675,000	£1,573,816	FALSE	Terraced	190	£8,816	£8,283	Freehold
4, Acris Street SW18 2QP	SW18 2QP	SW18 2	28/07/2022	£1,530,000	£1,460,224	FALSE	Terraced	176	£8,693	£8,297	Freehold
55, Cicada Road SW18 2NN	SW18 2NN	SW18 2	29/09/2022	£1,350,000	£1,271,011	FALSE	Flat	153	£8,824	£8,307	Leasehold
62, Aslett Street SW18 2BH	SW18 2BH	SW18 2	19/01/2023	£550,000	£535,380	FALSE	Flat	64	£8,594	£8,365	Leasehold
6, Wycombe Place SW18 2LT	SW18 2LT	SW18 2	03/04/2024	£1,200,000	£1,200,000	FALSE	Terraced	143	£8,392	£8,392	Freehold
Flat 2, 23, Wandsworth Common West Side SW18 2EH	SW18 2EH	SW18 2	27/09/2022	£625,000	£588,431	FALSE	Flat	70	£8,929	£8,406	Leasehold
40, Cicada Road SW18 2NW	SW18 2NW	SW18 2	21/07/2023	£1,480,000	£1,454,722	FALSE	Terraced	173	£8,555	£8,409	Freehold
9c, Treport Street SW18 2BW	SW18 2BW	SW18 2	20/10/2023	£485,000	£471,244	FALSE	Flat	56	£8,661	£8,415	Leasehold
Flat 3, 164, East Hill, Wandsworth SW18 2HD	SW18 2HD	SW18 2	28/04/2022	£550,000	£524,798	FALSE	Flat	62	£8,871	£8,464	Leasehold
10, Jeypore Road SW18 2RJ	SW18 2RJ	SW18 2	25/08/2023	£1,510,000	£1,467,914	FALSE	Terraced	173	£8,728	£8,485	Freehold
17, Barmouth Road SW18 2DT	SW18 2DT	SW18 2	20/10/2023	£621,000	£603,387	FALSE	Flat	71	£8,746	£8,498	Leasehold
33, John Archer Way SW18 2TR	SW18 2TR	SW18 2	14/11/2023	£400,000	£383,394	FALSE	Flat	45	£8,889	£8,520	Leasehold
Flat 7, Wellington Lodge, 25a, Denton Street SW18 2JR	SW18 2JR	SW18 2	13/10/2023	£290,000	£281,775	FALSE	Flat	33	£8,788	£8,539	Leasehold
72, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	24/05/2022	£612,500	£589,733	FALSE	Flat	69	£8,877	£8,547	Leasehold
4, Muir Drive SW18 2TJ	SW18 2TJ	SW18 2	28/10/2022	£1,100,000	£1,019,404	FALSE	Terraced	118	£9,322	£8,639	Freehold
7, Trefoil Road SW18 2EG	SW18 2EG	SW18 2	24/02/2023	£1,595,000	£1,531,147	FALSE	Terraced	177	£9,011	£8,651	Freehold
85, John Archer Way SW18 2TT	SW18 2TT	SW18 2	26/05/2022	£540,000	£519,927	FALSE	Flat	60	£9,000	£8,665	Leasehold
11, John Archer Way SW18 2TQ	SW18 2TQ	SW18 2	26/05/2023	£480,000	£479,098	FALSE	Flat	55	£8,727	£8,711	Leasehold
43, Cicada Road SW18 2NN	SW18 2NN	SW18 2	27/09/2023	£1,760,430	£1,673,208	FALSE	Terraced	192	£9,169	£8,715	Freehold
Flat 6, Spencer Court House, 47 - 49, North Side Wandsworth Common SW18 2ST	SW18 2ST	SW18 2	28/10/2022	£535,000	£505,489	FALSE	Flat	58	£9,224	£8,715	Leasehold
66b, East Hill, Wandsworth SW18 2HQ	SW18 2HQ	SW18 2	24/02/2023	£412,950	£401,238	FALSE	Flat	46	£8,977	£8,723	Leasehold
31, Cicada Road SW18 2NN	SW18 2NN	SW18 2	14/02/2022	£1,595,000	£1,570,441	FALSE	Terraced	180	£8,861	£8,725	Freehold
14, Marcilly Road SW18 2HS	SW18 2HS	SW18 2	12/01/2024	£1,265,000	£1,224,571	FALSE	Terraced	140	£9,036	£8,747	Freehold
11, Galesbury Road SW18 2RL	SW18 2RL	SW18 2	21/07/2023	£1,319,870	£1,297,327	FALSE	Terraced	146	£9,040	£8,886	Freehold
5, Marcus Terrace SW18 2JW	SW18 2JW	SW18 2	29/06/2022	£445,000	£427,297	FALSE	Flat	48	£9,271	£8,902	Leasehold
70, Aslett Street SW18 2BH	SW18 2BH	SW18 2	14/04/2023	£600,000	£596,629	FALSE	Flat	67	£8,955	£8,905	Leasehold
178, St Ann'S Hill SW18 2RS	SW18 2RS	SW18 2	21/10/2022	£1,874,000	£1,736,694	FALSE	Terraced	195	£9,610	£8,906	Freehold
20, Bloomsbury Place SW18 2JB	SW18 2JB	SW18 2	29/09/2023	£375,000	£366,713	FALSE	Flat	41	£9,146	£8,944	Leasehold
Flat 1, 57, Allfarthing Lane SW18 2AP	SW18 2AP	SW18 2	28/10/2022	£455,000	£429,902	FALSE	Flat	48	£9,479	£8,956	Leasehold
Ground Floor Flat, 63, St Anns Crescent SW18 2LP	SW18 2LP	SW18 2	17/02/2023	£535,000	£519,826	FALSE	Flat	58	£9,224	£8,963	Leasehold
23, Denton Street SW18 2JR	SW18 2JR	SW18 2	18/11/2022	£500,000	£479,675	FALSE	Flat	53	£9,434	£9,050	Leasehold
145, St Ann'S Hill SW18 2RX	SW18 2RX	SW18 2	21/01/2022	£575,000	£561,259	FALSE	Flat	62	£9,274	£9,053	Leasehold
Ground Floor Flat, 21, Jessica Road SW18 2QL	SW18 2QL	SW18 2	16/12/2022	£660,000	£640,110	FALSE	Flat	70	£9,429	£9,144	Leasehold
19a, Crealock Street SW18 2BS	SW18 2BS	SW18 2	26/08/2022	£550,000	£516,446	FALSE	Flat	56	£9,821	£9,222	Leasehold
51, Phoenix Way SW18 2PW	SW18 2PW	SW18 2	20/06/2022	£375,000	£360,081	FALSE	Flat	39	£9,615	£9,233	Leasehold
3, Kershaw Close SW18 2RB	SW18 2RB	SW18 2	19/07/2023	£875,000	£860,056	FALSE	Terraced	93	£9,409	£9,248	Freehold
13a, Treport Street SW18 2BW	SW18 2BW	SW18 2	13/12/2023	£525,000	£510,577	FALSE	Flat	55	£9,545	£9,283	Leasehold
21, Treport Street SW18 2BW	SW18 2BW	SW18 2	15/12/2023	£450,000	£437,637	FALSE	Flat	47	£9,574	£9,311	Leasehold
37, Melody Road SW18 2QW	SW18 2QW	SW18 2	27/02/2023	£2,050,000	£1,967,932	FALSE	Terraced	211	£9,716	£9,327	Freehold
20, Elsyngre Road SW18 2HN	SW18 2HN	SW18 2	16/12/2022	£3,260,000	£2,920,144	FALSE	Detached	312	£10,449	£9,359	Freehold
64, Melody Road SW18 2QF	SW18 2QF	SW18 2	17/05/2023	£2,553,500	£2,546,862	FALSE	Terraced	271	£9,423	£9,398	Freehold
8, Treport Street SW18 2BP	SW18 2BP	SW18 2	08/12/2023	£532,000	£517,385	FALSE	Flat	55	£9,673	£9,407	Leasehold
3, Spencer Road SW18 2SP	SW18 2SP	SW18 2	27/01/2023	£1,400,000	£1,318,182	FALSE	Semi_Detached	139	£10,072	£9,483	Freehold
6, Marcus Terrace SW18 2JW	SW18 2JW	SW18 2	27/10/2023	£460,000	£446,953	FALSE	Flat	47	£9,787	£9,510	Leasehold
Flat A, 1, Knoll Road SW18 2DF	SW18 2DF	SW18 2	19/12/2022	£590,000	£572,219	FALSE	Flat	60	£9,833	£9,537	Leasehold
Flat C, 22, North Side Wandsworth Common SW18 2SL	SW18 2SL	SW18 2	17/02/2023	£600,000	£582,983	FALSE	Flat	61	£9,836	£9,557	Leasehold
Second Floor Flat, 4, Barmouth Road SW18 2DN	SW18 2DN	SW18 2	23/08/2023	£539,000	£536,977	FALSE	Flat	56	£9,625	£9,589	Leasehold
42, Melody Road SW18 2QF	SW18 2QF	SW18 2	17/01/2023	£2,100,000	£2,031,117	FALSE	Other	211	£9,953	£9,626	Freehold
69, Wandsworth Common West Side SW18 2ED	SW18 2ED	SW18 2	16/12/2022	£2,605,000	£2,482,082	FALSE	Terraced	256	£10,176	£9,696	Freehold
130, East Hill, Wandsworth SW18 2HF	SW18 2HF	SW18 2	25/02/2022	£600,000	£582,983	FALSE	Flat	60	£10,000	£9,716	Leasehold
40, Marcus Street SW18 2JT	SW18 2JT	SW18 2	20/11/2023	£702,000	£672,856	FALSE	Flat	69	£10,174	£9,752	Leasehold
34, Westover Road SW18 2RQ	SW18 2RQ	SW18 2	30/03/2022	£2,260,000	£2,210,076	FALSE	Terraced	226	£10,000	£9,779	Freehold
Ground Floor Flat, 21, Aslett Street SW18 2BE	SW18 2BE	SW18 2	18/01/2023	£455,000	£442,906	FALSE	Flat	45	£10,111	£9,842	Leasehold
22, Knoll Road SW18 2DF	SW18 2DF	SW18 2	23/11/2022	£1,300,000	£1,223,467	FALSE	Terraced	124	£10,484	£9,867	Freehold
51, Heathfield Road SW18 2PH	SW18 2PH	SW18 2	17/02/2022	£2,195,000	£2,161,202	FALSE	Terraced	219	£10,023	£9,869	Freehold
16a, Barmouth Road SW18 2DN	SW18 2DN	SW18 2	29/04/2022	£708,500	£676,035	FALSE	Flat	68	£10,419	£9,942	Leasehold
67, Heathfield Road SW18 2PH	SW18 2PH	SW18 2	26/10/2023	£2,200,000	£2,085,832	FALSE	Terraced	209	£10,526	£9,980	Freehold
14b, Rosehill Road SW18 2NX	SW18 2NX	SW18 2	20/12/2023	£710,000	£680,441	FALSE	Flat	68	£10,441	£10,006	Leasehold
14a, Treport Street SW18 2BP	SW18 2BP	SW18 2	10/03/2023	£540,000	£530,509	FALSE	Flat	53	£10,189	£10,010	Leasehold
65, Heathfield Road SW18 2PH	SW18 2PH	SW18 2	25/08/2023	£3,000,000	£2,916,385	FALSE	Terraced	290	£10,345	£10,057	Freehold
4, Heathfield Gardens SW18 2PJ	SW18 2PJ										

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
11a, St Anns Crescent SW18 2ND	SW18 2ND	SW18 2	20/09/2022	£900,000	£831,380	FALSE	Terraced	78	£11,538	£10,659	Leasehold
160, St Ann'S Hill SW18 2RS	SW18 2RS	SW18 2	27/01/2023	£880,000	£856,609	FALSE	Flat	80	£11,000	£10,708	Leasehold
51, Denton Street SW18 2JS	SW18 2JS	SW18 2	29/09/2023	£585,000	£572,072	FALSE	Flat	53	£11,038	£10,794	Leasehold
2, Eglantine Road SW18 2DD	SW18 2DD	SW18 2	18/08/2023	£2,050,000	£1,957,202	FALSE	Semi_Detached	179	£11,453	£10,934	Freehold
6, Marcus Street SW18 2JT	SW18 2JT	SW18 2	13/04/2023	£575,000	£571,770	FALSE	Flat	52	£11,058	£10,996	Leasehold
98, St Ann'S Hill SW18 2RR	SW18 2RR	SW18 2	26/01/2024	£1,016,000	£983,529	FALSE	Terraced	88	£11,545	£11,176	Freehold
39, Eglantine Road SW18 2DE	SW18 2DE	SW18 2	26/08/2022	£2,500,000	£2,326,192	FALSE	Terraced	206	£12,136	£11,292	Freehold
2, Asquith Villas, 17, Spencer Park SW18 2SZ	SW18 2SZ	SW18 2	27/04/2023	£5,075,000	£4,897,671	FALSE	Semi_Detached	428	£11,857	£11,443	Freehold
17, Coales Avenue SW18 2TH	SW18 2TH	SW18 2	15/02/2022	£1,400,000	£1,283,908	FALSE	Detached	112	£12,500	£11,463	Freehold
84, Cicada Road SW18 2NZ	SW18 2NZ	SW18 2	05/01/2024	£1,725,000	£1,669,870	FALSE	Terraced	145	£11,897	£11,516	Freehold
33, Elysngc Road SW18 2HR	SW18 2HR	SW18 2	18/02/2022	£3,600,000	£3,544,568	FALSE	Terraced	272	£13,235	£13,032	Freehold
		SW18 2 Average							£8,481	£8,181	South of Wandsw
Flat 11, Royal Victoria Patriotic Building, John Archer Way SW18 3SX	SW18 3SX	SW18 3	21/02/2023	£440,000	£427,521	FALSE	Flat	85	£5,176	£5,030	Leasehold
208, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	26/05/2022	£305,000	£293,663	FALSE	Flat	57	£5,351	£5,152	Leasehold
56, Heathfield Square SW18 3HZ	SW18 3HZ	SW18 3	14/02/2024	£550,000	£537,943	FALSE	Semi_Detached	102	£5,392	£5,274	Freehold
Flat 4, 24, Heathfield Square SW18 3HY	SW18 3HY	SW18 3	21/03/2023	£398,500	£391,496	FALSE	Flat	74	£5,385	£5,290	Leasehold
Flat 4, Ludo Building, 375, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	28/10/2022	£416,000	£393,053	FALSE	Flat	72	£5,778	£5,459	Leasehold
50, Heathfield Square SW18 3HZ	SW18 3HZ	SW18 3	25/08/2022	£500,000	£469,496	FALSE	Flat	86	£5,814	£5,459	Leasehold
39, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	24/08/2022	£285,000	£267,613	FALSE	Flat	49	£5,816	£5,461	Leasehold
3, Bedford Villas SW18 3EP	SW18 3EP	SW18 3	29/09/2023	£810,000	£769,868	FALSE	Terraced	139	£5,827	£5,539	Freehold
Flat 4, Morville House, Fitzhugh Grove SW18 3SD	SW18 3SD	SW18 3	29/08/2023	£290,000	£288,912	FALSE	Flat	52	£5,577	£5,556	Leasehold
200, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	25/10/2023	£287,500	£279,346	FALSE	Flat	50	£5,750	£5,587	Leasehold
50, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	26/06/2023	£265,000	£263,265	FALSE	Flat	47	£5,638	£5,601	Leasehold
96a, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	17/05/2023	£850,000	£848,402	FALSE	Flat	151	£5,629	£5,619	Leasehold
29, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	26/07/2023	£560,000	£558,423	FALSE	Flat	98	£5,714	£5,698	Leasehold
Flat 37, Woodhall House, Fitzhugh Grove SW18 3SA	SW18 3SA	SW18 3	26/05/2023	£360,000	£359,323	FALSE	Flat	63	£5,714	£5,704	Leasehold
37, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	27/10/2023	£288,500	£280,317	FALSE	Flat	49	£5,888	£5,721	Leasehold
21, Oakshaw Road SW18 3BS	SW18 3BS	SW18 3	20/09/2022	£280,000	£263,617	FALSE	Flat	46	£6,087	£5,731	Leasehold
Flat 11, 24, Heathfield Square SW18 3HY	SW18 3HY	SW18 3	12/05/2023	£425,000	£424,201	FALSE	Flat	74	£5,743	£5,732	Leasehold
9a, Waldron Road SW18 3TB	SW18 3TB	SW18 3	29/06/2023	£828,000	£822,578	FALSE	Flat	141	£5,872	£5,834	Leasehold
32, Heathfield Square SW18 3HZ	SW18 3HZ	SW18 3	22/03/2022	£480,000	£462,577	FALSE	Flat	79	£6,076	£5,855	Leasehold
Flat 3, Morville House, Fitzhugh Grove SW18 3SD	SW18 3SD	SW18 3	22/01/2024	£260,000	£255,430	FALSE	Flat	43	£6,047	£5,940	Leasehold
46, Waverton Road SW18 3BZ	SW18 3BZ	SW18 3	22/09/2023	£300,000	£293,370	FALSE	Flat	49	£6,122	£5,987	Leasehold
220, Earlsfield Road SW18 3DX	SW18 3DX	SW18 3	16/12/2022	£435,000	£421,890	FALSE	Flat	70	£6,214	£6,027	Leasehold
Flat D, 15, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	23/08/2022	£522,000	£490,154	FALSE	Flat	81	£6,444	£6,051	Leasehold
10, Wells Place SW18 3BF	SW18 3BF	SW18 3	29/04/2022	£790,000	£764,109	FALSE	Terraced	126	£6,270	£6,064	Freehold
Flat 17, Morville House, Fitzhugh Grove SW18 3SD	SW18 3SD	SW18 3	11/03/2024	£365,000	£365,000	FALSE	Flat	60	£6,083	£6,083	Leasehold
24, Strickland Row SW18 3JD	SW18 3JD	SW18 3	29/08/2023	£625,000	£622,655	FALSE	Flat	102	£6,127	£6,104	Leasehold
Upper Flat, 177, Earlsfield Road SW18 3DD	SW18 3DD	SW18 3	20/01/2023	£496,000	£482,816	FALSE	Flat	78	£6,359	£6,190	Leasehold
Flat 3, 22, Earlsfield Road SW18 3DN	SW18 3DN	SW18 3	24/02/2022	£370,000	£359,506	FALSE	Flat	58	£6,379	£6,198	Leasehold
23, Fieldview SW18 3HG	SW18 3HG	SW18 3	26/05/2022	£755,000	£726,936	FALSE	Flat	114	£6,623	£6,377	Leasehold
310, Trinity Road SW18 3RG	SW18 3RG	SW18 3	26/09/2023	£535,000	£523,177	FALSE	Flat	82	£6,524	£6,380	Leasehold
100a, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	28/07/2023	£870,115	£855,254	FALSE	Terraced	134	£6,493	£6,382	Leasehold
4, Kingham Close SW18 3BX	SW18 3BX	SW18 3	20/10/2023	£311,000	£302,179	FALSE	Flat	47	£6,617	£6,429	Leasehold
78, Tranmere Road, Earlsfield SW18 3QW	SW18 3QW	SW18 3	23/09/2022	£839,000	£775,031	FALSE	Terraced	120	£6,992	£6,459	Freehold
198, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	21/04/2023	£320,000	£318,202	FALSE	Flat	49	£6,531	£6,494	Leasehold
80, Fieldview SW18 3HF	SW18 3HF	SW18 3	27/05/2022	£725,000	£688,780	FALSE	Semi_Detached	106	£6,840	£6,498	Leasehold
54a, Quinton Street SW18 3QS	SW18 3QS	SW18 3	17/11/2023	£875,000	£838,673	FALSE	Flat	129	£6,783	£6,501	Leasehold
63a, Tranmere Road, Earlsfield SW18 3QH	SW18 3QH	SW18 3	16/12/2022	£735,000	£707,754	FALSE	Other	108	£6,806	£6,553	Freehold
19, Wells Place SW18 3AW	SW18 3AW	SW18 3	25/03/2022	£361,000	£347,897	FALSE	Flat	53	£6,811	£6,564	Leasehold
48, Kingham Close SW18 3BX	SW18 3BX	SW18 3	19/12/2022	£650,000	£619,329	FALSE	Terraced	94	£6,915	£6,589	Freehold
1c, Waverton Road SW18 3BY	SW18 3BY	SW18 3	22/12/2022	£689,000	£648,734	FALSE	Semi_Detached	98	£7,031	£6,620	Freehold
241, Earlsfield Road SW18 3DE	SW18 3DE	SW18 3	29/04/2022	£1,077,500	£1,042,187	FALSE	Terraced	157	£6,863	£6,638	Freehold
6, Dawnay Gardens SW18 3PW	SW18 3PW	SW18 3	14/02/2022	£965,000	£950,141	FALSE	Terraced	143	£6,748	£6,644	Freehold
Flat 7, De Beauvoir Court, 311, Trinity Road SW18 3SL	SW18 3SL	SW18 3	13/10/2023	£480,000	£466,386	FALSE	Flat	70	£6,857	£6,663	Leasehold
Flat D, 3, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	08/12/2023	£525,000	£510,577	FALSE	Flat	76	£6,908	£6,718	Leasehold
8, Shire Place SW18 3BP	SW18 3BP	SW18 3	17/05/2023	£350,000	£349,342	FALSE	Flat	52	£6,731	£6,718	Leasehold
319a, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	22/03/2022	£350,000	£337,296	FALSE	Flat	50	£7,000	£6,746	Leasehold
Apartment 3, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£680,000	£654,723	TRUE	Flat	97	£7,010	£6,750	Leasehold
160, Earlsfield Road SW18 3DT	SW18 3DT	SW18 3	26/08/2022	£375,000	£352,122	FALSE	Flat	52	£7,212	£6,772	Leasehold
41, Lidiard Road SW18 3PN	SW18 3PN	SW18 3	26/01/2024	£976,150	£944,953	FALSE	Terraced	139	£7,023	£6,798	Freehold
Flat 3, Ludo Building, 375, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	25/08/2023	£430,000	£428,386	FALSE	Flat	63	£6,825	£6,800	Leasehold
Flat 37, Clifford Court, Heathfield Road SW18 3JE	SW18 3JE	SW18 3	18/08/2023	£485,000	£483,180	FALSE	Flat	71	£6,831	£6,805	Leasehold
29, Strickland Row SW18 3JD	SW18 3JD	SW18 3	16/09/2022	£630,000	£593,138	FALSE	Flat	87	£7,241	£6,818	Leasehold
32, Wells Place SW18 3AW	SW18 3AW	SW18 3	22/07/2022	£349,000	£333,908	FALSE	Flat	48	£7,271	£6,956	Leasehold
Flat C, 82, Earlsfield Road SW18 3DP	SW18 3DP	SW18 3	22/05/2023	£525,000	£524,013	FALSE	Flat	75	£7,000	£6,987	Leasehold
152, Tranmere Road, Earlsfield SW18 3QU	SW18 3QU	SW18 3	25/08/2022	£1,238,500	£1,152,396	FALSE	Terraced	164	£7,552	£7,027	Freehold
148, Tranmere Road, Earlsfield SW18 3QU	SW18 3QU	SW18 3	26/08/2022	£1,475,000	£1,372,454	FALSE	Terraced	195	£7,564	£7,038	Freehold
Apartment 2, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	82	£7,317	£7,045	Leasehold
Apartment 5, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	82	£7,317	£7,045	Leasehold
Flat 2, 41, Lyford Road SW18 3LU	SW18 3LU	SW18 3	24/11/2022	£560,000	£537,236	FALSE	Flat	76	£7,368	£7,069	Leasehold
23, Wells Place SW18 3AW	SW18 3AW	SW18 3	24/02/2022	£350,000	£340,073	FALSE	Flat	48	£7,292	£7,085	Leasehold
Flat 3, Chesham Court, Trinity Road SW18 3SJ	SW18 3SJ	SW18 3	29/08/2023	£420,000	£418,424	FALSE	Flat	59	£7,119	£7,092	Leasehold
6, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	25/02/2022	£585,000	£568,408	FALSE	Flat	80	£7,313	£7,105	Leasehold
Flat 5, 81, Bassingham Road, Earlsfield SW18 3AF	SW18 3AF	SW18 3	27/05/2022	£591,300	£569,321	FALSE	Flat	80	£7,391	£7,117	Leasehold
235, Earlsfield Road SW18 3DE	SW18 3DE	SW18 3	25/02/2022	£977,000	£961,956	FALSE	Terraced	134	£7,291	£7,179	Freehold
34, Waldron Road SW18 3TE	SW18 3TE	SW18 3	20/09/2022	£840,000	£775,955	FALSE	Terraced	108	£7,778	£7,185	Freehold
Apartment 6, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	80	£7,500	£7,221	Leasehold
44a, Isis Street SW18 3QN	SW18 3QN	SW18 3	15/02/2023	£789,500	£767,108	FALSE	Flat	106	£7,448	£7,237	Leasehold
14, Dingwall Road SW18 3AZ	SW18 3AZ	SW18 3	26/08/2022	£965,000	£897,910	FALSE	Terraced	124	£7,782	£7,241	Freehold
4, Shire Place SW18 3BP	SW18 3BP	SW18 3	12/04/2024	£450,000	£450,000	FALSE	Flat	62	£7,258	£7,258	Leasehold
Flat 303, 278, Magdalen Road, Earlsfield SW18 3NY	SW18 3NY	SW18 3	24/11/2023	£365,000	£349,847	FALSE	Flat	48	£7,604	£7,288	Leasehold
20, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	16/06/2023	£1,250,000	£1,234,979	FALSE	Terraced	168	£7,440	£7,351	Freehold
Flat 38, Clifford Court, Heathfield Road SW18 3JE	SW18 3JE	SW18 3	19/12/2022	£365,000	£354,000	FALSE	Flat	48	£7,604	£7,375	Leasehold
Flat 211, 278, Magdalen Road, Earlsfield SW18 3NY	SW18 3NY	SW18 3	20/12/2022	£359,500	£348,666	FALSE	Flat	47	£7,649	£7,418	Leasehold
48, Burntwood Grange Road SW18 3JX	SW18 3JX	SW18 3	20/11/2023	£870,000	£817,445	FALSE	Terraced	110	£7,909	£7,431	Freehold
Flat D, 7, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	23/11/2022	£505,000	£484,472	FALSE	Flat	65	£7,769	£7,453	Leasehold
12, Winfrith Road SW18 3BD	SW18 3BD	SW18 3	25/07/2022	£1,180,000	£1,126,186	FALSE	Terraced	151	£7,815	£7,458	Freehold
Apartment 1, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	77	£7,792	£7,503	Leasehold
Apartment 7, 40, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	24/05/2022	£600,000	£577,697	TRUE	Flat	77	£7,792	£7,503	Leasehold
Apartment 4, 40, Atheldene Road SW18 3BW	SW18 3										

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
Flat 6, 41, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	19/12/2023	£300,000	£291,758	FALSE	Flat	38	£7,895	£7,678	Leasehold
Flat 13, Chesham Court, Trinity Road SW18 3SJ	SW18 3SJ	SW18 3	24/08/2022	£450,000	£422,546	FALSE	Flat	55	£8,182	£7,683	Leasehold
24, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	21/07/2023	£1,410,000	£1,385,918	FALSE	Terraced	179	£7,877	£7,743	Freehold
10, Freshford Street SW18 3TF	SW18 3TF	SW18 3	26/08/2022	£970,000	£902,563	FALSE	Terraced	116	£8,362	£7,781	Freehold
50a, Isis Street SW18 3QN	SW18 3QN	SW18 3	29/03/2022	£687,000	£662,064	FALSE	Flat	85	£8,082	£7,789	Leasehold
54, Littleton Street SW18 3SY	SW18 3SY	SW18 3	24/01/2023	£1,340,000	£1,285,283	FALSE	Terraced	165	£8,121	£7,790	Freehold
24, Shire Place SW18 3BP	SW18 3BP	SW18 3	22/03/2024	£390,000	£390,000	FALSE	Flat	50	£7,800	£7,800	Leasehold
Flat 3, 1c, Atheldene Road SW18 3BN	SW18 3BN	SW18 3	26/09/2022	£447,500	£421,316	FALSE	Flat	54	£8,287	£7,802	Leasehold
Ground Floor Flat, 31, Quinton Street SW18 3QR	SW18 3QR	SW18 3	15/12/2023	£636,000	£618,527	FALSE	Flat	79	£8,051	£7,829	Leasehold
Flat A, 242, Earlsfield Road SW18 3DX	SW18 3DX	SW18 3	23/03/2022	£425,000	£409,574	FALSE	Flat	52	£8,173	£7,876	Leasehold
Flat 101, 278, Magdalen Road, Earlsfield SW18 3NY	SW18 3NY	SW18 3	13/10/2023	£365,000	£354,648	FALSE	Flat	45	£8,111	£7,881	Leasehold
16, Isis Street SW18 3QN	SW18 3QN	SW18 3	26/07/2023	£1,380,000	£1,356,430	FALSE	Terraced	171	£8,070	£7,932	Freehold
114b, Earlsfield Road SW18 3DR	SW18 3DR	SW18 3	28/07/2023	£468,500	£460,498	FALSE	Flat	58	£8,078	£7,940	Leasehold
25a, Waldron Road SW18 3TB	SW18 3TB	SW18 3	25/05/2022	£660,000	£635,467	FALSE	Flat	80	£8,250	£7,943	Leasehold
20, Inman Road SW18 3BB	SW18 3BB	SW18 3	22/07/2022	£1,200,000	£1,145,274	FALSE	Terraced	144	£8,333	£7,953	Freehold
249, Magdalen Road, Earlsfield SW18 3PA	SW18 3PA	SW18 3	29/11/2022	£745,000	£701,141	FALSE	Flat	88	£8,466	£7,968	Leasehold
66a, Quinton Street SW18 3QS	SW18 3QS	SW18 3	28/07/2022	£675,000	£645,811	FALSE	Flat	81	£8,333	£7,973	Leasehold
65, Fieldview SW18 3HF	SW18 3HF	SW18 3	24/03/2023	£610,000	£599,278	FALSE	Flat	75	£8,133	£7,990	Leasehold
8, Farlton Road SW18 3BL	SW18 3BL	SW18 3	25/02/2022	£1,200,000	£1,181,523	FALSE	Terraced	147	£8,163	£8,038	Freehold
51, Waldron Road SW18 3TA	SW18 3TA	SW18 3	16/12/2022	£1,190,000	£1,133,849	FALSE	Terraced	141	£8,440	£8,041	Freehold
20, Brocklebank Road SW18 3AU	SW18 3AU	SW18 3	25/03/2022	£1,251,000	£1,223,365	FALSE	Terraced	152	£8,230	£8,048	Freehold
19, Swaffield Road SW18 3AH	SW18 3AH	SW18 3	23/02/2022	£1,150,000	£1,132,293	FALSE	Terraced	140	£8,214	£8,088	Freehold
22, Shire Place SW18 3BP	SW18 3BP	SW18 3	30/05/2022	£480,000	£462,158	FALSE	Flat	57	£8,421	£8,108	Leasehold
12a, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	12/06/2023	£597,000	£593,091	FALSE	Flat	73	£8,178	£8,125	Leasehold
30, Isis Street SW18 3QN	SW18 3QN	SW18 3	15/05/2023	£635,000	£633,806	FALSE	Flat	78	£8,141	£8,126	Leasehold
113, Magdalen Road, Earlsfield SW18 3NW	SW18 3NW	SW18 3	26/08/2022	£1,575,000	£1,448,850	FALSE	Semi_Detached	178	£8,848	£8,140	Freehold
23, Earlsfield Road SW18 3DB	SW18 3DB	SW18 3	29/09/2022	£3,000,000	£2,738,002	FALSE	Semi_Detached	336	£8,929	£8,149	Freehold
46, Dawnay Road, Earlsfield SW18 3PG	SW18 3PG	SW18 3	25/05/2022	£900,000	£871,970	FALSE	Terraced	107	£8,411	£8,149	Freehold
20, Wilna Road SW18 3BA	SW18 3BA	SW18 3	29/06/2022	£1,050,000	£1,013,034	FALSE	Terraced	124	£8,468	£8,170	Freehold
First Floor Flat, 279, Earlsfield Road SW18 3DF	SW18 3DF	SW18 3	21/10/2022	£623,500	£589,108	FALSE	Flat	72	£8,660	£8,182	Leasehold
64, Littleton Street SW18 3SY	SW18 3SY	SW18 3	23/06/2022	£1,486,000	£1,433,685	FALSE	Terraced	175	£8,491	£8,192	Freehold
14, Waldron Road SW18 3TE	SW18 3TE	SW18 3	25/08/2023	£1,130,000	£1,098,505	FALSE	Terraced	134	£8,433	£8,198	Freehold
46, Headington Road, Earlsfield SW18 3PP	SW18 3PP	SW18 3	28/10/2022	£1,000,000	£926,731	FALSE	Terraced	113	£8,850	£8,201	Freehold
327, Earlsfield Road SW18 3DG	SW18 3DG	SW18 3	26/09/2023	£700,000	£665,318	FALSE	Terraced	81	£8,642	£8,214	Freehold
9, Bridgford Street SW18 3TQ	SW18 3TQ	SW18 3	25/02/2022	£1,235,009	£1,215,993	FALSE	Terraced	148	£8,345	£8,216	Freehold
49, Earlsfield Road SW18 3DA	SW18 3DA	SW18 3	23/06/2023	£2,200,000	£2,130,217	FALSE	Semi_Detached	258	£8,527	£8,257	Freehold
17, Bridgford Street SW18 3TQ	SW18 3TQ	SW18 3	11/01/2024	£1,286,000	£1,244,900	FALSE	Terraced	150	£8,573	£8,299	Freehold
39, Waldron Road SW18 3TB	SW18 3TB	SW18 3	14/02/2022	£615,000	£597,557	FALSE	Flat	72	£8,542	£8,299	Leasehold
Flat 8, 242, Trinity Road SW18 3RQ	SW18 3RQ	SW18 3	29/06/2022	£365,000	£350,479	FALSE	Flat	42	£8,690	£8,345	Leasehold
14, Winfrith Road SW18 3BD	SW18 3BD	SW18 3	30/03/2022	£530,000	£510,762	FALSE	Flat	61	£8,689	£8,373	Leasehold
Flat 1, 272, Earlsfield Road SW18 3DY	SW18 3DY	SW18 3	23/08/2022	£635,000	£596,260	FALSE	Flat	71	£8,944	£8,398	Leasehold
Flat D, Baskerville Court, 16, Baskerville Road SW18 3RL	SW18 3RL	SW18 3	11/04/2023	£525,000	£522,051	FALSE	Flat	62	£8,468	£8,420	Leasehold
27, Tilehurst Road SW18 3EU	SW18 3EU	SW18 3	18/08/2023	£1,540,000	£1,470,288	FALSE	Semi_Detached	174	£8,851	£8,450	Freehold
20, Waldron Road SW18 3TE	SW18 3TE	SW18 3	26/01/2022	£1,147,000	£1,133,216	FALSE	Terraced	134	£8,560	£8,457	Freehold
84a, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	28/07/2023	£722,500	£720,465	FALSE	Flat	85	£8,500	£8,476	Leasehold
36a, Isis Street SW18 3QN	SW18 3QN	SW18 3	24/01/2023	£716,000	£696,968	FALSE	Flat	82	£8,732	£8,500	Leasehold
5, Heath Villas SW18 3EA	SW18 3EA	SW18 3	23/09/2022	£1,215,000	£1,122,364	FALSE	Terraced	132	£9,205	£8,503	Freehold
Flat 2, 285, Earlsfield Road SW18 3DF	SW18 3DF	SW18 3	14/04/2023	£480,000	£477,303	FALSE	Flat	56	£8,571	£8,523	Leasehold
32, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	28/07/2022	£1,315,032	£1,255,060	FALSE	Terraced	147	£8,946	£8,538	Freehold
17, Quinton Street SW18 3QR	SW18 3QR	SW18 3	19/08/2022	£700,000	£651,334	FALSE	Flat	76	£9,211	£8,570	Leasehold
3, Tilehurst Road SW18 3EU	SW18 3EU	SW18 3	28/04/2023	£1,295,000	£1,280,537	FALSE	Terraced	149	£8,691	£8,594	Freehold
62, Swaby Road SW18 3QZ	SW18 3QZ	SW18 3	21/07/2023	£683,000	£681,076	FALSE	Flat	79	£8,646	£8,621	Leasehold
40, Algarve Road SW18 3EG	SW18 3EG	SW18 3	20/09/2023	£1,290,000	£1,226,086	FALSE	Terraced	142	£9,085	£8,634	Freehold
80, Brocklebank Road SW18 3AX	SW18 3AX	SW18 3	16/06/2023	£1,215,000	£1,200,399	FALSE	Terraced	139	£8,741	£8,636	Freehold
15, Farlton Road SW18 3BJ	SW18 3BJ	SW18 3	19/10/2023	£975,000	£924,403	FALSE	Terraced	107	£9,124	£8,639	Freehold
40, Isis Street SW18 3QN	SW18 3QN	SW18 3	29/07/2022	£700,000	£668,076	FALSE	Flat	77	£9,091	£8,676	Leasehold
5, Bassingham Road, Earlsfield SW18 3AF	SW18 3AF	SW18 3	18/02/2022	£1,465,000	£1,442,442	FALSE	Terraced	166	£8,825	£8,689	Freehold
22a, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	26/05/2022	£790,000	£760,635	FALSE	Flat	87	£9,080	£8,743	Leasehold
114, Tranmere Road, Earlsfield SW18 3QT	SW18 3QT	SW18 3	16/01/2023	£650,000	£632,722	FALSE	Flat	72	£9,028	£8,788	Leasehold
4a, Quinton Street SW18 3QS	SW18 3QS	SW18 3	28/01/2022	£730,000	£712,555	FALSE	Flat	81	£9,012	£8,797	Leasehold
41, Ellerton Road SW18 3NQ	SW18 3NQ	SW18 3	26/07/2023	£1,740,000	£1,710,282	FALSE	Terraced	194	£8,969	£8,816	Freehold
8, Littleton Street SW18 3SY	SW18 3SY	SW18 3	27/05/2022	£1,275,008	£1,235,298	FALSE	Terraced	140	£9,107	£8,824	Freehold
59, Lidiard Road SW18 3PN	SW18 3PN	SW18 3	24/03/2022	£794,500	£776,949	FALSE	Terraced	88	£9,028	£8,829	Freehold
7, Quinton Street SW18 3QR	SW18 3QR	SW18 3	25/08/2022	£715,000	£665,291	FALSE	Flat	75	£9,533	£8,871	Leasehold
70, Littleton Street SW18 3SY	SW18 3SY	SW18 3	26/07/2023	£1,495,000	£1,469,466	FALSE	Terraced	165	£9,061	£8,906	Freehold
9, Openview SW18 3PE	SW18 3PE	SW18 3	22/12/2022	£889,500	£837,516	FALSE	Semi_Detached	94	£9,463	£8,910	Freehold
Flat 7, 242, Trinity Road SW18 3RQ	SW18 3RQ	SW18 3	26/05/2023	£375,000	£374,295	FALSE	Flat	42	£8,929	£8,912	Leasehold
26, Quinton Street SW18 3QS	SW18 3QS	SW18 3	28/07/2022	£700,026	£669,755	FALSE	Flat	75	£9,334	£8,930	Leasehold
56, Loxley Road SW18 3LN	SW18 3LN	SW18 3	14/02/2022	£1,600,000	£1,575,364	FALSE	Terraced	176	£9,091	£8,951	Freehold
27, Godley Road SW18 3HB	SW18 3HB	SW18 3	27/01/2023	£570,500	£555,335	FALSE	Flat	62	£9,202	£8,957	Leasehold
14, Sandgate Lane SW18 3JP	SW18 3JP	SW18 3	21/01/2022	£1,500,000	£1,481,974	FALSE	Terraced	164	£9,146	£9,036	Freehold
51, Lidiard Road SW18 3PN	SW18 3PN	SW18 3	18/04/2023	£1,080,000	£1,067,938	FALSE	Terraced	118	£9,153	£9,050	Freehold
68, Godley Road SW18 3HD	SW18 3HD	SW18 3	18/02/2022	£560,000	£544,117	FALSE	Flat	60	£9,333	£9,069	Leasehold
22, Bucharest Road SW18 3AR	SW18 3AR	SW18 3	12/12/2023	£1,260,962	£1,208,466	FALSE	Terraced	133	£9,481	£9,086	Freehold
Flat B, 234, Earlsfield Road SW18 3DX	SW18 3DX	SW18 3	23/08/2023	£575,000	£572,842	FALSE	Flat	63	£9,127	£9,093	Leasehold
Flat 4, 41, Lyford Road SW18 3LU	SW18 3LU	SW18 3	27/02/2023	£375,000	£364,364	FALSE	Flat	40	£9,375	£9,109	Leasehold
31a, Tranmere Road, Earlsfield SW18 3QH	SW18 3QH	SW18 3	25/11/2022	£790,000	£757,886	FALSE	Flat	83	£9,518	£9,131	Leasehold
12, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	17/06/2022	£447,000	£429,217	FALSE	Flat	47	£9,511	£9,132	Leasehold
58, Openview SW18 3PD	SW18 3PD	SW18 3	20/01/2022	£1,120,000	£1,106,541	FALSE	Terraced	121	£9,256	£9,145	Freehold
104, Tranmere Road, Earlsfield SW18 3QT	SW18 3QT	SW18 3	21/07/2023	£670,000	£658,557	FALSE	Terraced	72	£9,306	£9,147	Leasehold
96, Ellerton Road SW18 3NJ	SW18 3NJ	SW18 3	29/08/2023	£1,722,896	£1,674,876	FALSE	Terraced	182	£9,466	£9,203	Freehold
20, Godley Road SW18 3HD	SW18 3HD	SW18 3	22/04/2022	£556,000	£537,778	FALSE	Flat	58.42	£9,517	£9,205	Leasehold
91, Ellerton Road SW18 3NH	SW18 3NH	SW18 3	10/02/2023	£1,680,000	£1,612,744	FALSE	Terraced	175	£9,600	£9,216	Freehold
21, Burntwood Grange Road SW18 3JY	SW18 3JY	SW18 3	23/06/2023	£2,185,000	£2,115,693	FALSE	Semi_Detached	229	£9,541	£9,239	Freehold
11, Littleton Street SW18 3SZ	SW18 3SZ	SW18 3	17/06/2022	£1,180,000	£1,138,458	FALSE	Terraced	123	£9,594	£9,256	Freehold
106, Tranmere Road, Earlsfield SW18 3QT	SW18 3QT	SW18 3	13/02/2023	£690,000	£670,430	FALSE	Flat	72	£9,583	£9,312	Leasehold
58, Littleton Street SW18 3SY	SW18 3SY	SW18 3	28/04/2023	£1,065,000	£1,053,106	FALSE	Terraced	113	£9,425	£9,320	Freehold
45, Bucharest Road SW18 3AS	SW18 3AS	SW18 3	24/02/2023	£1,281,000	£1,244,668	FALSE	Flat	133	£9,632	£9,358	Freehold
21, Bassingham Road, Earlsfield SW18 3AF	SW18 3AF	SW18 3	23/06/2022	£1,533,000	£1,479,030	FALSE	Terraced	158	£9,703	£9,361	Freehold
99a, Ellerton Road SW18 3NH	SW18 3NH										

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
5, Winfrith Road SW18 3BE	SW18 3BE	SW18 3	27/05/2022	£726,577	£699,569	FALSE	Flat	72	£10,091	£9,716	Leasehold
28, Cargill Road SW18 3EB	SW18 3EB	SW18 3	17/11/2023	£635,000	£596,641	FALSE	Flat	61	£10,410	£9,781	Leasehold
41, Leckford Road SW18 3PT	SW18 3PT	SW18 3	26/08/2022	£980,000	£911,867	FALSE	Terraced	93	£10,538	£9,805	Freehold
Loft Space, 36, Vanderbilt Road SW18 3BQ	SW18 3BQ	SW18 3	24/03/2022	£640,000	£619,556	FALSE	Flat	63	£10,159	£9,834	Leasehold
8, Swaffield Road SW18 3AH	SW18 3AH	SW18 3	24/05/2023	£1,500,000	£1,496,101	FALSE	Terraced	152	£9,868	£9,843	Freehold
36, Cargill Road SW18 3EB	SW18 3EB	SW18 3	20/05/2022	£600,000	£581,313	FALSE	Flat	59	£10,169	£9,853	Leasehold
154, Godley Road SW18 3HE	SW18 3HE	SW18 3	09/06/2023	£570,000	£566,268	FALSE	Flat	57	£10,000	£9,935	Leasehold
17, Loxley Road SW18 3LL	SW18 3LL	SW18 3	21/01/2022	£2,145,000	£2,119,223	FALSE	Terraced	212	£10,118	£9,996	Freehold
75, Ellerton Road SW18 3NH	SW18 3NH	SW18 3	19/09/2023	£2,610,000	£2,441,613	FALSE	Semi_Detached	244	£10,697	£10,007	Freehold
19, Openview SW18 3PE	SW18 3PE	SW18 3	17/03/2023	£925,000	£903,032	FALSE	Terraced	90	£10,278	£10,034	Freehold
40c, Lyford Road SW18 3LS	SW18 3LS	SW18 3	08/12/2023	£425,000	£413,324	FALSE	Flat	41	£10,366	£10,081	Leasehold
63, Godley Road SW18 3HB	SW18 3HB	SW18 3	26/05/2023	£577,000	£575,915	FALSE	Flat	57	£10,123	£10,104	Leasehold
103, Swaby Road SW18 3PH	SW18 3PH	SW18 3	18/11/2022	£1,185,000	£1,115,237	FALSE	Terraced	109	£10,872	£10,232	Freehold
2, Townsend Mews SW18 3QD	SW18 3QD	SW18 3	29/09/2023	£670,000	£636,804	FALSE	Terraced	62	£10,806	£10,271	Freehold
54, Quinton Street SW18 3QS	SW18 3QS	SW18 3	27/04/2023	£625,000	£621,489	FALSE	Flat	60	£10,417	£10,358	Leasehold
4, Aldrich Terrace SW18 3PU	SW18 3PU	SW18 3	20/10/2023	£840,000	£796,409	FALSE	Terraced	76	£11,053	£10,479	Freehold
76a, Earlsfield Road SW18 3DN	SW18 3DN	SW18 3	26/05/2023	£580,000	£578,910	FALSE	Flat	55	£10,545	£10,526	Leasehold
41, Atheldene Road SW18 3BN	SW18 3BN	SW18 3	13/04/2023	£585,000	£581,713	FALSE	Flat	55	£10,636	£10,577	Leasehold
219, Magdalen Road, Earlsfield SW18 3PB	SW18 3PB	SW18 3	25/08/2023	£1,100,000	£1,069,341	FALSE	Terraced	101	£10,891	£10,588	Freehold
271, Trinity Road SW18 3SN	SW18 3SN	SW18 3	05/01/2024	£4,500,000	£4,195,743	FALSE	Detached	394	£11,421	£10,649	Freehold
5, Aldrich Terrace SW18 3PU	SW18 3PU	SW18 3	28/04/2022	£848,000	£820,208	FALSE	Terraced	77	£11,013	£10,652	Freehold
44, Ellerton Road SW18 3NN	SW18 3NN	SW18 3	22/09/2023	£2,675,000	£2,502,419	FALSE	Semi_Detached	233	£11,481	£10,740	Freehold
8, Victoria Mews SW18 3PY	SW18 3PY	SW18 3	05/02/2024	£1,696,000	£1,653,082	FALSE	Detached	153	£11,085	£10,804	Freehold
25, Frewin Road SW18 3LR	SW18 3LR	SW18 3	28/10/2022	£2,880,000	£2,668,986	FALSE	Terraced	247	£11,660	£10,806	Freehold
85a, Tranmere Road, Earlsfield SW18 3QP	SW18 3QP	SW18 3	23/06/2023	£582,500	£578,686	FALSE	Flat	52.87	£11,078	£10,945	Leasehold
80, Swaffield Road SW18 3TH	SW18 3TH	SW18 3	24/02/2022	£645,000	£635,068	FALSE	Terraced	58	£11,121	£10,949	Freehold
49, Frewin Road SW18 3LR	SW18 3LR	SW18 3	18/12/2023	£2,150,000	£2,060,491	FALSE	Terraced	188	£11,436	£10,960	Freehold
62, Loxley Road SW18 3LN	SW18 3LN	SW18 3	25/05/2023	£2,200,000	£2,194,281	FALSE	Terraced	200	£11,000	£10,971	Freehold
Flat B, 64, Bassingham Road, Earlsfield SW18 3AG	SW18 3AG	SW18 3	12/01/2024	£525,100	£515,871	FALSE	Flat	47	£11,172	£10,976	Leasehold
15, Frewin Road SW18 3LR	SW18 3LR	SW18 3	28/10/2022	£3,000,000	£2,748,815	FALSE	Semi_Detached	249	£12,048	£11,039	Freehold
Ground Floor Flat, 186, Earlsfield Road SW18 3DU	SW18 3DU	SW18 3	27/01/2023	£560,000	£545,115	FALSE	Flat	49	£11,429	£11,125	Leasehold
11, Frewin Road SW18 3LR	SW18 3LR	SW18 3	28/10/2022	£2,450,000	£2,270,491	FALSE	Terraced	203	£12,069	£11,185	Freehold
21, Tilehurst Road SW18 3EU	SW18 3EU	SW18 3	26/09/2023	£1,075,000	£1,021,738	FALSE	Terraced	91	£11,813	£11,228	Freehold
The Ground Floor Flat At, 15, Vanderbilt Road SW18 3BG	SW18 3BG	SW18 3	26/09/2022	£590,000	£555,479	FALSE	Flat	49	£12,041	£11,336	Leasehold
34, Isis Street SW18 3QN	SW18 3QN	SW18 3	16/12/2022	£725,000	£703,151	FALSE	Flat	61	£11,885	£11,527	Leasehold
58, Lyford Road SW18 3JJ	SW18 3JJ	SW18 3	18/01/2023	£3,900,000	£3,672,078	FALSE	Semi_Detached	306	£12,745	£12,000	Freehold
33, Leckford Road SW18 3PT	SW18 3PT	SW18 3	22/02/2022	£927,500	£913,219	FALSE	Terraced	76	£12,204	£12,016	Freehold
152a, Swaby Road SW18 3QY	SW18 3QY	SW18 3	23/06/2023	£700,000	£693,642	FALSE	Flat	57	£12,281	£12,169	Leasehold
66, Earlsfield Road SW18 3DN	SW18 3DN	SW18 3	12/04/2024	£2,510,000	£2,510,000	FALSE	Terraced	206	£12,184	£12,184	Freehold
36, Ellerton Road SW18 3NN	SW18 3NN	SW18 3	17/01/2023	£1,600,000	£1,506,494	FALSE	Semi_Detached	116	£13,793	£12,987	Freehold
Flat A, 283, Trinity Road SW18 3SN	SW18 3SN	SW18 3	27/01/2022	£420,000	£409,963	FALSE	Flat	31	£13,548	£13,225	Leasehold
3, Patten Road SW18 3RH	SW18 3RH	SW18 3	27/09/2023	£4,575,353	£4,280,169	FALSE	Semi_Detached	313	£14,618	£13,675	Freehold
14, Burntwood Grange Road SW18 3JX	SW18 3JX	SW18 3	18/01/2023	£1,350,000	£1,271,104	FALSE	Semi_Detached	92	£14,674	£13,816	Freehold
Flat 2, 26, Atheldene Road SW18 3BW	SW18 3BW	SW18 3	30/05/2023	£615,000	£613,844	FALSE	Flat	44	£13,977	£13,951	Leasehold
15, Baskerville Road SW18 3RJ	SW18 3RJ	SW18 3	20/01/2023	£7,500,000	£6,648,810	FALSE	Detached	468	£16,026	£14,207	Freehold
1, Baskerville Road SW18 3RJ	SW18 3RJ	SW18 3	24/01/2023	£5,825,000	£5,484,578	FALSE	Semi_Detached	384	£15,169	£14,283	Freehold
45, Lyford Road SW18 3LU	SW18 3LU	SW18 3	20/12/2023	£1,260,000	£1,150,793	FALSE	Detached	78	£16,154	£14,754	Freehold
13, Baskerville Road SW18 3RJ	SW18 3RJ	SW18 3	24/05/2023	£4,301,429	£4,289,633	FALSE	Other	261	£16,481	£16,435	Freehold
50, Frewin Road SW18 3LP	SW18 3LP	SW18 3	18/11/2022	£2,705,000	£2,545,752	FALSE	Terraced	147	£18,401	£17,318	Freehold
38, Frewin Road SW18 3LP	SW18 3LP	SW18 3	30/01/2023	£3,250,000	£3,117,292	FALSE	Terraced	152	£21,382	£20,509	Freehold
		SW18 3 Average							£8,816	£8,508	North East of Ear
Flat 43, Coleman Court, Kimber Road SW18 4PA	SW18 4PA	SW18 4	30/03/2022	£187,500	£180,694	FALSE	Flat	36	£5,208	£5,019	Leasehold
145a, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	29/11/2022	£625,000	£599,593	FALSE	Flat	115	£5,435	£5,214	Leasehold
4, Duntshill Road SW18 4QL	SW18 4QL	SW18 4	17/06/2022	£460,000	£441,700	FALSE	Flat	83	£5,542	£5,322	Leasehold
Flat 6, 1, Simrose Court SW18 4PD	SW18 4PD	SW18 4	25/04/2022	£292,000	£278,620	FALSE	Flat	51	£5,725	£5,463	Leasehold
Flat 87, Sudbury House, 85, Wandsworth High Street SW18 4TT	SW18 4TT	SW18 4	25/02/2022	£250,000	£242,909	FALSE	Flat	44	£5,682	£5,521	Leasehold
16, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	25/07/2022	£427,500	£409,014	FALSE	Flat	71	£6,021	£5,761	Leasehold
1, Simrose Court SW18 4PD	SW18 4PD	SW18 4	28/10/2022	£315,000	£297,625	FALSE	Flat	51	£6,176	£5,836	Leasehold
16, Dounesforth Gardens SW18 4QP	SW18 4QP	SW18 4	25/03/2022	£403,555	£388,907	FALSE	Flat	66	£6,114	£5,893	Leasehold
Flat 29, Hardy Court, 1, Furmage Street SW18 4GH	SW18 4GH	SW18 4	25/11/2022	£530,000	£508,455	FALSE	Flat	86	£6,163	£5,912	Leasehold
Ground Floor Flat, 134, Strathville Road SW18 4RE	SW18 4RE	SW18 4	28/09/2022	£415,000	£390,718	FALSE	Flat	66	£6,288	£5,920	Leasehold
20, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	21/10/2022	£440,000	£415,730	FALSE	Flat	69	£6,377	£6,025	Leasehold
Upper Flat, 209a, Garratt Lane SW18 4DS	SW18 4DS	SW18 4	28/09/2023	£615,000	£601,409	FALSE	Flat	99	£6,212	£6,075	Leasehold
56a, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	22/02/2023	£645,000	£626,706	FALSE	Flat	102	£6,324	£6,144	Leasehold
133a, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	26/08/2022	£715,000	£671,379	FALSE	Flat	109	£6,560	£6,159	Leasehold
First And Second Floor Flat, 569, Garratt Lane SW18 4SR	SW18 4SR	SW18 4	23/09/2022	£635,000	£597,846	FALSE	Flat	96	£6,615	£6,228	Leasehold
52, Summerley Street SW18 4EX	SW18 4EX	SW18 4	22/09/2023	£1,308,500	£1,243,669	FALSE	Terraced	199	£6,575	£6,250	Freehold
9, Longstaff Crescent SW18 4BA	SW18 4BA	SW18 4	23/11/2022	£1,075,000	£1,011,713	FALSE	Terraced	160	£6,719	£6,323	Freehold
First Floor Flat, 436a, Garratt Lane SW18 4HN	SW18 4HN	SW18 4	22/02/2023	£515,000	£500,393	FALSE	Flat	79	£6,519	£6,334	Leasehold
Flat 3, Buchanan House, Brathway Road SW18 4BQ	SW18 4BQ	SW18 4	23/08/2022	£399,950	£375,550	FALSE	Flat	59	£6,779	£6,365	Leasehold
Loft Flat, 125, Strathville Road SW18 4QW	SW18 4QW	SW18 4	09/06/2023	£270,000	£268,232	FALSE	Flat	42	£6,429	£6,386	Leasehold
32a, Duntshill Road SW18 4QL	SW18 4QL	SW18 4	29/11/2023	£620,000	£594,260	FALSE	Flat	93	£6,667	£6,390	Leasehold
1, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	29/11/2022	£435,000	£417,317	FALSE	Flat	65	£6,692	£6,420	Leasehold
2, Foundry Place SW18 4NL	SW18 4NL	SW18 4	30/05/2023	£637,500	£621,429	FALSE	Semi_Detached	95	£6,711	£6,541	Freehold
Flat 79, Voltaire Buildings, 330, Garratt Lane SW18 4FQ	SW18 4FQ	SW18 4	22/12/2022	£470,000	£455,836	FALSE	Flat	68	£6,912	£6,703	Leasehold
22, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	25/07/2022	£486,000	£464,984	FALSE	Flat	69	£7,043	£6,739	Leasehold
352a, Garratt Lane SW18 4ES	SW18 4ES	SW18 4	20/10/2023	£480,000	£466,386	FALSE	Flat	69	£6,957	£6,759	Leasehold
347, Garratt Lane SW18 4DX	SW18 4DX	SW18 4	23/08/2022	£511,875	£480,647	FALSE	Flat	71	£7,210	£6,770	Leasehold
Flat 2, 368, Garratt Lane SW18 4ES	SW18 4ES	SW18 4	26/05/2022	£190,000	£182,937	FALSE	Flat	27	£7,037	£6,775	Leasehold
635b, Garratt Lane SW18 4SX	SW18 4SX	SW18 4	24/03/2023	£263,000	£258,377	FALSE	Flat	38	£6,921	£6,799	Leasehold
44, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	24/10/2022	£505,000	£477,144	FALSE	Flat	70	£7,214	£6,816	Leasehold
134a, Penwith Road, Earlsfield SW18 4QB	SW18 4QB	SW18 4	24/03/2023	£680,000	£668,048	FALSE	Flat	98	£6,939	£6,817	Leasehold
10, Camborne Road SW18 4BJ	SW18 4BJ	SW18 4	26/08/2022	£1,002,028	£932,364	FALSE	Terraced	136	£7,368	£6,856	Freehold
Flat 24, Voltaire Buildings, 330, Garratt Lane SW18 4FQ	SW18 4FQ	SW18 4	13/11/2023	£467,000	£447,612	FALSE	Flat	64	£7,297	£6,994	Leasehold
75a, Penwith Road, Earlsfield SW18 4PY	SW18 4PY	SW18 4	28/11/2022	£789,000	£756,927	FALSE	Flat	108	£7,306	£7,009	Leasehold
417, Garratt Lane SW18 4SL	SW18 4SL	SW18 4	28/01/2022	£540,000	£533,511	FALSE	Terraced	76	£7,105	£7,020	Freehold
24a, Penwith Road, Earlsfield SW18 4QF	SW18 4QF	SW18 4	29/09/2023	£725,000	£689,079	FALSE	Flat	98	£7,398	£7,031	Leasehold
28, Spectra Apartments, 2, Spectrum Way SW18 4GE	SW18 4GE	SW18 4	25/02/2022	£350,000	£340,073	FALSE	Flat	48	£7,292	£7,085	Leasehold
7, Spectra Apartments, 2, Spectrum Way SW18 4GE	SW18 4GE	SW18 4	27/11/2023	£355,000	£340,262	FALSE	Flat	48	£7,396	£7,089	Leasehold
Flat 13, Voltaire Buildings, 330, Garratt Lane SW18 4FQ	SW18 4FQ	SW18									

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
19, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	20/10/2023	£435,000	£422,662	FALSE	Flat	57	£7,632	£7,415	Leasehold
79, Avening Road SW18 4PN	SW18 4PN	SW18 4	16/11/2023	£1,350,000	£1,268,449	FALSE	Terraced	171	£7,895	£7,418	Freehold
48, Copperlight Apartments, 16, Buckhold Road SW18 4FY	SW18 4FY	SW18 4	22/02/2024	£397,000	£393,297	FALSE	Flat	53	£7,491	£7,421	Leasehold
18, Lux Apartments, 9, Broomhill Road SW18 4GG	SW18 4GG	SW18 4	10/05/2023	£439,000	£438,175	FALSE	Flat	59	£7,441	£7,427	Leasehold
17, Weybourne Street SW18 4HG	SW18 4HG	SW18 4	25/11/2022	£940,000	£884,661	FALSE	Terraced	119	£7,899	£7,434	Freehold
13, Palladio Court, Mapleton Road SW18 4GD	SW18 4GD	SW18 4	17/04/2023	£300,000	£298,315	FALSE	Flat	40	£7,500	£7,458	Leasehold
19a, Smiths Yard SW18 4HR	SW18 4HR	SW18 4	13/10/2023	£585,000	£568,408	FALSE	Flat	76	£7,697	£7,479	Leasehold
9, Bodmin Street SW18 4XF	SW18 4XF	SW18 4	25/02/2022	£341,000	£331,328	FALSE	Flat	44	£7,750	£7,530	Leasehold
603b, Garratt Lane SW18 4SU	SW18 4SU	SW18 4	25/10/2023	£450,000	£437,237	FALSE	Flat	58	£7,759	£7,539	Leasehold
199a, Wandsworth High Street SW18 4JE	SW18 4JE	SW18 4	20/09/2022	£625,000	£588,431	FALSE	Flat	78	£8,013	£7,544	Leasehold
5, Bodmin Street SW18 4XF	SW18 4XF	SW18 4	22/09/2023	£325,000	£317,818	FALSE	Flat	42	£7,738	£7,567	Leasehold
80a, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	12/01/2024	£478,000	£469,599	FALSE	Flat	62	£7,710	£7,574	Leasehold
49, Camborne Road SW18 4BH	SW18 4BH	SW18 4	16/12/2022	£1,105,000	£1,052,860	FALSE	Terraced	139	£7,950	£7,575	Freehold
33, Longstaff Road SW18 4AZ	SW18 4AZ	SW18 4	28/09/2022	£1,055,000	£974,563	FALSE	Terraced	128	£8,242	£7,614	Freehold
53, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	09/01/2024	£342,500	£336,480	FALSE	Flat	44	£7,784	£7,647	Leasehold
83, Aurora Apartments, 10, Buckhold Road SW18 4FW	SW18 4FW	SW18 4	12/12/2023	£590,000	£573,791	FALSE	Flat	75	£7,867	£7,651	Leasehold
6a, Thorndean Street SW18 4HE	SW18 4HE	SW18 4	17/04/2023	£593,000	£589,669	FALSE	Flat	77	£7,701	£7,658	Leasehold
Flat 103, Coleman Court, Kimber Road SW18 4PB	SW18 4PB	SW18 4	21/01/2022	£299,000	£291,855	FALSE	Flat	38	£7,868	£7,680	Leasehold
68, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	25/03/2022	£550,000	£530,036	FALSE	Flat	69	£7,971	£7,682	Leasehold
Flat B, 182, Penwith Road, Earlsfield SW18 4QA	SW18 4QA	SW18 4	26/04/2022	£465,000	£443,693	FALSE	Flat	57	£8,158	£7,784	Leasehold
73, Twilley Street SW18 4NU	SW18 4NU	SW18 4	26/07/2023	£990,000	£973,091	FALSE	Terraced	125	£7,920	£7,785	Freehold
439, Garratt Lane SW18 4SL	SW18 4SL	SW18 4	06/04/2023	£544,000	£537,924	FALSE	Terraced	69	£7,884	£7,796	Freehold
Flat 56, Parkview Court, 15, Broomhill Road SW18 4JG	SW18 4JG	SW18 4	18/11/2022	£377,000	£358,907	FALSE	Flat	46	£8,196	£7,802	Leasehold
427, Garratt Lane SW18 4SL	SW18 4SL	SW18 4	15/01/2024	£615,000	£595,345	FALSE	Terraced	76	£8,092	£7,833	Freehold
8, Aurora Apartments, 10, Buckhold Road SW18 4FW	SW18 4FW	SW18 4	23/02/2022	£460,000	£446,953	FALSE	Flat	57	£8,070	£7,841	Leasehold
65, Copperlight Apartments, 16, Buckhold Road SW18 4FY	SW18 4FY	SW18 4	12/01/2024	£400,000	£392,969	FALSE	Flat	50	£8,000	£7,859	Leasehold
28, Lydden Grove SW18 4LL	SW18 4LL	SW18 4	24/02/2023	£735,000	£710,261	FALSE	Other	90	£8,167	£7,892	Leasehold
49, Copperlight Apartments, 16, Buckhold Road SW18 4FY	SW18 4FY	SW18 4	16/02/2024	£382,400	£378,833	FALSE	Flat	48	£7,967	£7,892	Leasehold
Flat 49, Parkview Court, 15, Broomhill Road SW18 4JG	SW18 4JG	SW18 4	17/11/2022	£445,000	£426,911	FALSE	Flat	54	£8,241	£7,906	Leasehold
75a, Ravensbury Road SW18 4RX	SW18 4RX	SW18 4	18/12/2023	£740,000	£719,670	FALSE	Flat	91	£8,132	£7,908	Leasehold
Flat 112, Voltaire Buildings, 330, Garratt Lane SW18 4FR	SW18 4FR	SW18 4	26/05/2022	£345,000	£332,176	FALSE	Flat	42	£8,234	£7,909	Leasehold
10, Waterbank House, 34, Knaresborough Drive SW18 4FU	SW18 4FU	SW18 4	29/06/2022	£718,000	£689,436	FALSE	Flat	87	£8,253	£7,925	Leasehold
6, Jacquard Apartments, 11, Courthouse Way SW18 4PG	SW18 4PG	SW18 4	20/07/2023	£620,000	£618,254	FALSE	Flat	78	£7,949	£7,926	Leasehold
130, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	23/02/2022	£702,500	£682,575	FALSE	Flat	86	£8,169	£7,937	Leasehold
Flat 14, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	26/08/2022	£330,000	£309,867	FALSE	Flat	39	£8,462	£7,945	Leasehold
65, Buckhold Road SW18 4AT	SW18 4AT	SW18 4	25/09/2023	£670,000	£636,804	FALSE	Terraced	80	£8,375	£7,960	Freehold
15, Waterbank House, 34, Knaresborough Drive SW18 4FU	SW18 4FU	SW18 4	21/01/2022	£710,000	£693,033	FALSE	Flat	87	£8,163	£7,966	Leasehold
39, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	27/04/2023	£545,000	£541,938	FALSE	Flat	68	£8,015	£7,970	Leasehold
Flat 4, 134, Garratt Lane SW18 4EE	SW18 4EE	SW18 4	22/07/2022	£499,999	£478,377	FALSE	Flat	60	£8,333	£7,973	Leasehold
58, Summerley Street SW18 4EX	SW18 4EX	SW18 4	25/11/2022	£1,240,000	£1,166,999	FALSE	Terraced	146	£8,493	£7,993	Freehold
62, Argento Tower, Mapleton Road SW18 4GB	SW18 4GB	SW18 4	14/01/2022	£516,000	£503,669	FALSE	Flat	63	£8,190	£7,995	Leasehold
155, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	25/10/2023	£478,150	£464,589	FALSE	Flat	58	£8,244	£8,010	Leasehold
20, Bodmin Street SW18 4PT	SW18 4PT	SW18 4	22/06/2022	£845,000	£811,383	FALSE	Flat	101	£8,366	£8,034	Leasehold
Flat A, 182, Penwith Road, Earlsfield SW18 4QA	SW18 4QA	SW18 4	26/04/2022	£480,000	£458,005	FALSE	Flat	57	£8,421	£8,035	Leasehold
120, Penwith Road, Earlsfield SW18 4QE	SW18 4QE	SW18 4	24/05/2022	£517,500	£498,264	FALSE	Flat	62	£8,347	£8,037	Leasehold
97, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	15/06/2023	£680,000	£675,547	FALSE	Flat	84	£8,095	£8,042	Leasehold
Flat A, 396, Garratt Lane SW18 4HP	SW18 4HP	SW18 4	23/09/2022	£565,000	£531,941	FALSE	Flat	66	£8,561	£8,060	Leasehold
53, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	29/06/2023	£430,000	£427,184	FALSE	Flat	53	£8,113	£8,060	Leasehold
11, Acuba Road SW18 4RA	SW18 4RA	SW18 4	22/09/2023	£1,265,000	£1,202,325	FALSE	Terraced	149	£8,490	£8,069	Freehold
1, Coliston Passage SW18 4PW	SW18 4PW	SW18 4	08/12/2023	£750,000	£718,776	FALSE	Terraced	89	£8,427	£8,076	Freehold
17, George View House, 36, Knaresborough Drive SW18 4GT	SW18 4GT	SW18 4	22/06/2023	£610,000	£606,006	FALSE	Flat	75	£8,133	£8,080	Leasehold
81, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	20/12/2022	£700,000	£678,904	FALSE	Flat	84	£8,333	£8,082	Leasehold
10, Twilley Street SW18 4NS	SW18 4NS	SW18 4	17/11/2023	£965,000	£906,706	FALSE	Terraced	112	£8,616	£8,096	Freehold
20, George View House, 36, Knaresborough Drive SW18 4GT	SW18 4GT	SW18 4	27/03/2024	£625,000	£625,000	FALSE	Flat	77	£8,117	£8,117	Leasehold
31, Twilley Street SW18 4NU	SW18 4NU	SW18 4	26/08/2022	£925,000	£860,691	FALSE	Terraced	106	£8,726	£8,120	Freehold
1, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	20/12/2022	£375,000	£357,305	FALSE	Flat	44	£8,523	£8,121	Leasehold
41, Argento Tower, Mapleton Road SW18 4GA	SW18 4GA	SW18 4	14/04/2023	£360,000	£357,978	FALSE	Flat	44	£8,182	£8,136	Leasehold
143a, Penwith Road, Earlsfield SW18 4PZ	SW18 4PZ	SW18 4	25/01/2023	£510,000	£496,444	FALSE	Flat	61	£8,361	£8,138	Leasehold
26, Strathville Road SW18 4QZ	SW18 4QZ	SW18 4	16/12/2022	£1,180,000	£1,124,321	FALSE	Terraced	138	£8,551	£8,147	Freehold
148, Strathville Road SW18 4RE	SW18 4RE	SW18 4	23/11/2023	£1,085,000	£1,019,457	FALSE	Terraced	125	£8,680	£8,156	Freehold
3, Mauritius Building, 200, Garratt Lane SW18 4ED	SW18 4ED	SW18 4	26/04/2023	£495,000	£492,219	FALSE	Flat	60	£8,250	£8,204	Leasehold
31, Skelbrook Street SW18 4EZ	SW18 4EZ	SW18 4	06/04/2023	£1,170,000	£1,156,933	FALSE	Terraced	141	£8,298	£8,205	Freehold
55, Strathville Road SW18 4QR	SW18 4QR	SW18 4	24/02/2023	£1,120,000	£1,075,163	FALSE	Terraced	131	£8,550	£8,207	Freehold
19, Furnage Street SW18 4DF	SW18 4DF	SW18 4	20/07/2023	£977,500	£960,805	FALSE	Terraced	117	£8,355	£8,212	Freehold
Flat 21, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	27/10/2023	£330,000	£320,640	FALSE	Flat	39	£8,462	£8,222	Leasehold
Flat 1, 9, Red Lion Square SW18 4LS	SW18 4LS	SW18 4	16/06/2023	£340,000	£337,774	FALSE	Flat	41	£8,293	£8,238	Leasehold
Flat 31, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	18/09/2023	£330,000	£322,707	FALSE	Flat	39	£8,462	£8,275	Leasehold
7, Skelbrook Street SW18 4EY	SW18 4EY	SW18 4	24/06/2022	£1,407,184	£1,357,644	FALSE	Terraced	164	£8,580	£8,278	Freehold
132, Buckhold Road SW18 4AR	SW18 4AR	SW18 4	16/09/2022	£655,000	£605,060	FALSE	Terraced	73	£8,973	£8,288	Freehold
74, Camborne Road SW18 4BJ	SW18 4BJ	SW18 4	21/09/2023	£645,000	£630,746	FALSE	Flat	76	£8,487	£8,299	Leasehold
116, George View House, 36, Knaresborough Drive SW18 4GU	SW18 4GU	SW18 4	30/10/2023	£650,000	£631,565	FALSE	Flat	76	£8,553	£8,310	Leasehold
70, Summerley Street SW18 4EX	SW18 4EX	SW18 4	25/08/2023	£467,500	£465,746	FALSE	Flat	56	£8,348	£8,317	Leasehold
85a, Ravensbury Road SW18 4RX	SW18 4RX	SW18 4	20/12/2022	£820,000	£795,288	FALSE	Flat	95	£8,632	£8,371	Leasehold
27, Jessica House, 10, Red Lion Square SW18 4RD	SW18 4RD	SW18 4	05/01/2024	£290,000	£284,903	FALSE	Flat	34	£8,529	£8,380	Leasehold
31a, Strathville Road SW18 4QX	SW18 4QX	SW18 4	16/03/2023	£742,500	£729,450	FALSE	Flat	87	£8,534	£8,384	Leasehold
54, Strathville Road SW18 4RB	SW18 4RB	SW18 4	28/10/2022	£1,077,500	£998,553	FALSE	Terraced	119	£9,055	£8,391	Freehold
22, Lux Apartments, 9, Broomhill Road SW18 4GG	SW18 4GG	SW18 4	29/07/2022	£915,000	£875,432	FALSE	Flat	104	£8,798	£8,418	Leasehold
26a, Kimber Road SW18 4NP	SW18 4NP	SW18 4	17/05/2023	£625,000	£623,825	FALSE	Flat	74	£8,446	£8,430	Leasehold
37, Twilley Street SW18 4NU	SW18 4NU	SW18 4	22/06/2023	£862,500	£852,135	FALSE	Terraced	101	£8,540	£8,437	Freehold
23, Furnage Street SW18 4DF	SW18 4DF	SW18 4	26/08/2022	£925,000	£860,691	FALSE	Terraced	102	£9,068	£8,438	Freehold
Apartment 33, 8, Hardwicks Square, Wandsworth SW18 4JY	SW18 4JY	SW18 4	28/04/2023	£410,000	£407,697	FALSE	Flat	48	£8,542	£8,494	Leasehold
Second Floor Flat C, 599, Garratt Lane SW18 4SU	SW18 4SU	SW18 4	27/05/2022	£452,500	£435,680	FALSE	Flat	51.26	£8,828	£8,499	Leasehold
87, Buckhold Road SW18 4AT	SW18 4AT	SW18 4	16/02/2024	£930,000	£912,558	FALSE	Terraced	107	£8,692	£8,529	Freehold
31, Spectra Apartments, 2, Spectrum Way SW18 4GE	SW18 4GE	SW18 4	27/01/2023	£915,000	£890,678	FALSE	Flat	104	£8,798	£8,564	Leasehold
58, Jessica House, 10, Red Lion Square SW18 4RD	SW18 4RD	SW18 4	28/03/2023	£280,000	£275,079	FALSE	Flat	32	£8,750	£8,596	Leasehold
28a, Lydden Grove SW18 4LL	SW18 4LL	SW18 4	12/05/2023	£637,500	£636,302	FALSE	Flat	74	£8,615	£8,599	Leasehold
Flat 49, 11, Mapleton Crescent SW18 4GY	SW18 4GY	SW18 4	20/01/2023	£345,000	£335,830	FALSE	Flat	39	£8,846	£8,611	Leasehold
11, Lyon House, 104, Wandsworth High Street SW18 4LA	SW18 4LA	SW18 4	25/02/2022	£542,000	£526,628	FALSE	Flat	61	£8,885	£8,633	Leasehold
26, Twilley Street SW18 4NS	SW18 4NS	SW18 4	20/01/2023	£748,000	£717,457	FALSE	Terraced	83	£9,012	£8,644	Freehold
19b, Smiths Yard SW18 4HR	SW18 4HR	SW18 4	13/10/2023	£36							

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
37, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	18/08/2023	£385,000	£383,555	FALSE	Flat	43	£8,953	£8,920	Leasehold
131, Ravensbury Road SW18 4RY	SW18 4RY	SW18 4	24/03/2023	£850,000	£829,813	FALSE	Terraced	93	£9,140	£8,923	Freehold
41, Ravensbury Road SW18 4SA	SW18 4SA	SW18 4	09/06/2023	£1,175,000	£1,160,880	FALSE	Terraced	130	£9,038	£8,930	Freehold
First Floor Flat, 19, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	28/01/2022	£732,500	£714,995	FALSE	Flat	80	£9,156	£8,937	Leasehold
16a, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	15/02/2024	£615,125	£609,387	FALSE	Flat	68	£9,046	£8,962	Leasehold
Flat 5, 505, Garratt Lane SW18 4SW	SW18 4SW	SW18 4	22/03/2023	£520,000	£510,860	FALSE	Flat	57	£9,123	£8,962	Leasehold
30, Kimber Road SW18 4NP	SW18 4NP	SW18 4	13/10/2023	£428,000	£415,861	FALSE	Flat	46	£9,304	£9,040	Leasehold
89, Ravensbury Road SW18 4RX	SW18 4RX	SW18 4	16/12/2022	£550,000	£533,425	FALSE	Flat	59	£9,322	£9,041	Leasehold
21a, Ravensbury Road SW18 4SA	SW18 4SA	SW18 4	25/02/2022	£726,600	£705,992	FALSE	Flat	78	£9,315	£9,051	Leasehold
80, Ravensbury Road SW18 4RS	SW18 4RS	SW18 4	07/03/2024	£880,000	£880,000	FALSE	Terraced	97	£9,072	£9,072	Freehold
39b, Steerforth Street SW18 4HF	SW18 4HF	SW18 4	18/08/2023	£675,000	£672,467	FALSE	Flat	74	£9,122	£9,087	Leasehold
1, Longstaff Road SW18 4AZ	SW18 4AZ	SW18 4	11/05/2023	£675,000	£673,245	FALSE	Terraced	74	£9,122	£9,098	Freehold
97, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	12/05/2023	£430,000	£429,192	FALSE	Flat	47	£9,149	£9,132	Leasehold
7a, Penwith Road, Earlsfield SW18 4PU	SW18 4PU	SW18 4	29/09/2023	£617,500	£603,854	FALSE	Flat	66	£9,356	£9,149	Leasehold
62, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	24/05/2023	£450,000	£449,154	FALSE	Flat	49	£9,184	£9,166	Leasehold
Ground Floor Flat, 20, Camborne Road SW18 4BJ	SW18 4BJ	SW18 4	18/10/2023	£510,000	£495,535	FALSE	Flat	54	£9,444	£9,177	Leasehold
92a, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	28/04/2022	£600,000	£572,507	FALSE	Flat	62	£9,677	£9,234	Leasehold
50, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	10/05/2023	£455,000	£454,145	FALSE	Flat	49	£9,286	£9,268	Leasehold
33, Skelbrook Street SW18 4EZ	SW18 4EZ	SW18 4	24/03/2022	£1,025,000	£1,002,358	FALSE	Terraced	108	£9,491	£9,281	Freehold
34a, Coliston Road SW18 4PJ	SW18 4PJ	SW18 4	23/09/2022	£515,000	£484,867	FALSE	Flat	52	£9,904	£9,324	Leasehold
Flat 1, 24, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	17/11/2023	£430,000	£412,148	FALSE	Flat	44	£9,773	£9,367	Leasehold
32, Riverdale Drive SW18 4UR	SW18 4UR	SW18 4	23/06/2022	£685,000	£660,884	FALSE	Terraced	70	£9,786	£9,441	Freehold
42, Trewint Street SW18 4HB	SW18 4HB	SW18 4	20/02/2023	£585,000	£568,408	FALSE	Flat	60	£9,750	£9,473	Leasehold
43, Weybourne Street SW18 4HG	SW18 4HG	SW18 4	14/12/2023	£1,250,000	£1,197,960	FALSE	Terraced	125	£10,000	£9,584	Freehold
109, Penwith Road, Earlsfield SW18 4PY	SW18 4PY	SW18 4	28/04/2022	£575,000	£556,155	FALSE	Terraced	58	£9,914	£9,589	Leasehold
First Floor Flat, 93, Twilley Street SW18 4NW	SW18 4NW	SW18 4	24/03/2023	£625,000	£614,015	FALSE	Flat	64	£9,766	£9,594	Leasehold
12, Longstaff Road SW18 4AY	SW18 4AY	SW18 4	26/01/2024	£850,000	£822,834	FALSE	Terraced	85	£10,000	£9,680	Freehold
62, Penwith Road, Earlsfield SW18 4QD	SW18 4QD	SW18 4	24/05/2022	£545,000	£524,742	FALSE	Flat	54	£10,093	£9,717	Leasehold
30, Beacon Tower, 1, Spectrum Way SW18 4GL	SW18 4GL	SW18 4	28/09/2023	£467,500	£457,169	FALSE	Flat	47	£9,947	£9,727	Leasehold
6, Coliston Road SW18 4PJ	SW18 4PJ	SW18 4	20/09/2022	£1,035,000	£956,087	FALSE	Terraced	98	£10,561	£9,756	Freehold
26, Bodmin Street SW18 4PT	SW18 4PT	SW18 4	16/12/2022	£745,000	£722,548	FALSE	Flat	74	£10,068	£9,764	Leasehold
18, Lydden Grove SW18 4LL	SW18 4LL	SW18 4	24/02/2023	£880,000	£844,771	FALSE	Terraced	86	£10,233	£9,823	Freehold
6, Weybourne Street SW18 4HQ	SW18 4HQ	SW18 4	26/05/2023	£1,350,000	£1,346,490	FALSE	Terraced	137	£9,854	£9,828	Freehold
3a, Duntshill Road SW18 4QN	SW18 4QN	SW18 4	16/12/2022	£690,000	£669,205	FALSE	Flat	68	£10,147	£9,841	Leasehold
8, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	17/06/2022	£535,500	£514,196	FALSE	Flat	52	£10,298	£9,888	Leasehold
Flat 40, Coleman Court, Kimber Road SW18 4PA	SW18 4PA	SW18 4	26/07/2022	£300,000	£287,027	FALSE	Flat	29	£10,345	£9,897	Leasehold
Flat 11, Langford Lofts, 190, Garratt Lane SW18 4ED	SW18 4ED	SW18 4	21/06/2023	£360,000	£357,643	FALSE	Flat	36	£10,000	£9,935	Leasehold
48, Duntshill Road SW18 4QL	SW18 4QL	SW18 4	05/01/2024	£492,500	£483,844	FALSE	Flat	48	£10,260	£10,080	Leasehold
20, Lux Apartments, 9, Broomhill Road SW18 4GG	SW18 4GG	SW18 4	18/01/2022	£415,000	£405,083	FALSE	Flat	40	£10,375	£10,127	Leasehold
Flat C, 343, Garratt Lane SW18 4DX	SW18 4DX	SW18 4	26/08/2022	£595,000	£558,700	FALSE	Flat	55	£10,818	£10,158	Leasehold
38a, Lydden Grove SW18 4LN	SW18 4LN	SW18 4	24/03/2023	£670,000	£654,088	FALSE	Terraced	64	£10,469	£10,220	Freehold
21, Ravensbury Road SW18 4SA	SW18 4SA	SW18 4	18/08/2023	£530,001	£515,229	FALSE	Terraced	50	£10,600	£10,305	Leasehold
367, Garratt Lane SW18 4DY	SW18 4DY	SW18 4	09/06/2023	£610,000	£602,670	FALSE	Flat	58	£10,517	£10,391	Freehold
Ground Floor Flat, 57, Camborne Road SW18 4BH	SW18 4BH	SW18 4	27/04/2022	£610,000	£582,049	FALSE	Flat	56	£10,893	£10,394	Leasehold
4, Penwith Road, Earlsfield SW18 4QF	SW18 4QF	SW18 4	24/08/2023	£606,500	£604,224	FALSE	Flat	58	£10,457	£10,418	Leasehold
Flat 57, Bronze Building, 18, Buckhold Road SW18 4RG	SW18 4RG	SW18 4	23/02/2022	£590,000	£573,266	TRUE	Flat	55	£10,727	£10,423	Leasehold
13, Duntshill Road SW18 4QN	SW18 4QN	SW18 4	20/07/2023	£483,000	£481,639	FALSE	Flat	46	£10,500	£10,470	Leasehold
16, Thordean Street SW18 4HE	SW18 4HE	SW18 4	17/06/2022	£460,500	£442,180	FALSE	Flat	42	£10,964	£10,528	Leasehold
144, Ravensbury Road SW18 4RU	SW18 4RU	SW18 4	29/04/2022	£625,000	£596,361	FALSE	Flat	56	£11,161	£10,649	Leasehold
16, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	17/03/2023	£485,000	£473,482	FALSE	Flat	44	£11,023	£10,761	Leasehold
29a, Brathway Road SW18 4BE	SW18 4BE	SW18 4	12/04/2023	£665,000	£661,264	FALSE	Flat	58	£11,466	£11,401	Leasehold
107, Ravensbury Road SW18 4RY	SW18 4RY	SW18 4	23/08/2022	£1,205,000	£1,121,225	FALSE	Terraced	98	£12,296	£11,441	Freehold
Flat 60, Coleman Court, Kimber Road SW18 4PA	SW18 4PA	SW18 4	28/06/2023	£290,000	£288,101	FALSE	Flat	25	£11,600	£11,524	Leasehold
Flat 61, Bronze Building, 18, Buckhold Road SW18 4RG	SW18 4RG	SW18 4	25/02/2022	£665,000	£646,139	TRUE	Flat	55	£12,091	£11,748	Leasehold
3, Ravensbury Terrace SW18 4RL	SW18 4RL	SW18 4	25/09/2023	£685,000	£651,061	FALSE	Flat	53	£12,925	£12,284	Freehold
105a, Twilley Street SW18 4NW	SW18 4NW	SW18 4	04/04/2024	£695,000	£695,000	FALSE	Flat	47	£14,787	£14,787	Leasehold
24, Steerforth Street SW18 4HH	SW18 4HH	SW18 4	21/06/2023	£675,000	£666,888	FALSE	Flat	44	£15,341	£15,157	Freehold
		SW18 4 Average							£8,520	£8,261	West of Earlsfield
176a, Elsenham Street SW18 5NR	SW18 5NR	SW18 5	13/12/2023	£300,000	£291,758	FALSE	Flat	57	£5,263	£5,119	Leasehold
34b, Seymour Road SW18 5JA	SW18 5JA	SW18 5	27/03/2023	£375,000	£368,409	FALSE	Flat	71	£5,282	£5,189	Leasehold
34c, Seymour Road SW18 5JA	SW18 5JA	SW18 5	21/10/2022	£425,000	£401,557	FALSE	Flat	76	£5,592	£5,284	Leasehold
7, Lainson Street SW18 5RS	SW18 5RS	SW18 5	29/03/2022	£725,000	£708,985	FALSE	Terraced	132	£5,492	£5,371	Freehold
44, Arnal Crescent SW18 5PX	SW18 5PX	SW18 5	24/08/2022	£260,000	£244,138	FALSE	Flat	45	£5,778	£5,425	Leasehold
Flat E, 72, Wimbledon Park Road SW18 5SH	SW18 5SH	SW18 5	15/02/2024	£242,500	£240,238	FALSE	Flat	44	£5,511	£5,460	Leasehold
93a, Replingham Road SW18 5LU	SW18 5LU	SW18 5	21/01/2022	£500,000	£488,051	FALSE	Flat	87	£5,747	£5,610	Leasehold
35, Linstead Way SW18 5QA	SW18 5QA	SW18 5	16/12/2022	£506,867	£482,950	FALSE	Terraced	84	£6,034	£5,749	Freehold
194, Sutherland Grove SW18 5QX	SW18 5QX	SW18 5	13/10/2023	£360,000	£349,790	FALSE	Flat	60	£6,000	£5,830	Leasehold
Flat 23, Cumber House, Merton Road SW18 5JZ	SW18 5JZ	SW18 5	28/03/2024	£357,000	£357,000	FALSE	Flat	60	£5,950	£5,950	Leasehold
40, Bell Drive SW18 5PZ	SW18 5PZ	SW18 5	29/07/2022	£275,000	£263,108	FALSE	Flat	44	£6,250	£5,980	Leasehold
Flat A, 3, Lavenham Road SW18 5EZ	SW18 5EZ	SW18 5	21/04/2023	£529,995	£527,018	FALSE	Flat	88	£6,023	£5,989	Leasehold
Flat 1, 163, Merton Road SW18 5EQ	SW18 5EQ	SW18 5	27/05/2022	£305,000	£293,663	FALSE	Flat	49	£6,224	£5,993	Leasehold
178b, Elsenham Street SW18 5NR	SW18 5NR	SW18 5	13/02/2023	£475,000	£461,528	FALSE	Flat	77	£6,169	£5,994	Leasehold
8a, Astonville Street SW18 5AL	SW18 5AL	SW18 5	21/10/2022	£500,000	£472,420	FALSE	Flat	78	£6,410	£6,057	Leasehold
471, Merton Road SW18 5LD	SW18 5LD	SW18 5	20/10/2023	£625,000	£607,274	FALSE	Flat	100	£6,250	£6,073	Leasehold
Flat 5, Hereford House, 74, Wimbledon Park Road SW18 5SH	SW18 5SH	SW18 5	21/12/2023	£415,000	£403,599	FALSE	Flat	66	£6,288	£6,115	Leasehold
503, Merton Road SW18 5LE	SW18 5LE	SW18 5	27/09/2022	£668,000	£628,915	FALSE	Flat	100	£6,680	£6,289	Leasehold
220, Balvernie Grove SW18 5RW	SW18 5RW	SW18 5	18/02/2022	£420,000	£408,088	FALSE	Flat	64	£6,563	£6,376	Leasehold
95a, Replingham Road SW18 5LU	SW18 5LU	SW18 5	19/01/2024	£624,775	£613,794	FALSE	Flat	96	£6,508	£6,394	Leasehold
146, Sutherland Grove SW18 5QN	SW18 5QN	SW18 5	19/12/2022	£1,400,000	£1,318,182	FALSE	Semi_Detached	206	£6,796	£6,399	Freehold
Ground Floor Flat, 6, Clonmore Street SW18 5EX	SW18 5EX	SW18 5	16/03/2023	£677,500	£665,592	FALSE	Flat	104	£6,514	£6,400	Leasehold
77, Replingham Road SW18 5LU	SW18 5LU	SW18 5	21/12/2023	£450,000	£431,266	FALSE	Flat	67	£6,716	£6,437	Freehold
Flat 4, Priscilla Court, 145, Merton Road SW18 5EQ	SW18 5EQ	SW18 5	23/08/2023	£420,000	£418,424	FALSE	Flat	65	£6,462	£6,437	Leasehold
Flat 7, Merton House, Merton Road SW18 5LA	SW18 5LA	SW18 5	15/01/2024	£365,000	£358,585	FALSE	Flat	55	£6,636	£6,520	Leasehold
Flat 5, Mill Court, 432, Merton Road SW18 5AE	SW18 5AE	SW18 5	17/08/2023	£420,000	£418,424	FALSE	Flat	64	£6,563	£6,538	Leasehold
79a, Replingham Road SW18 5LU	SW18 5LU	SW18 5	21/12/2023	£700,000	£670,858	FALSE	Flat	102	£6,863	£6,577	Freehold
25, Merton Road SW18 5ST	SW18 5ST	SW18 5	27/07/2023	£1,050,000	£1,013,311	FALSE	Semi_Detached	154	£6,818	£6,580	Freehold
54, Skeena Hill SW18 5PL	SW18 5PL	SW18 5	24/07/2023	£1,410,000	£1,385,918	FALSE	Terraced	208	£6,779	£6,663	Freehold
250, Merton Road SW18 5JQ	SW18 5JQ	SW18 5	28/07/2022	£1,000,000	£940,795	FALSE	Semi_Detached	141	£7,092	£6,672	Freehold
Ground Floor Flat, 133, Lavenham Road SW18 5EP	SW18 5EP	SW18 5	28/07/2023	£660,000	£658,141	FALSE	Flat	98	£6,735	£6,716	Leasehold
124a, Replingham Road SW18 5LL	SW18 5LL	SW18 5	19/08/2022	£690,000	£647,905	FALSE	Flat	96	£7,188	£6,749	Leasehold
14, Hanford Close SW18 5AU	SW18 5AU	SW18 5	28/07/2023	£625,000</							

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
13, Edge Apartments, 203, Merton Road SW18 5EE	SW18 5EE	SW18 5	23/05/2023	£663,000	£661,754	FALSE	Flat	94	£7,053	£7,040	Leasehold
52, Balvernie Grove SW18 5RU	SW18 5RU	SW18 5	17/10/2023	£625,000	£607,274	FALSE	Flat	86	£7,267	£7,061	Leasehold
164, Replingham Road SW18 5LJ	SW18 5LJ	SW18 5	30/01/2022	£594,000	£579,805	FALSE	Flat	82	£7,244	£7,071	Leasehold
130, Revelstoke Road SW18 5PA	SW18 5PA	SW18 5	16/02/2024	£825,000	£817,304	FALSE	Flat	115	£7,174	£7,107	Leasehold
274, Merton Road SW18 5JN	SW18 5JN	SW18 5	26/05/2022	£760,000	£736,330	FALSE	Terraced	103	£7,379	£7,149	Freehold
96, Granville Road SW18 5SG	SW18 5SG	SW18 5	23/06/2023	£1,326,000	£1,283,940	FALSE	Semi_Detached	178	£7,449	£7,213	Freehold
43a, Astonville Street SW18 5AN	SW18 5AN	SW18 5	25/08/2022	£765,000	£718,329	FALSE	Flat	99	£7,727	£7,256	Leasehold
Flat 11, Merton House, Merton Road SW18 5LA	SW18 5LA	SW18 5	25/03/2022	£415,000	£399,936	FALSE	Flat	55	£7,545	£7,272	Leasehold
49, Crowthorne Close SW18 5RX	SW18 5RX	SW18 5	26/08/2022	£365,000	£342,732	FALSE	Flat	47	£7,766	£7,292	Leasehold
59b, Wimbledon Park Road SW18 5SJ	SW18 5SJ	SW18 5	16/01/2024	£425,000	£417,530	FALSE	Flat	57	£7,456	£7,325	Leasehold
79, Standen Road SW18 5TR	SW18 5TR	SW18 5	25/03/2022	£579,000	£557,984	FALSE	Flat	76	£7,618	£7,342	Leasehold
108, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	25/01/2022	£745,000	£727,197	FALSE	Flat	99	£7,525	£7,345	Leasehold
72, Longfield Street SW18 5RE	SW18 5RE	SW18 5	24/11/2023	£860,000	£808,049	FALSE	Terraced	110	£7,818	£7,346	Freehold
450, Merton Road SW18 5AE	SW18 5AE	SW18 5	11/04/2023	£1,200,000	£1,158,070	FALSE	Semi_Detached	157	£7,643	£7,376	Freehold
Ground Floor Store Room, Eden Court, 55, Standen Road SW18 5TH	SW18 5TH	SW18 5	20/09/2022	£1,275,000	£1,191,967	FALSE	Other	161	£7,919	£7,404	Freehold
3, Eden Court, 55, Standen Road SW18 5TH	SW18 5TH	SW18 5	20/09/2022	£1,275,000	£1,191,967	FALSE	Other	161	£7,919	£7,404	Freehold
234, Wimbledon Park Road SW18 5RL	SW18 5RL	SW18 5	30/03/2023	£325,000	£319,288	FALSE	Flat	43	£7,558	£7,425	Leasehold
33, Astonville Street SW18 5AN	SW18 5AN	SW18 5	20/09/2022	£490,000	£461,330	FALSE	Flat	62	£7,903	£7,441	Leasehold
60, Wincanton Road SW18 5TY	SW18 5TY	SW18 5	10/05/2023	£1,065,000	£1,062,231	FALSE	Terraced	141	£7,553	£7,534	Freehold
126, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	27/10/2022	£800,000	£755,872	FALSE	Flat	100	£8,000	£7,559	Leasehold
68, Combemartin Road SW18 5PR	SW18 5PR	SW18 5	16/10/2023	£1,885,000	£1,691,201	FALSE	Detached	223	£8,453	£7,584	Freehold
104, Girdwood Road SW18 5QT	SW18 5QT	SW18 5	19/05/2023	£1,430,000	£1,322,276	FALSE	Detached	174	£8,218	£7,599	Freehold
72, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	13/02/2023	£900,500	£874,960	FALSE	Flat	115	£7,830	£7,608	Leasehold
76a, Brookwood Road SW18 5BY	SW18 5BY	SW18 5	19/08/2022	£755,000	£702,510	FALSE	Flat	92	£8,207	£7,636	Leasehold
17, Arcadian Place SW18 5JF	SW18 5JF	SW18 5	25/03/2024	£950,000	£950,000	FALSE	Flat	124	£7,661	£7,661	Leasehold
70, Elsenham Street SW18 5NT	SW18 5NT	SW18 5	25/10/2022	£1,457,000	£1,350,247	FALSE	Terraced	176	£8,278	£7,672	Freehold
First Floor Flat, 43, Standen Road SW18 5TH	SW18 5TH	SW18 5	17/11/2023	£673,450	£645,491	FALSE	Flat	84	£8,017	£7,684	Leasehold
16b, Heythorp Street SW18 5BN	SW18 5BN	SW18 5	15/02/2023	£728,000	£707,352	FALSE	Flat	92	£7,913	£7,689	Leasehold
125, Brookwood Road SW18 5BG	SW18 5BG	SW18 5	25/11/2022	£523,000	£501,740	FALSE	Flat	65	£8,046	£7,719	Leasehold
149, Elsenham Street SW18 5NZ	SW18 5NZ	SW18 5	24/01/2022	£1,071,500	£1,058,624	FALSE	Terraced	137	£7,821	£7,727	Freehold
128, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	27/01/2023	£765,500	£745,152	FALSE	Flat	96	£7,974	£7,762	Leasehold
Apartment 3, 96, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	02/02/2024	£655,000	£646,701	FALSE	Flat	83	£7,892	£7,792	Leasehold
The Ground Floor Flat At, 108, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	28/04/2023	£542,500	£539,452	FALSE	Flat	69	£7,862	£7,818	Leasehold
7a, Trentham Street SW18 5AS	SW18 5AS	SW18 5	29/03/2023	£801,000	£786,921	FALSE	Flat	100	£8,010	£7,869	Leasehold
104, Standen Road SW18 5TG	SW18 5TG	SW18 5	13/02/2023	£930,000	£892,769	FALSE	Terraced	113	£8,230	£7,901	Freehold
117, Replingham Road SW18 5LX	SW18 5LX	SW18 5	23/01/2024	£580,000	£569,806	FALSE	Flat	72	£8,056	£7,914	Leasehold
85, Clonmore Street SW18 5HD	SW18 5HD	SW18 5	22/11/2023	£1,315,000	£1,235,563	FALSE	Terraced	156	£8,429	£7,920	Freehold
27, Girdwood Road SW18 5QR	SW18 5QR	SW18 5	30/03/2022	£1,425,000	£1,363,861	FALSE	Semi_Detached	172	£8,285	£7,929	Freehold
131, Brookwood Road SW18 5BD	SW18 5BD	SW18 5	24/05/2023	£805,131	£803,618	FALSE	Flat	101	£7,972	£7,957	Leasehold
60, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	19/06/2023	£1,056,000	£1,043,310	FALSE	Terraced	131	£8,061	£7,964	Freehold
24a, Trentham Street SW18 5AT	SW18 5AT	SW18 5	23/09/2022	£855,000	£804,973	FALSE	Flat	101	£8,465	£7,970	Leasehold
10, Elsenham Street SW18 5NS	SW18 5NS	SW18 5	20/12/2022	£1,320,000	£1,257,715	FALSE	Terraced	157	£8,408	£8,011	Freehold
176, Engadine Street SW18 5DT	SW18 5DT	SW18 5	20/01/2022	£1,250,000	£1,234,979	FALSE	Terraced	154	£8,117	£8,019	Freehold
110, Brookwood Road SW18 5DB	SW18 5DB	SW18 5	16/03/2023	£1,101,990	£1,075,819	FALSE	Terraced	134	£8,224	£8,029	Freehold
49, Brookwood Road SW18 5BQ	SW18 5BQ	SW18 5	25/10/2022	£1,265,000	£1,172,315	FALSE	Terraced	146	£8,664	£8,030	Freehold
85, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	29/11/2023	£1,540,000	£1,446,971	FALSE	Terraced	179	£8,603	£8,084	Freehold
23, Balvernie Grove SW18 5RR	SW18 5RR	SW18 5	17/03/2023	£1,041,668	£1,016,929	FALSE	Terraced	125	£8,333	£8,135	Freehold
26, Revelstoke Road SW18 5PD	SW18 5PD	SW18 5	26/05/2023	£530,000	£529,004	FALSE	Flat	65	£8,154	£8,139	Leasehold
First Floor Flat, 93, Standen Road SW18 5TR	SW18 5TR	SW18 5	28/06/2023	£492,500	£489,275	FALSE	Flat	60	£8,208	£8,155	Leasehold
107, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	20/01/2023	£1,157,500	£1,110,235	FALSE	Terraced	136	£8,511	£8,163	Freehold
29, Pulborough Road SW18 5UN	SW18 5UN	SW18 5	22/09/2023	£1,220,000	£1,159,554	FALSE	Terraced	142	£8,592	£8,166	Freehold
81, Heythorp Street SW18 5BT	SW18 5BT	SW18 5	25/02/2022	£1,362,500	£1,341,521	FALSE	Terraced	164	£8,308	£8,180	Freehold
115, Lavenham Road SW18 5ER	SW18 5ER	SW18 5	11/12/2023	£1,375,000	£1,317,756	FALSE	Terraced	161	£8,540	£8,185	Freehold
127, Wimbledon Park Road SW18 5TU	SW18 5TU	SW18 5	16/10/2023	£1,235,000	£1,170,910	FALSE	Terraced	143	£8,636	£8,188	Freehold
80, Skeena Hill SW18 5PN	SW18 5PN	SW18 5	26/07/2023	£2,075,000	£1,912,356	FALSE	Detached	233	£8,906	£8,208	Freehold
190, Wimbledon Park Road SW18 5RL	SW18 5RL	SW18 5	19/08/2022	£1,325,000	£1,232,882	FALSE	Terraced	150	£8,833	£8,219	Freehold
88, Elsenham Street SW18 5NT	SW18 5NT	SW18 5	29/09/2023	£1,525,000	£1,449,443	FALSE	Terraced	176	£8,665	£8,235	Freehold
81, Trentham Street SW18 5DH	SW18 5DH	SW18 5	18/12/2023	£1,144,000	£1,096,373	FALSE	Terraced	133	£8,602	£8,243	Freehold
First Floor Flat, 151, Elsenham Street SW18 5NZ	SW18 5NZ	SW18 5	20/09/2022	£553,000	£520,644	FALSE	Flat	63	£8,778	£8,264	Leasehold
57, The Limes SW18 5HW	SW18 5HW	SW18 5	20/05/2022	£430,000	£414,016	FALSE	Flat	50	£8,600	£8,280	Leasehold
51, The Limes SW18 5HW	SW18 5HW	SW18 5	14/01/2022	£426,000	£415,820	FALSE	Flat	50	£8,520	£8,316	Leasehold
38, Heythorp Street SW18 5BN	SW18 5BN	SW18 5	24/05/2023	£800,000	£798,496	FALSE	Flat	96	£8,333	£8,318	Leasehold
152, Merton Road SW18 5SP	SW18 5SP	SW18 5	15/12/2023	£715,000	£685,233	FALSE	Terraced	82	£8,720	£8,357	Freehold
154, Engadine Street SW18 5DT	SW18 5DT	SW18 5	23/11/2022	£1,360,000	£1,279,935	FALSE	Terraced	153	£8,889	£8,366	Freehold
63, Combemartin Road SW18 5PP	SW18 5PP	SW18 5	23/02/2022	£1,625,000	£1,490,250	FALSE	Detached	177	£9,181	£8,419	Freehold
3, Camborne Mews SW18 5ED	SW18 5ED	SW18 5	23/06/2023	£340,000	£337,774	FALSE	Flat	40	£8,500	£8,444	Leasehold
Apartment 6, 227, Wimbledon Park Road SW18 5RJ	SW18 5RJ	SW18 5	17/01/2023	£600,000	£584,051	FALSE	Flat	69	£8,696	£8,465	Leasehold
20, Lavenham Road SW18 5HA	SW18 5HA	SW18 5	23/08/2022	£1,410,105	£1,312,070	FALSE	Terraced	155	£9,097	£8,465	Freehold
Ground Floor Flat, 396, Merton Road SW18 5AD	SW18 5AD	SW18 5	10/02/2023	£490,000	£476,102	FALSE	Flat	56	£8,750	£8,502	Leasehold
22, Lavenham Road SW18 5HA	SW18 5HA	SW18 5	28/04/2022	£1,275,000	£1,233,214	FALSE	Terraced	145	£8,793	£8,505	Freehold
67, Gressenhall Road SW18 5OH	SW18 5OH	SW18 5	21/07/2023	£1,125,000	£1,105,786	FALSE	Terraced	130	£8,654	£8,506	Freehold
Second Floor Flat, 122, Merton Road SW18 5SP	SW18 5SP	SW18 5	29/07/2022	£356,500	£341,084	FALSE	Flat	40	£8,913	£8,527	Leasehold
134, Lavenham Road SW18 5EP	SW18 5EP	SW18 5	20/04/2022	£1,350,000	£1,305,756	FALSE	Terraced	153	£8,824	£8,534	Freehold
204, Elsenham Street SW18 5NR	SW18 5NR	SW18 5	26/10/2022	£1,183,000	£1,096,323	FALSE	Terraced	128	£9,242	£8,565	Freehold
23, Arcadian Place SW18 5JF	SW18 5JF	SW18 5	30/03/2022	£1,200,000	£1,156,443	FALSE	Flat	135	£8,889	£8,566	Leasehold
156, Engadine Street SW18 5DT	SW18 5DT	SW18 5	02/02/2024	£1,050,000	£1,030,307	FALSE	Terraced	120	£8,750	£8,586	Freehold
28, Gatwick Road SW18 5UF	SW18 5UF	SW18 5	20/09/2022	£1,102,500	£1,018,441	FALSE	Terraced	118	£9,343	£8,631	Freehold
18, Astonville Street SW18 5AL	SW18 5AL	SW18 5	21/10/2022	£512,500	£484,230	FALSE	Flat	56	£9,152	£8,647	Leasehold
Flat 3, 54, Wimbledon Park Road SW18 5SH	SW18 5SH	SW18 5	25/08/2023	£625,000	£622,655	FALSE	Flat	72	£8,681	£8,648	Leasehold
Flat 3, Downe Lodge, 39, Merton Road SW18 5SU	SW18 5SU	SW18 5	28/10/2022	£550,000	£519,662	FALSE	Flat	60	£9,167	£8,661	Leasehold
456, Merton Road SW18 5AE	SW18 5AE	SW18 5	27/07/2022	£1,365,000	£1,302,749	FALSE	Terraced	150	£9,100	£8,685	Freehold
6, Skeena Hill SW18 5PL	SW18 5PL	SW18 5	17/11/2022	£1,375,000	£1,278,045	FALSE	Semi_Detached	147	£9,354	£8,694	Freehold
158, Astonville Street SW18 5AG	SW18 5AG	SW18 5	27/07/2022	£1,405,888	£1,341,772	FALSE	Terraced	154	£9,129	£8,713	Freehold
Flat 3, 81, Balvernie Grove SW18 5RR	SW18 5RR	SW18 5	05/01/2024	£355,000	£348,760	FALSE	Flat	40	£8,875	£8,719	Leasehold
35, Clonmore Street SW18 5EU	SW18 5EU	SW18 5	22/02/2022	£1,250,000	£1,230,753	FALSE	Terraced	141	£8,865	£8,729	Freehold
80, Merton Road SW18 5SR	SW18 5SR	SW18 5	28/10/2022	£1,281,080	£1,187,217	FALSE	Terraced	136	£9,420	£8,730	Freehold
175, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	18/11/2022	£1,460,000	£1,374,047	FALSE	Terraced	157	£9,299	£8,752	Freehold
29, Longfield Street SW18 5RD	SW18 5RD	SW18 5	21/10/2022	£710,000	£657,979	FALSE	Terraced	75	£9,467	£8,773	Freehold
63, Brookwood Road SW18 5BG	SW18 5BG	SW18 5	10/04/2024	£1,325,000	£1,325,000	FALSE	Terraced	151	£8,775	£8,775	Freehold
83, Trentham Street SW18 5DH	SW18 5DH	SW18 5	13/11/2023	£1,000,000	£939,592	FALSE					

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
21, Trentham Street SW18 5AS	SW18 5AS	SW18 5	29/11/2023	£623,250	£585,601	FALSE	Terraced	66	£9,443	£8,873	Leasehold
65a, Wimbledon Park Road SW18 5SJ	SW18 5SJ	SW18 5	27/10/2023	£612,500	£595,128	FALSE	Flat	67	£9,142	£8,883	Leasehold
71, Pulborough Road SW18 5UL	SW18 5UL	SW18 5	29/06/2023	£1,060,000	£1,047,262	FALSE	Terraced	117	£9,060	£8,951	Freehold
43, Granville Road SW18 5SE	SW18 5SE	SW18 5	19/05/2023	£1,155,000	£1,151,997	FALSE	Terraced	128	£9,023	£9,000	Freehold
63, Heythorp Street SW18 5BS	SW18 5BS	SW18 5	18/09/2023	£1,225,000	£1,164,306	FALSE	Terraced	129	£9,496	£9,026	Freehold
1a, Sutherland Grove SW18 5PS	SW18 5PS	SW18 5	13/04/2023	£1,040,000	£1,003,661	FALSE	Semi_Detached	111	£9,369	£9,042	Freehold
132, Astonville Street SW18 5AG	SW18 5AG	SW18 5	28/07/2023	£1,457,209	£1,432,321	FALSE	Terraced	158	£9,223	£9,065	Freehold
505, Merton Road SW18 5LE	SW18 5LE	SW18 5	16/11/2023	£530,000	£507,996	FALSE	Flat	56	£9,464	£9,071	Leasehold
87, Granville Road SW18 5SF	SW18 5SF	SW18 5	25/03/2022	£835,000	£816,555	FALSE	Terraced	90	£9,278	£9,073	Freehold
103, Balvernie Grove SW18 5RQ	SW18 5RQ	SW18 5	23/05/2022	£540,995	£520,885	FALSE	Flat	57	£9,491	£9,138	Leasehold
109, Clonmore Street SW18 5HD	SW18 5HD	SW18 5	29/04/2022	£936,051	£905,374	FALSE	Terraced	99	£9,455	£9,145	Freehold
84, Sutherland Grove SW18 5QW	SW18 5QW	SW18 5	21/11/2022	£1,280,000	£1,189,744	FALSE	Semi_Detached	130	£9,846	£9,152	Freehold
118, Lavenham Road SW18 5HF	SW18 5HF	SW18 5	24/05/2023	£1,360,118	£1,356,582	FALSE	Terraced	148	£9,190	£9,166	Freehold
45, Bowman Mews SW18 5TN	SW18 5TN	SW18 5	25/02/2022	£255,000	£247,768	FALSE	Flat	27	£9,444	£9,177	Leasehold
78, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	30/08/2022	£1,175,515	£1,093,790	FALSE	Terraced	119	£9,878	£9,192	Freehold
96, Standen Road SW18 5TG	SW18 5TG	SW18 5	28/04/2023	£1,004,000	£992,787	FALSE	Terraced	108	£9,296	£9,192	Freehold
30, Longfield Street SW18 5RE	SW18 5RE	SW18 5	28/07/2022	£1,225,050	£1,169,181	FALSE	Terraced	127	£9,646	£9,206	Freehold
101, Pulborough Road SW18 5UL	SW18 5UL	SW18 5	29/08/2023	£1,710,000	£1,662,340	FALSE	Terraced	180	£9,500	£9,235	Freehold
156, Replingham Road SW18 5LJ	SW18 5LJ	SW18 5	18/08/2023	£543,000	£540,962	FALSE	Flat	58.41	£9,296	£9,261	Leasehold
41, Trentham Street SW18 5AS	SW18 5AS	SW18 5	22/06/2023	£625,000	£620,907	FALSE	Flat	67	£9,328	£9,267	Leasehold
129, Astonville Street SW18 5AQ	SW18 5AQ	SW18 5	28/04/2023	£910,000	£899,837	FALSE	Terraced	97	£9,381	£9,277	Freehold
51, Girdwood Road SW18 5OR	SW18 5OR	SW18 5	23/03/2023	£1,210,000	£1,152,381	FALSE	Semi_Detached	124	£9,758	£9,293	Freehold
125, Lavenham Road SW18 5ER	SW18 5ER	SW18 5	29/03/2023	£1,310,000	£1,278,889	FALSE	Terraced	137	£9,562	£9,335	Freehold
82, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	28/03/2023	£485,000	£476,475	FALSE	Flat	51	£9,510	£9,343	Leasehold
13a, Astonville Street SW18 5AN	SW18 5AN	SW18 5	28/09/2023	£575,000	£562,293	FALSE	Flat	60	£9,583	£9,372	Leasehold
186, Wimbledon Park Road SW18 5RL	SW18 5RL	SW18 5	23/01/2024	£1,000,000	£968,040	FALSE	Terraced	103	£9,709	£9,398	Freehold
155, Trentham Street SW18 5DH	SW18 5DH	SW18 5	22/03/2024	£1,250,000	£1,250,000	FALSE	Terraced	133	£9,399	£9,399	Freehold
11, Hambledon Road SW18 5UD	SW18 5UD	SW18 5	18/08/2023	£1,225,000	£1,190,857	FALSE	Terraced	126	£9,722	£9,451	Freehold
116, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	16/02/2022	£560,000	£544,117	FALSE	Flat	57.5	£9,739	£9,463	Leasehold
60, Clonmore Street SW18 5EY	SW18 5EY	SW18 5	11/12/2023	£1,160,000	£1,111,707	FALSE	Terraced	117	£9,915	£9,502	Freehold
23, Merton Road SW18 5ST	SW18 5ST	SW18 5	19/04/2023	£865,000	£855,339	FALSE	Terraced	90	£9,611	£9,504	Freehold
182, Engadine Street SW18 5DT	SW18 5DT	SW18 5	28/03/2024	£1,640,000	£1,640,000	FALSE	Terraced	172	£9,535	£9,535	Freehold
73, Lavenham Road SW18 5ES	SW18 5ES	SW18 5	16/09/2022	£1,394,900	£1,288,547	FALSE	Terraced	135	£10,333	£9,545	Freehold
81, Lavenham Road SW18 5ES	SW18 5ES	SW18 5	28/07/2023	£1,255,000	£1,233,565	FALSE	Terraced	129	£9,729	£9,563	Freehold
63, Trentham Street SW18 5AP	SW18 5AP	SW18 5	23/02/2022	£895,000	£881,219	FALSE	Terraced	92	£9,728	£9,578	Freehold
39, Brookwood Road SW18 5BQ	SW18 5BQ	SW18 5	21/04/2022	£1,291,265	£1,248,946	FALSE	Terraced	130	£9,933	£9,607	Freehold
172, Astonville Street SW18 5AG	SW18 5AG	SW18 5	12/05/2023	£1,330,000	£1,326,542	FALSE	Terraced	138	£9,638	£9,613	Freehold
84, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	17/11/2023	£1,425,000	£1,338,918	FALSE	Terraced	139	£10,252	£9,633	Freehold
Flat 1, 54, Merton Road SW18 5SS	SW18 5SS	SW18 5	29/07/2022	£657,599	£629,162	FALSE	Flat	65	£10,117	£9,679	Leasehold
92b, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	28/03/2022	£472,500	£455,349	FALSE	Flat	47	£10,053	£9,688	Leasehold
37, Lavenham Road SW18 5EZ	SW18 5EZ	SW18 5	24/10/2022	£1,035,000	£959,167	FALSE	Terraced	99	£10,455	£9,689	Freehold
152, Elborough Street, Southfields SW18 5DL	SW18 5DL	SW18 5	22/08/2022	£1,125,000	£1,046,787	FALSE	Terraced	108	£10,417	£9,692	Freehold
151, Trentham Street SW18 5DH	SW18 5DH	SW18 5	29/09/2023	£1,095,000	£1,040,747	FALSE	Terraced	107	£10,234	£9,727	Freehold
103, Engadine Street SW18 5DU	SW18 5DU	SW18 5	21/07/2023	£1,440,000	£1,415,406	FALSE	Terraced	145	£9,931	£9,761	Freehold
21, Astonville Street SW18 5AN	SW18 5AN	SW18 5	15/03/2024	£567,000	£567,000	FALSE	Flat	58	£9,776	£9,776	Leasehold
124, Balvernie Grove SW18 5RP	SW18 5RP	SW18 5	09/02/2023	£500,000	£485,819	FALSE	Flat	49	£10,204	£9,915	Leasehold
1, Heythorp Street SW18 5BW	SW18 5BW	SW18 5	18/08/2023	£1,312,000	£1,275,432	FALSE	Terraced	128	£10,250	£9,964	Freehold
119, Elborough Street, Southfields SW18 5DS	SW18 5DS	SW18 5	20/04/2023	£1,131,237	£1,118,603	FALSE	Terraced	112	£10,100	£9,988	Freehold
147, Trentham Street SW18 5DH	SW18 5DH	SW18 5	13/03/2023	£915,000	£893,270	FALSE	Terraced	89	£10,281	£10,037	Freehold
8, Combemartin Road SW18 5PR	SW18 5PR	SW18 5	13/02/2023	£1,785,000	£1,584,932	FALSE	Detached	157	£11,369	£10,095	Freehold
54, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	28/04/2023	£940,000	£929,502	FALSE	Terraced	92	£10,217	£10,103	Freehold
82, Pirbright Road SW18 5NA	SW18 5NA	SW18 5	17/08/2023	£1,452,000	£1,411,530	FALSE	Terraced	139	£10,446	£10,155	Freehold
13a, Trentham Street SW18 5AS	SW18 5AS	SW18 5	24/05/2023	£529,950	£528,954	FALSE	Flat	52	£10,191	£10,172	Leasehold
108, Standen Road SW18 5TS	SW18 5TS	SW18 5	30/10/2023	£515,000	£500,393	FALSE	Flat	49	£10,510	£10,212	Leasehold
62, Engadine Street SW18 5DA	SW18 5DA	SW18 5	24/05/2022	£925,000	£878,788	FALSE	Semi_Detached	86	£10,756	£10,218	Freehold
76, Trentham Street SW18 5AR	SW18 5AR	SW18 5	25/05/2023	£1,243,000	£1,239,769	FALSE	Terraced	121	£10,273	£10,246	Freehold
124, Astonville Street SW18 5AG	SW18 5AG	SW18 5	15/06/2023	£915,000	£904,004	FALSE	Terraced	88	£10,398	£10,273	Freehold
139, Clonmore Street SW18 5HD	SW18 5HD	SW18 5	30/05/2022	£1,100,000	£1,065,741	FALSE	Terraced	103	£10,680	£10,347	Freehold
194, Balvernie Grove SW18 5RW	SW18 5RW	SW18 5	24/06/2022	£1,110,000	£1,070,922	FALSE	Terraced	103	£10,777	£10,397	Freehold
28, Heythorp Street SW18 5BN	SW18 5BN	SW18 5	28/08/2023	£637,000	£634,610	FALSE	Flat	61	£10,443	£10,403	Leasehold
150, Revelstoke Road SW18 5PA	SW18 5PA	SW18 5	28/11/2022	£635,000	£609,187	FALSE	Flat	58	£10,948	£10,503	Leasehold
Ground Floor Flat, 86, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	22/07/2022	£730,000	£698,432	FALSE	Flat	66	£11,061	£10,582	Leasehold
First Floor Flat, 150, Elsenham Street SW18 5NP	SW18 5NP	SW18 5	30/05/2022	£618,000	£595,028	FALSE	Flat	56	£11,036	£10,626	Leasehold
427, Merton Road SW18 5LB	SW18 5LB	SW18 5	20/09/2022	£670,000	£630,798	FALSE	Flat	59	£11,356	£10,691	Leasehold
78, Standen Road SW18 5TG	SW18 5TG	SW18 5	02/02/2024	£470,000	£465,616	FALSE	Flat	43	£10,930	£10,828	Leasehold
110, Revelstoke Road SW18 5PB	SW18 5PB	SW18 5	28/07/2023	£890,000	£887,493	FALSE	Flat	76	£11,711	£11,678	Leasehold
89, Elsenham Street SW18 5NY	SW18 5NY	SW18 5	04/04/2024	£2,320,000	£2,320,000	FALSE	Terraced	195	£11,897	£11,897	Freehold
43, Pirbright Road SW18 5ND	SW18 5ND	SW18 5	24/11/2023	£1,255,000	£1,179,188	FALSE	Terraced	99	£12,677	£11,911	Freehold
110, Engadine Street SW18 5DT	SW18 5DT	SW18 5	21/07/2023	£1,083,464	£1,064,959	FALSE	Terraced	89	£12,174	£11,966	Freehold
20, Engadine Street SW18 5BH	SW18 5BH	SW18 5	12/01/2024	£1,550,000	£1,500,463	FALSE	Terraced	106	£14,623	£14,155	Freehold
16, Seymour Road SW18 5JA	SW18 5JA	SW18 5	21/12/2023	£1,355,000	£1,276,848	FALSE	Flat	70	£19,357	£18,241	Freehold
		SW18 5 Average							£8,666	£8,368	East of Southfield
26, Chapman Square SW19 5QS	SW19 5QS	SW19 5	25/05/2023	£405,000	£404,239	FALSE	Flat	54	£7,500	£7,486	Leasehold
70, Chapman Square SW19 5QU	SW19 5QU	SW19 5	22/03/2023	£740,000	£726,994	FALSE	Flat	96	£7,708	£7,573	Leasehold
Flat 7, Kingfisher Court, 15, Queensmere Road SW19 5PE	SW19 5PE	SW19 5	17/06/2022	£250,000	£240,054	FALSE	Flat	31	£8,065	£7,744	Leasehold
11, Chapman Square SW19 5QR	SW19 5QR	SW19 5	28/09/2023	£1,835,000	£1,744,083	FALSE	Terraced	224	£8,192	£7,786	Freehold
89, Chapman Square SW19 5QW	SW19 5QW	SW19 5	22/07/2022	£750,000	£717,568	FALSE	Flat	91	£8,242	£7,885	Leasehold
22, Albemarle, Wimbledon Park Side SW19 5NP	SW19 5NP	SW19 5	20/12/2022	£765,000	£741,945	FALSE	Flat	89	£8,596	£8,336	Leasehold
3, Boddicott Close SW19 5PT	SW19 5PT	SW19 5	26/08/2022	£790,000	£735,077	FALSE	Terraced	87	£9,080	£8,449	Freehold
36, Chapman Square SW19 5QT	SW19 5QT	SW19 5	25/02/2022	£875,000	£850,183	FALSE	Flat	97	£9,021	£8,765	Leasehold
		SW19 5 Average							£8,300	£8,003	South of Putney f
17, Claudia Place, Wimbledon SW19 6ES	SW19 6ES	SW19 6	19/12/2022	£465,000	£447,763	FALSE	Other	68	£6,838	£6,585	Leasehold
31, Thursley Gardens SW19 6JT	SW19 6JT	SW19 6	17/04/2023	£400,000	£397,753	FALSE	Flat	60	£6,667	£6,629	Leasehold
Flat 32, Wimbledon Park Court, Wimbledon Park Road SW19 6NN	SW19 6NN	SW19 6	29/03/2022	£332,500	£320,431	FALSE	Flat	48	£6,927	£6,676	Leasehold
44, Fulwood Walk SW19 6RB	SW19 6RB	SW19 6	23/06/2023	£360,000	£355,674	FALSE	Terraced	53	£6,792	£6,711	Freehold
Flat 14, Hansler Court, 59, Princes Way SW19 6HT	SW19 6HT	SW19 6	28/09/2022	£535,000	£503,697	FALSE	Flat	75	£7,133	£6,716	Leasehold
Flat 5, Clevedon Lodge, 87, Augustus Road SW19 6AS	SW19 6AS	SW19 6	18/08/2023	£414,750	£413,194	FALSE	Flat	60	£6,913	£6,887	Leasehold
321, Wimbledon Park Road SW19 6NP	SW19 6NP	SW19 6	18/05/2023	£1,125,000	£1,122,075	FALSE	Terraced	161	£6,988	£6,969	Freehold
6, George Wyver Close SW19 6RZ	SW19 6RZ	SW19 6	23/06/2023	£664,106	£656,125	FALSE	Terraced	94	£7,065	£6,980	Freehold
10, Windlesham Grove SW19 6AW	SW19 6AW	SW19 6	08/12/2023	£950,000	£910,450	FALSE	Terraced	130	£7,308	£7,003	Freehold
19, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	28/10/2022								

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
10, Fleur Gates, Princes Way SW19 6QQ	SW19 6QQ	SW19 6	27/09/2022	£1,000,000	£923,756	FALSE	Terraced	129	£7,752	£7,161	Freehold
73, Princes Way SW19 6HY	SW19 6HY	SW19 6	30/08/2022	£4,450,000	£3,901,609	FALSE	Detached	543	£8,195	£7,185	Freehold
135, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	27/05/2022	£375,000	£361,061	FALSE	Flat	50	£7,500	£7,221	Leasehold
30, Cambium Apartments, 1, Beatrice Place SW19 6BU	SW19 6BU	SW19 6	28/07/2023	£567,500	£565,901	FALSE	Flat	78	£7,276	£7,255	Leasehold
9, Pilsdon Close SW19 6DR	SW19 6DR	SW19 6	13/01/2023	£926,000	£888,188	FALSE	Terraced	122	£7,590	£7,280	Freehold
Flat 7, Doradus Court, Augustus Road SW19 6EX	SW19 6EX	SW19 6	14/02/2023	£340,000	£330,357	FALSE	Flat	45	£7,556	£7,341	Leasehold
27, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	16/12/2022	£455,000	£441,288	FALSE	Flat	60	£7,583	£7,355	Leasehold
61, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	24/05/2023	£1,200,000	£1,196,880	FALSE	Terraced	162	£7,407	£7,388	Freehold
Flat 11, Heritage House, 21, Inner Park Road SW19 6ED	SW19 6ED	SW19 6	25/02/2022	£550,000	£534,401	FALSE	Flat	72	£7,639	£7,422	Leasehold
Flat 7, Wingfield Court, 137, Beaumont Road SW19 6RY	SW19 6RY	SW19 6	20/11/2023	£605,000	£579,883	FALSE	Flat	77	£7,857	£7,531	Leasehold
41, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	24/10/2022	£230,000	£217,313	FALSE	Flat	28	£8,214	£7,761	Leasehold
Flat 1, Roosevelt Court, 84a, Augustus Road SW19 6EL	SW19 6EL	SW19 6	15/12/2023	£499,000	£485,291	FALSE	Flat	62	£8,048	£7,827	Leasehold
17, Southmead Road SW19 6SS	SW19 6SS	SW19 6	14/02/2023	£600,000	£579,805	FALSE	Other	74	£8,108	£7,835	Freehold
Flat B, 69, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	23/06/2022	£580,000	£556,926	FALSE	Flat	71	£8,169	£7,844	Leasehold
1, Tibbets Close SW19 6EF	SW19 6EF	SW19 6	13/01/2023	£780,000	£748,150	FALSE	Terraced	94	£8,298	£7,959	Freehold
Flat 10, Rosewater Court, 129, Beaumont Road SW19 6RY	SW19 6RY	SW19 6	05/04/2024	£435,000	£435,000	FALSE	Flat	54	£8,056	£8,056	Leasehold
11, Fleur Gates, Princes Way SW19 6QQ	SW19 6QQ	SW19 6	26/04/2023	£865,000	£855,339	FALSE	Terraced	106	£8,160	£8,069	Freehold
Flat 9, Marlborough, Inner Park Road SW19 6DX	SW19 6DX	SW19 6	17/01/2023	£245,000	£238,488	FALSE	Flat	29	£8,448	£8,224	Leasehold
18, Oak Park Gardens SW19 6AR	SW19 6AR	SW19 6	20/12/2022	£875,000	£823,864	FALSE	Semi_Detached	100	£8,750	£8,239	Freehold
1, Lewesdon Close SW19 6DP	SW19 6DP	SW19 6	28/06/2023	£855,000	£844,725	FALSE	Terraced	99	£8,636	£8,533	Freehold
131, Selhurst Close SW19 6AY	SW19 6AY	SW19 6	21/07/2023	£429,950	£428,739	FALSE	Flat	50	£8,599	£8,575	Leasehold
28, Kingscliffe Gardens SW19 6NR	SW19 6NR	SW19 6	26/10/2022	£1,720,000	£1,593,977	FALSE	Terraced	183	£9,399	£8,710	Freehold
Flat 10, Oakman House, Tilford Gardens SW19 6EP	SW19 6EP	SW19 6	21/01/2022	£412,050	£402,203	FALSE	Flat	46	£8,958	£8,744	Leasehold
Flat 6, 43, Augustus Road SW19 6LW	SW19 6LW	SW19 6	15/05/2023	£600,000	£598,872	FALSE	Flat	67	£8,955	£8,938	Leasehold
62, Southdean Gardens SW19 6NU	SW19 6NU	SW19 6	28/03/2022	£1,300,000	£1,271,283	FALSE	Terraced	141	£9,220	£9,016	Freehold
7b, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	25/05/2023	£730,000	£728,628	FALSE	Flat	80	£9,125	£9,108	Leasehold
97a, Gartmoor Gardens SW19 6NX	SW19 6NX	SW19 6	21/08/2023	£656,000	£637,716	FALSE	Flat	69	£9,507	£9,242	Freehold
15, Kingsmere Road SW19 6PY	SW19 6PY	SW19 6	18/08/2023	£3,000,000	£2,719,968	FALSE	Detached	290	£10,345	£9,379	Freehold
101, Whitlock Drive SW19 6SH	SW19 6SH	SW19 6	20/09/2022	£437,000	£411,431	FALSE	Flat	42	£10,405	£9,796	Leasehold
Flat 1, 254a, Wimbledon Park Road SW19 6NL	SW19 6NL	SW19 6	29/04/2022	£575,000	£548,652	FALSE	Flat	56	£10,268	£9,797	Leasehold
Flat F, 89, Victoria Drive SW19 6PT	SW19 6PT	SW19 6	20/12/2022	£495,000	£480,082	FALSE	Flat	49	£10,102	£9,798	Leasehold
1, Withercombe Road SW19 6AN	SW19 6AN	SW19 6	27/05/2022	£759,914	£721,949	FALSE	Semi_Detached	73	£10,410	£9,890	Freehold
57, Albert Drive SW19 6LA	SW19 6LA	SW19 6	23/09/2022	£2,348,500	£2,035,124	FALSE	Detached	194	£12,106	£10,490	Freehold
254a, Wimbledon Park Road SW19 6NL	SW19 6NL	SW19 6	29/04/2022	£625,000	£596,361	FALSE	Flat	56	£11,161	£10,649	Leasehold
6, Parkland Gardens, Southfields SW19 6DT	SW19 6DT	SW19 6	30/05/2022	£560,000	£539,184	FALSE	Flat	37	£15,135	£14,573	Leasehold
		SW19 6 Average							£8,356	£8,039	North West of Wimb
4, Manchuria Villas SW4 0AG	SW4 0AG	SW4 0	18/12/2023	£1,200,000	£1,115,361	FALSE	Terraced	147	£8,163	£7,587	Freehold
1, Manchuria Villas SW4 0AG	SW4 0AG	SW4 0	30/08/2023	£920,000	£827,233	FALSE	Terraced	100	£9,200	£8,272	Freehold
51a, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	21/01/2022	£717,014	£699,879	FALSE	Flat	84	£8,536	£8,332	Leasehold
43, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	19/05/2023	£1,040,000	£1,037,296	FALSE	Flat	122	£8,525	£8,502	Leasehold
67, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	25/07/2022	£1,160,000	£1,109,838	FALSE	Flat	113	£10,265	£9,822	Leasehold
67a, Wix'S Lane SW4 0AH	SW4 0AH	SW4 0	22/07/2022	£850,000	£813,243	FALSE	Flat	81	£10,494	£10,040	Leasehold
		SW4 0 Average							£9,197		North of Clapham
44, Clapham Common West Side SW4 9AR	SW4 9AR	SW4 9	15/12/2023	£2,800,000	£2,683,430	FALSE	Terraced	258	£10,853	£10,401	Freehold
25, Clapham Common West Side SW4 9AN	SW4 9AN	SW4 9	22/02/2023	£3,750,000	£3,530,844	FALSE	Semi_Detached	325	£11,538	£10,864	Freehold
58, Clapham Common West Side SW4 9AT	SW4 9AT	SW4 9	28/04/2023	£2,700,000	£2,669,845	FALSE	Terraced	244	£11,066	£10,942	Freehold
29, Clapham Common West Side SW4 9AN	SW4 9AN	SW4 9	27/01/2022	£2,910,000	£2,820,050	FALSE	Semi_Detached	243.03	£11,974	£11,604	Freehold
21, Clapham Common West Side SW4 9AN	SW4 9AN	SW4 9	08/11/2023	£17,000,000	£15,118,631	FALSE	Detached	930	£18,280	£16,257	Freehold
10, Salcombe Gardens, 57, Clapham Common North Side SW4 9RY	SW4 9RY	SW4 9	14/04/2023	£590,000	£586,685	FALSE	Flat	47	£12,553	£12,483	Leasehold
Second And Third Floor Flat, 120, Clapham Common North Side, Clapham SW4 9SP	SW4 9SP	SW4 9	23/06/2022	£1,253,000	£1,203,152	FALSE	Flat	127	£9,866	£9,474	Leasehold
Flat A, 101, Clapham Common North Side, Clapham SW4 9SQ	SW4 9SQ	SW4 9	16/06/2023	£745,000	£740,122	FALSE	Flat	68	£10,956	£10,884	Leasehold
117, Clapham Common North Side, Clapham SW4 9SP	SW4 9SP	SW4 9	09/06/2023	£2,525,000	£2,502,066	FALSE	Flat	131	£19,275	£19,100	Freehold
		SW4 9 Average							£12,929	£12,445	South West of Clapham
77, Silverthorne Road SW8 3HH	SW8 3HH	SW8 3	29/04/2022	£578,777	£552,256	FALSE	Flat	57	£10,154	£9,689	Leasehold
99, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	19/12/2023	£395,000	£378,555	FALSE	Terraced	67	£5,896	£5,650	Leasehold
113, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	23/11/2023	£765,000	£733,240	FALSE	Flat	89	£8,596	£8,239	Leasehold
88a, Ingelow Road SW8 3PF	SW8 3PF	SW8 3	24/11/2022	£716,500	£687,374	FALSE	Flat	83	£8,633	£8,282	Leasehold
10, Prairie Street SW8 3PU	SW8 3PU	SW8 3	20/01/2023	£1,287,500	£1,234,927	FALSE	Terraced	147	£8,759	£8,401	Freehold
60, Ingelow Road SW8 3PF	SW8 3PF	SW8 3	26/05/2022	£1,200,000	£1,162,626	FALSE	Terraced	137	£8,759	£8,486	Freehold
49a, Emu Road SW8 3PQ	SW8 3PQ	SW8 3	27/10/2023	£615,000	£597,557	FALSE	Flat	67	£9,179	£8,919	Leasehold
29a, Emu Road SW8 3PQ	SW8 3PQ	SW8 3	17/04/2023	£547,500	£544,424	FALSE	Flat	60	£9,125	£9,074	Leasehold
61, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	24/10/2022	£795,000	£751,148	FALSE	Flat	81	£9,815	£9,273	Leasehold
101, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	17/06/2022	£780,000	£748,969	FALSE	Flat	79	£9,873	£9,481	Leasehold
88, Ingelow Road SW8 3PF	SW8 3PF	SW8 3	23/03/2022	£625,000	£602,314	FALSE	Flat	63	£9,921	£9,561	Leasehold
117, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	14/02/2024	£780,000	£765,371	FALSE	Flat	79	£9,873	£9,688	Leasehold
85, Ingelow Road SW8 3PE	SW8 3PE	SW8 3	18/01/2024	£595,000	£584,542	FALSE	Flat	60	£9,917	£9,742	Leasehold
35a, Prairie Street SW8 3PL	SW8 3PL	SW8 3	30/03/2023	£650,000	£638,575	FALSE	Flat	59	£11,017	£10,823	Leasehold
6, Ingelow Road SW8 3QA	SW8 3QA	SW8 3	23/02/2024	£415,000	£411,129	FALSE	Flat	50	£8,300	£8,223	Leasehold
Flat 28, 152, Queenstown Road SW8 3QE	SW8 3QE	SW8 3	24/06/2022	£580,000	£556,926	FALSE	Flat	64	£9,063	£8,702	Leasehold
223c, Queenstown Road SW8 3QD	SW8 3QD	SW8 3	24/06/2022	£595,000	£571,329	FALSE	Flat	49.71	£11,969	£11,493	Leasehold
Flat C, 32, Queenstown Road SW8 3RX	SW8 3RX	SW8 3	28/10/2022	£295,000	£261,144	FALSE	Flat	45	£6,556	£5,803	Leasehold
Flat 2, Sutherland House, 131, Queenstown Road SW8 3RJ	SW8 3RJ	SW8 3	23/08/2022	£512,500	£481,233	FALSE	Flat	72	£7,118	£6,684	Leasehold
95a, Queenstown Road SW8 3RQ	SW8 3RQ	SW8 3	17/11/2023	£565,000	£541,543	FALSE	Flat	72	£7,847	£7,521	Leasehold
Flat 49, Newlands Terrace, 157, Queenstown Road SW8 3RN	SW8 3RN	SW8 3	25/08/2022	£511,500	£480,294	FALSE	Flat	61	£8,385	£7,874	Leasehold
Flat 15, Newlands Terrace, 169, Queenstown Road SW8 3RL	SW8 3RL	SW8 3	17/02/2022	£535,000	£519,826	FALSE	Flat	64	£8,359	£8,122	Leasehold
Flat 17, Newlands Terrace, 169, Queenstown Road SW8 3RL	SW8 3RL	SW8 3	26/08/2022	£555,000	£521,141	FALSE	Flat	63	£8,810	£8,272	Leasehold
93a, Queenstown Road SW8 3RQ	SW8 3RQ	SW8 3	15/02/2023	£715,000	£694,721	FALSE	Flat	83	£8,614	£8,370	Leasehold
Flat 62, Newlands Terrace, 153, Queenstown Road SW8 3RN	SW8 3RN	SW8 3	27/06/2023	£550,000	£546,399	FALSE	Flat	65	£8,462	£8,406	Leasehold
Flat 45, Newlands Terrace, 159, Queenstown Road SW8 3RN	SW8 3RN	SW8 3	29/09/2023	£506,000	£494,818	FALSE	Flat	58	£8,724	£8,531	Leasehold
Flat 12, 140, Queenstown Road SW8 3RR	SW8 3RR	SW8 3	23/05/2022	£600,000	£577,697	FALSE	Flat	66	£9,091	£8,753	Leasehold
74a, Queenstown Road SW8 3RY	SW8 3RY	SW8 3	21/04/2022	£540,000	£515,256	FALSE	Flat	56	£9,643	£9,201	Leasehold
Flat 10, Sutherland House, 133 - 135, Queenstown Road SW8 3RJ	SW8 3RJ	SW8 3	29/03/2022	£555,000	£534,855	FALSE	Flat	57	£9,737	£9,383	Leasehold
39, Tennyson Street SW8 3SU	SW8 3SU	SW8 3	30/10/2023	£612,000	£580,241	FALSE	Flat	71	£8,620	£8,172	Leasehold
13a, Tennyson Street SW8 3ST	SW8 3ST	SW8 3	19/05/2023	£582,000	£580,906	FALSE	Flat	62	£9,387	£9,369	Leasehold
44, Tennyson Street SW8 3SU	SW8 3SU	SW8 3	15/03/2023	£650,000	£638,575	FALSE	Flat	66	£9,848	£9,675	Leasehold
40, Tennyson Street SW8 3SU	SW8 3SU	SW8 3	24/11/2022	£630,000	£599,764	FALSE	Other	59	£10,678	£10,165	Leasehold
32, Tennyson Street SW8 3ST	SW8 3ST	SW8 3	27/05/2022	£555,000	£534,370	FALSE	Flat	51	£10,882	£10,478	Leasehold
33, Montefiore Street SW8 3TP	SW8 3TP	SW8 3	10/11/2023	£580,000	£544,963	FALSE	Terraced	94	£6,170	£5,797	Freehold
107, Tennyson Street SW8 3TH	SW8 3TH	SW8 3	22/02/2023	£445,000	£427,185	FALSE	Flat	61	£7,295	£7,003	Leasehold
9, Robertson Street SW8 3TJ	SW8 3TJ	SW8 3	15/06/2023	£1,012,000	£999,839	FALSE	Terraced	137	£7,387	£7,298	Freehold
1a, Montefiore Street SW8 3TL	SW8 3TL	SW8 3	29/07/2022	£450,000	£430,541	FALSE	Flat	52	£8,654	£8,280	Leasehold
42, Montefiore Street SW8 3TP	SW8 3TP	SW8 3	30/10/2023	£979,625	£928,78						

Address	Postcode	Postcode Sector	Date sold	Sold price	Estimated market value	New build	Subcategory	Floor area m²	Price per m²	Market price per m²	Tenure
17, Aragon Court, 24, Ascalon Street SW8 4AN	SW8 4AN	SW8 4	28/04/2023	£620,000	£616,517	FALSE	Flat	69	£8,986	£8,935	Leasehold
Apartment 54, Foundry House, 5, Lockington Road SW8 4BE	SW8 4BE	SW8 4	17/04/2023	£860,000	£855,169	FALSE	Flat	87	£9,885	£9,830	Leasehold
Apartment 17, Foundry House, 5, Lockington Road SW8 4BE	SW8 4BE	SW8 4	27/01/2023	£838,000	£815,725	FALSE	Flat	81	£10,346	£10,071	Leasehold
Flat 66, Seldon House, Stewarts Road SW8 4DP	SW8 4DP	SW8 4	24/03/2022	£386,000	£371,989	FALSE	Flat	58	£6,655	£6,414	Leasehold
Flat 33, Viridian Apartments, 75, Battersea Park Road SW8 4DA	SW8 4DA	SW8 4	18/01/2024	£485,000	£476,475	FALSE	Flat	69	£7,029	£6,905	Leasehold
Flat 215, Viridian Apartments, 75, Battersea Park Road SW8 4DG	SW8 4DG	SW8 4	28/07/2023	£550,000	£548,451	FALSE	Flat	69	£7,971	£7,949	Leasehold
Flat 90, Viridian Apartments, 75, Battersea Park Road SW8 4DA	SW8 4DA	SW8 4	23/02/2024	£710,000	£703,377	FALSE	Flat	81	£8,765	£8,684	Leasehold
Flat 27, Viridian Apartments, 75, Battersea Park Road SW8 4DA	SW8 4DA	SW8 4	24/05/2022	£395,000	£380,317	FALSE	Flat	42	£9,405	£9,055	Leasehold
Flat 203, Viridian Apartments, 75, Battersea Park Road SW8 4DG	SW8 4DG	SW8 4	25/03/2022	£430,000	£414,392	FALSE	Flat	45	£9,556	£9,209	Leasehold
Flat 198, Viridian Apartments, 75, Battersea Park Road SW8 4DG	SW8 4DG	SW8 4	15/03/2023	£480,000	£471,563	FALSE	Flat	43	£11,163	£10,967	Leasehold
Apartment 49, Brogan House, 9, St Josephs Street SW8 4EU	SW8 4EU	SW8 4	09/06/2023	£840,000	£834,500	FALSE	Flat	79	£10,633	£10,563	Leasehold
Apartment 33, Brogan House, 9, St Josephs Street SW8 4EU	SW8 4EU	SW8 4	11/12/2023	£590,000	£573,791	FALSE	Flat	50	£11,800	£11,476	Leasehold
Flat 7, West Elms Studios, 104a, Stewarts Road SW8 4UG	SW8 4UG	SW8 4	25/11/2022	£504,000	£483,512	FALSE	Flat	75	£6,720	£6,447	Leasehold
Flat 15, West Elms Studios, 104a, Stewarts Road SW8 4UG	SW8 4UG	SW8 4	16/02/2023	£360,000	£349,790	FALSE	Flat	51	£7,059	£6,859	Leasehold
		SW8 4 Average							£8,998	£8,812	East of Battersea
Flat 77, Riverside Court, 20, Nine Elms Lane SW8 5BZ	SW8 5BZ	SW8 5	16/06/2023	£880,000	£874,238	FALSE	Flat	108	£8,148	£8,095	Leasehold
Flat 83, Riverside Court, 20, Nine Elms Lane SW8 5BZ	SW8 5BZ	SW8 5	28/10/2022	£885,000	£836,183	FALSE	Flat	100	£8,850	£8,362	Leasehold
Flat 91, Riverside Court, 20, Nine Elms Lane SW8 5BZ	SW8 5BZ	SW8 5	20/06/2023	£625,000	£620,907	FALSE	Flat	61	£10,246	£10,179	Leasehold
Flat 2, Riverside Court, 20, Nine Elms Lane SW8 5DB	SW8 5DB	SW8 5	27/01/2023	£700,000	£681,393	FALSE	Flat	74	£9,459	£9,208	Leasehold
Flat 23, Riverside Court, 20, Nine Elms Lane SW8 5DB	SW8 5DB	SW8 5	30/03/2023	£675,000	£663,136	FALSE	Flat	70	£9,643	£9,473	Leasehold
Flat 52, Elm Quay Court, 30, Nine Elms Lane SW8 5DF	SW8 5DF	SW8 5	16/12/2022	£617,000	£598,405	FALSE	Flat	63	£9,794	£9,498	Leasehold
Flat 57, Elm Quay Court, 30, Nine Elms Lane SW8 5DF	SW8 5DF	SW8 5	27/05/2022	£880,000	£847,289	FALSE	Flat	76	£11,579	£11,149	Leasehold
		SW8 5 Average							£9,674	£9,423	Nine Elms

Appendix 3 - Commercial lettings data

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/04/2023	01/05/2023	71A Tennyson St	London	GRND	250	72.00	Asking		18,000.00	Industrial					Direct	
22/03/2024	21/04/2024	9 Ferrier St	London	GRND	2,185	38.90	Achieved	FRI	84,996.50	Industrial					Direct	1 yr 10 mos
10/11/2022	18/11/2022	Jaggard Way	London	GRND	1,500	34.00	Achieved	FRI	51,000.00	Industrial					Direct	
30/11/2022	01/12/2022	Rosemary Rd	London	GRND	1,100	33.50	Achieved	FRI	36,850.00	Industrial					Direct	
23/06/2023	23/06/2023	271 Merton Rd	London	GRND	2,481	33.17	Achieved	IRI	82,294.77	Industrial	12.79	31,744.00			Direct	7 yrs 8 mos
25/09/2023	25/09/2023	Culvert Pl	London	GRND	2,694	33.00	Achieved		88,902.00	Industrial					Direct	5 yrs
10/08/2022	11/08/2022	Rosemary Rd	London	GRND	1,100	33.00	Achieved	FRI	36,300.00	Industrial					Direct	
21/12/2023	21/12/2023	Glenville Mews	London	GRND	2,675	31.40	Achieved	FRI	83,995.00	Industrial					Direct	5 yrs
08/07/2024	07/08/2024	Culvert Pl	London	GRND	4,064	31.00	Asking	FRI	125,984.00	Industrial					Direct	
02/10/2023	02/10/2023	2-8 Levenson Rd	London	GRND	807	30.98	Asking	FRI	25,000.86	Industrial					Direct	
12/04/2024	12/05/2024	Linford St	London	GRND	1,820	30.00	Achieved		54,600.00	Industrial					Direct	6 yrs
27/07/2022	26/08/2022	Glenville Mews	London	GRND	1,073	30.00	Asking		32,190.00	Industrial					Direct	
02/08/2023	01/09/2023	5 St. Martin's Way	London	GRND	2,375	28.50	Asking		67,687.50	Industrial	11.75	27,904.00			Direct	
28/02/2024	28/02/2024	St Martins Way	London	GRND,1	2,375	28.00	Achieved		66,500.00	Industrial					Direct	5 yrs
25/08/2022	25/08/2022	St. Martin's	London	GRND	3,302	27.43	Asking		90,573.86	Industrial	4.80	15,843.00	0.65	2,146.30	Direct	
04/08/2022	08/08/2022	Ferrier St	London	GRND	2,770	27.00	Achieved		74,790.00	Industrial					Direct	3 yrs
31/12/2023	03/01/2024	9 Ferrier St	London	GRND	2,035	26.57	Asking	FRI	54,069.95	Industrial					Direct	
31/03/2023	31/03/2023	St. Martin's	London	GRND	1,934	25.66	Asking	FRI	49,626.44	Industrial	8.58	16,592.00	0.59	1,141.06	Direct	
31/03/2023	31/03/2023	St. Martin's	London	1st	1,005	25.66	Asking	FRI	25,788.30	Industrial	16.51	16,592.00	0.59	592.95	Direct	
31/03/2023	31/03/2023	St. Martin's	London	2nd	549	25.66	Asking	FRI	14,087.34	Industrial	30.22	16,592.00	0.59	323.91	Direct	
02/01/2024	02/01/2024	56-58 Ingate Pl	London	GRND	1,366	25.62	Achieved		34,996.92	Industrial					Direct	6 yrs
18/03/2024	18/03/2024	St Martins Way	London	GRND,1	2,292	25.00	Achieved		57,300.00	Industrial					Direct	5 yrs
07/09/2022	09/09/2022	Nine Elms Ln	London	GRND	477	25.00	Asking		11,925.00	Industrial					Direct	
01/05/2023	01/05/2023	27 Lydden Rd	London	GRND	4,821	22.50	Asking		108,472.50	Industrial	6.80	32,768.00			Direct	
25/11/2022	27/11/2022	Ferrier St	London	GRND	4,407	20.42	Achieved	FRI	89,990.94	Industrial					Direct	3 yrs
01/03/2023	01/03/2023	Riverside Rd	London	GRND	2,000	20.00	Asking		40,000.00	Industrial	1.32	2,644.70			Assignment	
03/07/2023	05/07/2023	80-100 Gwynne Rd	London	GRND	12,639	13.16	Achieved	FRI	166,329.24	Industrial	5.27	66,560.00			Direct	2 yrs
01/08/2022	05/08/2022	24-36 Ingate Pl	London	GRND,1-2	19,337	33.00	Achieved		638,121.00	Light industrial					Direct	15 yrs
27/09/2023	27/10/2023	Glenville Mews	London	GRND	1,531	32.95	Achieved	FRI	50,446.45	Light industrial	18.40	28,166.00			Direct	5 yrs
01/11/2022	01/11/2022	Stewarts Ln	London	GRND	769	31.85	Achieved	FRI	24,492.65	Light industrial					Direct	6 yrs
29/01/2024	28/02/2024	Glenville Mews	London	GRND	1,531	31.50	Achieved	FRI	48,226.50	Light industrial					Direct	3 yrs
14/02/2024	15/03/2024	Glenville Mews	London	GRND	2,059	30.00	Achieved		61,770.00	Light industrial					Direct	3 yrs
09/10/2023	12/10/2023	3-4 Podmore Rd	London	GRND,1	970	30.00	Achieved	FRI	29,100.00	Light industrial	32.12	31,154.00			Direct	2 yrs
27/07/2022	26/08/2022	Glenville Mews	London	GRND	1,514	30.00	Asking	FRI	45,420.00	Light industrial					Sublease	
14/07/2022	14/07/2022	Glenville Mews @ Kimber Road	London	GRND	1,514	30.00	Achieved	FRI	45,420.00	Light industrial					Direct	5 yrs
04/07/2022	08/07/2022	Ferrier St	London	GRND	2,770	27.50	Achieved		76,175.00	Light industrial					Direct	3 yrs
01/10/2022	01/11/2022	Queens Circus	London	GRND	3,272	25.97	Achieved	FRI	84,973.84	Light industrial					Direct	10 yrs
12/01/2024	14/01/2024	56-58 Ingate Pl	London	GRND	1,352	25.89	Achieved	FRI	35,003.28	Light industrial					Direct	6 yrs
18/07/2023	19/07/2023	Cranleigh Mews	London	GRND	1,050	25.00	Achieved	FRI	26,250.00	Light industrial	6.67	7,000.00			Direct	2 yrs
30/08/2023	29/09/2023	Queens Circus Circus	London	GRND	2,448	22.58	Asking		55,275.84	Light industrial					Direct	
01/01/2023	01/01/2023	Pagden St	London	GRND	1,240	22.58	Achieved		27,999.20	Light industrial					Direct	6 yrs
15/09/2023	15/09/2023	73 Lydden Grv	London	GRND,1	2,322	21.53	Achieved	FRI	49,992.66	Light industrial	4.35	10,105.00			Direct	5 yrs
18/12/2023	20/12/2023	Lombard Rd	London	GRND,MEZZ	1,639	20.13	Achieved	FRI	32,993.07	Light industrial	14.03	23,000.00			Direct	5 yrs
08/02/2024	12/02/2024	48 Havelock Ter	London	GRND	3,600	19.44	Achieved	FRI	69,984.00	Light industrial					Direct	2 yrs
01/08/2022	01/08/2022	Poyntz Rd	London	GRND	777	19.30	Achieved	FRI	14,996.10	Light industrial					Direct	6 yrs
01/02/2024	01/02/2024	9-19 Summerstown	London	GRND,MEZZ	1,731	19.06	Achieved		32,992.86	Light industrial	6.44	11,146.00			Direct	
02/01/2023	02/01/2023	Pagden St	London	GRND	1,128	16.84	Achieved		18,995.52	Light industrial					Direct	6 yrs
28/03/2024	02/04/2024	3 Kimber Rd	London	GRND,MEZZ	3,035	8.23	Achieved	FRI	24,978.05	Light industrial					Direct	20 yrs
Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
04/07/2022	02/08/2022	Embassy Gardens	London	9-10	21,281	65.00	Achieved		1,383,265.00	Office					Direct	5 yrs
16/09/2022	16/10/2022	Circus Rd	London	1st	25,675	56.50	Asking		1,450,637.50	Office					Direct	
19/12/2023	21/12/2023	7 Eastfield	London	GRND	194	51.55	Achieved	FRI	10,000.70	Office					Direct	
29/07/2022	29/07/2022	160 Falcon Rd	London	2nd	1,670	48.50	Achieved		80,995.00	Office					Direct	5 yrs
26/01/2024	26/01/2024	230-236 Lavender HI	London	2nd	1,091	47.49	Achieved	FRI	51,811.59	Office					Direct	2 yrs
25/07/2023	27/07/2023	188 Kirtling St	London	GRND	2,082	45.63	Achieved	FRI	95,001.66	Office					Direct	5 yrs
01/03/2023	01/03/2023	25 Northcote Rd	London	1st	660	45.00	Asking		29,700.00	Office					Direct	
01/08/2022	23/08/2022	230-236 Lavender HI	London	2nd	635	45.00	Achieved		28,575.00	Office					Direct	3 yrs
01/12/2022	01/12/2022	80-82 Silverthorne Rd	London	GRND	2,795	42.50	Achieved		118,787.50	Office					Direct	5 yrs
09/11/2022	10/11/2022	80 Silverthorne Rd	London	1st	2,795	42.50	Achieved		118,787.50	Office					Direct	5 yrs
23/08/2023	22/09/2023	1A Embankment	London	GRND,1	2,560	40.00	Asking	FRI	102,400.00	Office					Direct	
14/11/2022	12/05/2023	230-236 Lavender HI	London	1st	2,016	40.00	Achieved		80,640.00	Office					Direct	3 yrs
13/10/2022	12/11/2022	80-82 Silverthorne Rd	London	1st	344	40.00	Achieved	FRI	13,760.00	Office					Direct	1 yr
04/01/2023	05/01/2023	80 Silverthorne Rd	London	1st	350	39.50	Achieved		13,825.00	Office					Direct	2 yrs
21/03/2024	27/03/2024	5 Eastfields Ave	London	GRND	372	38.98	Achieved	FRI	14,500.56	Office					Direct	1 yr
18/09/2023	20/09/2023	1 Battersea Bridge Rd	London	2nd	738	38.21	Achieved	FRI	28,198.98	Office	23.67	17,465.00			Direct	9 mos
04/07/2023	03/08/2023	1 Bellevue Rd	London	1st	830	37.50	Asking		31,125.00	Office	10.33	8,575.00			Direct	
12/09/2022	12/09/2022	1 Port House	London	GRND	481	37.50	Achieved		18,037.50	Office					Direct	3 yrs
11/09/2022	12/09/2022	1 Port House	London	GRND	377	37.50	Achieved		14,137.50	Office	13.57	5,114.75			Direct	3 yrs
11/09/2022	12/09/2022	1 Port House	London	GRND	490	37.50	Achieved		18,375.00	Office	12.73	6,237.50			Direct	3 yrs
11/09/2022	12/09/2022	1 Port House	London	GRND	1,500	37.50	Achieved		56,250.00	Office	11.89	17,839.25			Direct	3 yrs
03/10/2022	03/10/2022	178 Garratt Ln	London	GRND	495	37.37	Asking	FRI	18,498.15	Office					Direct	15 yrs
01/12/2022	06/12/2022	80 Silverthorne Rd	London	GRND	745	37.00	Achieved	FRI	27,565.00	Office					Direct	3 yrs
11/11/2022	14/11/2022	6 Buckhold Rd	London	GRND	1,526	36.70	Achieved		56,004.20	Office					Direct	9 mos
24/04/2023	24/04/2023	55 Felsham Rd	London	GRND	1,960	35.70	Asking		69,972.00	Office					Direct	
12/07/2022	13/07/2022	53-55 Felsham Rd	London	GRND	354	35.31	Asking		12,499.74	Office					Direct	
11/03/2024	11/03/2024	1 Bellevue Rd	London	1st	780	35.00	Achieved		27,300.00	Office					Direct	
03/01/2024	05/01/2024	18-20 Hillgate Pl	London	2nd	361	35.00	Achieved		12,635.00	Office	13.76	4,968.00			Direct	3 yrs
08/09/2023	18/09/2023	88 Upper Richmond Rd	London	GRND	765	35.00	Achieved	FRI	26,775.00	Office	58.56	44,800.00			Direct	3 yrs
06/07/2023	06/07/2023	1 Bellevue Rd	London	2nd	716	35.00	Asking		25,060.00	Office					Direct	
06/07/2023	06/07/2023	1 Bellevue Rd	London	2nd	680	35.00	Asking		23,800.00	Office					Direct	
04/07/2023	03/08/2023	1 Bellevue Rd	London	1st	680	35.00	Asking		23,800.00	Office	9.91	6,737.50			Direct	
05/01/2023	05/01/2023	Smugglers Way	London	GRND,1	10,368	35.00	Asking		362,880.00	Office					Direct	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/09/2022	05/09/2022	7 Eastfield	London	GRND	607	35.00	Achieved	FRI	21,245.00	Office					Direct	3 yrs
01/07/2022	04/07/2022	53-55 Felsham Rd	London	1,MEZZ	533	35.00	Asking		18,655.00	Office					Direct	
04/01/2023	06/04/2023	1 Brewhouse	London	GRND,1	2,465	34.50	Asking	FRI	85,042.50	Office			3.57	8,800.05	Direct	
05/10/2022	07/10/2022	7 Eastfield	London	GRND	2,135	34.50	Achieved	FRI	73,657.50	Office					Direct	3 yrs
19/10/2023	25/10/2023	Osiers Rd	London	1st	791	34.13	Achieved	FRI	26,996.83	Office	10.56	8,356.00			Direct	5 yrs
01/08/2022	01/08/2022	8 Hester Rd	London	GRND,MEZZ	10,329	33.60	Effective	FRI	347,040.24	Office	12.64	130,560.00	1.18	12,188.22	Direct	15 yrs
01/06/2023	05/07/2023	Juniper Dr	London	GRND	1,609	32.69	Achieved	FRI	52,598.21	Office					Direct	15 yrs
13/09/2023	13/10/2023	18-20 Hillgate Pl	London	1st	1,087	32.50	Achieved		35,327.50	Office	4.57	4,968.00			Direct	3 yrs
12/01/2023	11/02/2023	18-20 Hillgate Pl	London	1st	400	32.50	Achieved		13,000.00	Office					Direct	3 yrs
01/01/2023	01/01/2023	18-20 Hillgate Pl	London	2nd	287	32.50	Asking		9,327.50	Office					Direct	3 yrs
01/11/2022	01/11/2022	18-20 Hillgate Pl	London	2nd	336	32.50	Asking		10,920.00	Office					Direct	3 yrs
11/10/2023	17/10/2023	8 Battersea Park Rd	London	GRND	1,230	30.00	Achieved	FRI	36,900.00	Office	13.01	16,000.00			Direct	10 yrs
08/11/2022	09/11/2022	18 Molasses Row	London	GRND	1,000	30.00	Achieved	FRI	30,000.00	Office					Direct	3 yrs
24/03/2023	27/03/2023	Smugglers Way	London	1st	1,365	29.30	Achieved	FRI	39,994.50	Office					Direct	10 yrs
30/03/2023	02/04/2023	106-108 Stewarts Rd	London	BSMT,GRND,1	6,247	29.00	Achieved	FRI	181,163.00	Office	2.40	14,970.00			Direct	5 yrs
01/07/2022	31/07/2022	4A Disraeli Rd	London	GRND,1	2,966	28.00	Achieved	FRI	83,048.00	Office					Direct	12 yrs
18/10/2023	25/10/2023	212 St Ann's Hl	London	GRND	592	27.87	Achieved	FRI	16,499.04	Office					Direct	5 yrs
01/04/2023	01/04/2023	62-64A Webb St	London	GRND	265	27.54	Achieved	FRI	7,298.10	Office					Direct	1 yr
13/03/2024	19/03/2024	Putney Bridge Rd	London	GRND	1,428	27.31	Achieved	FRI	38,998.68	Office					Direct	5 yrs
16/09/2022	19/09/2022	9-21 Osiers Rd	London	GRND	1,506	27.00	Achieved	FRI	40,662.00	Office					Direct	10 yrs
01/09/2022	01/09/2022	284B Battersea Park Rd	London	GRND,1	760	26.31	Asking		19,995.60	Office					Assignment	
12/05/2023	13/05/2023	15 Thrale Rd	London	BSMT,GRND	692	26.01	Achieved	FRI	17,998.92	Office	3.68	2,544.90			Direct	5 yrs
28/02/2024	29/02/2024	Eastfields Ave	London	GRND	1,047	25.79	Achieved	FRI	27,002.13	Office					Direct	3 yrs
01/09/2023	01/09/2023	Gartons Way	London	GRND	1,833	25.76	Asking		47,218.08	Office					Direct	
07/10/2022	07/10/2022	63-65 Garratt Ln	London	GRND	2,314	25.00	Asking	FRI	57,850.00	Office	9.01	20,849.14			Direct	
17/10/2023	23/10/2023	Clove Hitch	London	GRND	1,066	24.50	Achieved	FRI	26,117.00	Office	11.49	12,250.00			Direct	2 yrs
08/11/2022	08/12/2022	142 Battersea Park Rd	London	BSMT,GRND	1,491	24.14	Achieved	FRI	35,992.74	Office					Direct	10 yrs
03/07/2023	04/07/2023	John Archer Way	London	1st	525	23.62	Achieved	FRI	12,400.50	Office	9.00	4,725.00			Direct	5 yrs
15/11/2022	15/11/2022	142 Battersea Park Rd	London	GRND	2,090	23.61	Asking		49,344.90	Office					Direct	
11/12/2023	14/12/2023	1 Filament Walk	London	GRND	3,744	22.97	Achieved	FRI	85,999.68	Office					Direct	5 yrs
28/08/2023	28/08/2023	4 Crescent Stables	London	GRND,1-2	1,308	22.70	Effective	FRI	29,694.47	Office	7.37	9,637.00			Direct	5 yrs
29/09/2023	29/10/2023	14-16 Mitcham Rd	London	1st	1,700	22.35	Asking		37,995.00	Office					Direct	5 yrs
23/10/2023	31/10/2023	John Archer Way	London	GRND	560	22.00	Achieved	FRI	12,320.00	Office	5.35	2,994.00			Direct	1 yr
11/12/2023	11/12/2023	91 Bedford Hill Hl	London	GRND	3,800	21.32	Achieved	FRI	81,016.00	Office	2.84	10,800.00			Direct	10 yrs
09/10/2023	08/11/2023	Arch 701 Pagden St	London	GRND,MEZZ	1,996	20.19	Achieved	FRI	40,299.24	Office	4.04	8,064.00			Direct	3 yrs
18/04/2023	19/04/2023	22 Hardwicks Sq	London	BSMT,GRND	2,669	16.48	Achieved	FRI	43,985.12	Office					Direct	10 yrs
18/11/2022	19/11/2022	1 Battersea Bridge Rd	London	4th	4,554	15.37	Achieved		69,994.98	Office					Direct	9 mos
01/08/2023	03/08/2023	1 Battersea Bridge Rd	London	GRND	4,084	14.82	Achieved	FRI	60,524.88	Office					Direct	
01/04/2023	01/04/2023	62-64A Webb St	London	GRND	265	13.21	Achieved	FRI	3,500.65	Office					Direct	6 mos

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
23/02/2024	25/02/2024	165-176 Putney High St	London	GRND	220	113.64	Achieved	FRI	25,000.00	Retail					Direct	6 yrs
05/07/2022	06/07/2022	165-176 Putney High St	London	GRND	270	111.11	Achieved	FRI	30,000.00	Retail					Direct	10 yrs
21/02/2024	22/03/2024	11 Mitcham	London	GRND	416	100.96	Achieved	FRI	42,000.00	Retail					Assignment	10 yrs
05/03/2024	05/03/2024	42 Tooting High St	London	GRND	560	100.00	Achieved	FRI	56,000.00	Retail					Direct	15 yrs
16/12/2022	18/12/2022	161-163 Putney High St	London	GRND	600	100.00	Achieved	FRI	60,000.00	Retail					Direct	12 yrs
03/11/2023	03/11/2023	100 Felsham Rd	London	GRND	160	97.50	Achieved	FRI	15,600.00	Retail					Direct	10 yrs
20/09/2023	20/10/2023	110 Northcote Rd	London	GRND	395	94.94	Asking		37,501.30	Retail					Direct	
12/06/2023	12/06/2023	178 Lavender	London	GRND	316	94.94	Asking		30,001.04	Retail	32.59	10,299.00			Direct	10 yrs
01/11/2022	16/02/2023	86-90 Putney High St	London	GRND	783	89.40	Achieved		70,000.00	Retail					Direct	10 yrs
30/09/2022	30/10/2022	92 Putney High St	London	GRND	744	87.37	Asking		65,000.00	Retail					Direct	
01/09/2022	01/09/2022	4 Balham Station Rd	London	GRND	383	86.51	Asking		33,133.33	Retail					Direct	
27/07/2023	26/08/2023	67 St Johns Rd	London	GRND	778	83.55	Asking		65,000.00	Retail	29.61	23,040.00			Direct	
27/03/2024	20/07/2024	167A Putney High St	London	GRND	300	83.33	Achieved	FRI	25,000.00	Retail					Direct	10 yrs
14/10/2022	29/12/2022	46 Mitcham Rd	London	GRND	700	82.86	Asking		58,000.00	Retail					Assignment	
10/01/2024	09/02/2024	71 St Johns Rd	London	GRND	795	81.76	Asking		64,999.20	Retail	26.21	20,833.25			Direct	
18/10/2022	18/10/2022	167-169 Balham High	London	GRND	1,400	80.14	Effective	FRI	112,197.67	Retail	43.89	61,440.00			Direct	10 yrs
08/03/2024	08/04/2024	30-38 Northcote Rd	London	GRND	4,432	78.97	Asking		349,995.04	Retail					Direct	
21/11/2023	22/11/2023	Jaggard Way	London	GRND	108	74.07	Achieved	FRI	8,000.00	Retail	24.95	2,695.00			Direct	5 yrs
31/01/2024	31/01/2024	162 Mitcham Rd	London	GRND	215	69.77	Achieved	FRI	15,000.00	Retail					Direct	10 yrs
14/10/2022	13/11/2022	15 Thrale Rd	London	GRND	258	69.77	Achieved	FRI	18,000.00	Retail					Direct	10 yrs
10/05/2024	11/07/2024	120 Northcote Rd	London	GRND	850	67.65	Achieved		57,500.00	Retail					Direct	10 yrs
25/04/2024	25/04/2024	127 St John's Hl	London	GRND	449	66.82	Achieved	FRI	30,000.00	Retail	32.85	14,750.00			Direct	5 yrs
18/05/2023	02/07/2023	235A Wimbledon Park Rd	London	GRND	243	65.84	Achieved	FRI	16,000.00	Retail	24.20	5,880.00			Direct	10 yrs
12/10/2023	12/10/2023	20 Northcote Rd	London	GRND	690	65.01	Effective	FRI	44,858.55	Retail	24.95	17,215.50			Direct	15 yrs
03/11/2023	03/11/2023	42 Northcote Rd	London	GRND	673	63.89	Achieved	FRI	43,000.00	Retail	34.62	23,296.00			Assignment	10 yrs
19/04/2023	20/04/2023	180 Balham High Rd	London	BSMT,GRND	877	62.71	Achieved	FRI	55,000.00	Retail					Direct	20 yrs
01/09/2022	01/09/2022	26-26B Lavender Hl	London	GRND	265	62.26	Asking		16,498.90	Retail					Direct	
21/02/2024	22/03/2024	8 Putney High St	London	GRND	491	62.12	Achieved	FRI	30,500.00	Retail					Direct	
21/02/2024	22/03/2024	76 Lower Richmond Rd	London	GRND	375	60.00	Achieved	FRI	22,500.00	Retail	19.33	7,250.00			Direct	
01/10/2023	01/10/2023	163A St. John's Hl	London	GRND	500	59.00	Asking		29,500.00	Retail	39.00	19,500.00			Direct	5 yrs
20/02/2024	20/02/2024	26 Trinity Rd	London	GRND	285	57.89	Achieved	FRI	16,500.00	Retail					Direct	10 yrs
04/07/2022	04/07/2022	111 Balham High Rd	London	GRND	650	57.69	Asking		37,500.00	Retail					Direct	
22/04/2024	22/05/2024	157 Putney High St	London	GRND	1,500	56.67	Asking		85,000.00	Retail					Direct	
24/08/2022	23/09/2022	68 Lower Richmond Rd	London	GRND	393	55.98	Achieved		22,000.00	Retail					Direct	10 yrs
23/03/2023	23/03/2023	129 Balham High Rd	London	BSMT,GRND	1,977	55.30	Effective		109,335.39	Retail	12.05	23,827.25			Direct	15 yrs
14/10/2022	24/12/2022	70 Upper Tooting Rd	London	GRND	350	54.29	Achieved	FRI	19,000.00	Retail					Direct	
01/01/2024	15/01/2024	186 Tooting High St	London	GRND	303	53.47	Achieved		16,200.00	Retail	12.02	3,642.70			Direct	10 yrs
22/07/2022	22/07/2022	82 Putney High	London	BSMT,GRND	996	52.44	Effective	FRI	52,231.75	Retail	25.70	25,600.00			Direct	10 yrs
15/08/2022	26/10/2022	153-155 Putney High St	London	GRND	3,824	50.99	Asking		195,000.00	Retail					Direct	10 yrs
16/08/2023	16/08/2023	121 Wandsworth High St	London	Unkwn	594	50.51	Asking		30,000.00	Retail					Direct	10 yrs
19/05/2023	22/05/2023	342 Old York Rd	London	GRND	893	50.39	Achieved	FRI	45,000.00	Retail	10.62	9,481.00			Direct	10 yrs
02/09/2022	06/09/2022	336 Old York Rd	London	GRND	776	50.26	Achieved	FRI	39,000.00	Retail					Direct	10 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
15/09/2022	15/10/2022	31 Bedford HI	London	GRND	1,100	50.00	Asking		55,000.00	Retail					Direct	
29/02/2024	29/02/2024	150 Putney High	London	BSMT,GRND	1,255	47.81	Achieved	FRI		Retail	20.40	25,600.00			Direct	10 yrs
01/11/2022	17/06/2023	1 Ramsden Rd	London	GRND	1,054	47.44	Asking		50,001.76	Retail	11.60	12,225.50			Direct	15 yrs
01/09/2022	01/09/2022	547 Battersea Park Rd	London	GRND	340	47.06	Asking		16,000.40	Retail					Direct	
01/10/2022	01/10/2022	225 Upper Tooting	London	GRND	1,001	46.95	Achieved	FRI	47,000.00	Retail	14.83	14,845.25			Direct	15 yrs
30/05/2024	12/07/2024	279 Wimbledon Park	London	GRND	538	46.47	Achieved	FRI	25,000.00	Retail					Direct	5 yrs
30/05/2024	03/06/2024	200-200C Lavender HI	London	GRND	713	46.28	Achieved	FRI	33,000.00	Retail					Direct	10 yrs
26/04/2024	26/05/2024	Ram St	London	GRND	445	44.94	Asking		20,000.00	Retail	15.98	7,110.00			Direct	
04/10/2022	03/11/2022	85-91 Upper Richmond Rd	London	GRND	4,046	44.74	Achieved		181,000.00	Retail					Direct	
27/10/2022	27/10/2022	142 Northcote Rd	London	BSMT,GRND	1,576	44.72	Effective	FRI	70,471.92	Retail	22.25	35,072.00			Direct	20 yrs
22/04/2024	22/05/2024	233 Upper Tooting Rd	London	GRND	1,105	44.34	Asking		49,000.00	Retail					Direct	10 yrs
16/11/2023	16/12/2023	43 Lavender HI	London	GRND	677	44.31	Achieved	FRI	30,000.00	Retail	16.22	10,978.00			Direct	15 yrs
06/02/2023	12/03/2023	65 Queenstown Rd	London	GRND	571	43.78	Achieved	FRI	25,000.00	Retail					Direct	20 yrs
02/09/2023	09/09/2023	531 Battersea Park Rd	London	GRND	343	43.73	Asking		15,000.00	Retail					Direct	5 yrs
12/09/2023	12/09/2023	1 Balham Station Rd	London	GRND	1,034	43.52	Effective	FRI	44,999.70	Retail	8.57	8,857.25			Assignment	15 yrs
26/06/2023	26/07/2023	108 Putney High St	London	GRND	1,720	43.49	Effective	FRI	74,799.42	Retail					Direct	10 yrs
29/09/2023	29/10/2023	37 St Johns HI	London	GRND	1,037	43.39	Asking		45,000.00	Retail					Direct	10 yrs
26/04/2024	26/05/2024	Ram St	London	GRND	469	42.64	Asking		20,000.00	Retail	16.23	7,610.00	6.87	3,222.00	Direct	
26/05/2023	02/07/2023	260 Upper Tooting Rd	London	GRND	993	41.79	Achieved	FRI	41,500.00	Retail	15.67	15,557.00			Direct	10 yrs
29/09/2022	29/09/2022	125-127 Balham High	London	GRND	2,035	41.77	Achieved		85,000.00	Retail					Direct	10 yrs
24/01/2023	25/01/2023	138 Battersea Park Rd	London	GRND	544	41.36	Achieved	FRI	22,500.00	Retail					Direct	10 yrs
22/04/2024	22/05/2024	67 Balham High Rd	London	GRND	1,574	41.30	Asking		65,000.00	Retail					Direct	10 yrs
01/09/2022	01/09/2022	121 Mitcham Rd	London	GRND	666	41.29	Asking		27,499.14	Retail					Direct	15 yrs
01/09/2022	01/09/2022	269 Putney Bridge Rd	London	GRND	366	40.98	Asking		14,998.68	Retail					Direct	
23/05/2024	26/05/2024	14 Putney Bridge Rd	London	GRND	443	40.63	Achieved	FRI	18,000.00	Retail					Direct	10 yrs
30/11/2022	01/12/2022	Osiers	London	GRND	1,046	40.00	Achieved	FRI	41,840.00	Retail					Direct	6 yrs
15/08/2022	18/08/2022	1 Flower Market Gdns S	London	GRND	677	40.00	Achieved	FRI	27,080.00	Retail					Direct	10 yrs
19/04/2024	23/04/2024	Ram St	London	GRND	914	39.93	Achieved	FRI	36,496.02	Retail	6.09	5,563.00			Direct	10 yrs
05/07/2022	05/07/2022	162 Upper Tooting Rd	London	GRND	705	37.59	Achieved		26,500.00	Retail	11.32	7,984.00			Direct	10 yrs
25/11/2022	25/11/2022	433 Upper Richmond Rd W	London	GRND	764	37.33	Effective	FRI	28,521.81	Retail	14.86	11,352.25			Direct	15 yrs
01/11/2023	11/11/2023	42 Battersea Rise	London	GRND	703	36.98	Achieved		26,000.00	Retail	27.03	19,000.00			Direct	15 yrs
28/04/2023	28/04/2023	4 Enterprise Way	London	GRND	816	36.76	Achieved		30,000.00	Retail	11.01	8,982.00			Direct	5 yrs
06/12/2023	05/01/2024	202 Upper Richmond Rd	London	GRND	715	36.36	Achieved		26,000.00	Retail	14.83	10,603.75			Assignment	
17/08/2023	19/08/2023	25C Osiers Rd	London	GRND	496	36.29	Achieved	FRI	18,000.00	Retail	17.86	8,857.00			Direct	1 yr
26/01/2023	27/01/2023	181 Wandsworth High St	London	GRND	883	36.24	Achieved	FRI	32,000.00	Retail					Direct	15 yrs
28/02/2023	01/03/2023	151 Battersea Rise	London	GRND	343	34.99	Achieved	FRI	12,001.57	Retail					Direct	3 yrs
05/10/2022	10/10/2022	23 Osiers Rd	London	GRND	2,135	34.50	Achieved	FRI	73,658.00	Retail					Direct	13 yrs
23/01/2024	22/02/2024	65 Lavender HI	London	GRND	624	32.85	Asking		20,500.00	Retail					Direct	
30/11/2023	31/12/2023	Wandsworth High	London	GRND	4,358	32.70	Achieved		142,500.00	Retail					Direct	
04/07/2023	03/08/2023	Block-K York Rd	London	GRND	998	32.50	Asking		32,435.00	Retail			2.50	2,495.00	Direct	
08/06/2023	13/09/2023	Block-K York Rd	London	GRND	3,106	32.50	Asking	FRI	100,945.00	Retail			2.50	7,765.00	Direct	15 yrs
23/05/2024	22/06/2024	192 Upper Richmond Rd	London	GRND	1,858	32.29	Asking	FRI	60,000.00	Retail	13.86	25,750.00			Direct	
01/01/2024	01/01/2024	10 Balham High Rd	London	GRND	785	31.85	Asking		25,000.00	Retail					Direct	
01/02/2023	03/03/2023	172-172A Lavender HI	London	GRND	942	31.85	Asking		30,000.00	Retail					Direct	
28/02/2023	04/03/2023	Osiers	London	GRND	1,243	31.37	Achieved	FRI	38,992.00	Retail					Direct	3 yrs
22/04/2024	22/05/2024	190 Upper Richmond Rd	London	GRND	1,367	31.09	Asking		42,500.00	Retail					Direct	
08/03/2024	07/04/2024	114 Upper Richmond	London	GRND	970	30.93	Asking	FRI	30,000.00	Retail	18.30	17,750.00			Direct	
22/12/2022	21/01/2023	39-49 Parkgate Rd	London	GRND	3,314	30.18	Asking		100,000.00	Retail					Direct	
03/05/2024	06/05/2024	201 Garratt Ln	London	GRND	753	29.88	Achieved	FRI	22,500.00	Retail	8.76	6,600.00			Direct	5 yrs
03/07/2024	09/07/2024	39 Felsham Rd	London	LL	336	29.76	Achieved	FRI	10,000.00	Retail					Direct	3 yrs
25/10/2022	16/03/2023	21 Riverdale Dr	London	GRND	2,461	29.46	Effective	FRI	72,499.66	Retail	9.23	22,704.50			Direct	25 yrs
12/01/2023	01/08/2024	276-288 Lavender HI	London	GRND,1-4	16,400	28.96	Achieved	FRI	475,000.00	Retail					Direct	20 yrs
01/09/2022	01/09/2022	177 Wandsworth High St	London	GRND	782	28.77	Asking		22,498.14	Retail					Direct	
15/08/2022	15/08/2022	8-12 Huguenot	London	BSMT,GRND	1,013	28.63	Effective	FRI	28,999.70	Retail	8.50	8,608.00			Direct	10 yrs
06/02/2024	07/03/2024	2 Bubbling Well Sq	London	GRND	2,766	27.11	Asking	FRI	75,000.00	Retail			5.42	15,000.00	Assignment	
25/01/2024	29/01/2024	236 Upper Richmond Rd	London	GRND	1,538	26.38	Achieved	FRI	40,580.00	Retail					Direct	15 yrs
30/11/2023	30/11/2023	98-100 Balham High Rd	London	GRND	2,655	26.37	Asking		70,012.35	Retail					Direct	
14/10/2022	14/10/2022	252 Battersea Park Rd	London	GRND	600	25.83	Asking		15,500.00	Retail					Assignment	
09/03/2023	09/03/2023	149 Putney High St	London	BSMT,GRND	1,658	25.63	Achieved	FRI	42,500.00	Retail	14.37	23,827.25			Direct	10 yrs
06/12/2022	06/12/2022	78-80 Putney High St	London	GRND,1	3,732	24.77	Effective	FRI	92,432.52	Retail					Direct	10 yrs
24/02/2023	27/02/2023	167-173 Wandsworth High St	London	GRND	5,700	23.68	Achieved	FRI	135,000.00	Retail					Direct	10 yrs
14/10/2022	14/10/2022	35 Upper Tooting Rd	London	GRND	1,528	23.56	Achieved		36,000.00	Retail					Assignment	
08/12/2023	12/01/2024	179 Battersea High St	London	GRND	770	23.38	Asking	FRI	18,002.60	Retail					Assignment	
05/09/2022	05/09/2022	47 Trinity Rd	London	GRND	734	23.22	Asking		17,040.00	Retail					Direct	4 yrs
15/11/2023	15/11/2023	139 Wandsworth High St	London	GRND	781	23.05	Achieved		18,000.00	Retail					Assignment	
01/09/2022	01/09/2022	15 Lavender HI	London	GRND	1,731	22.56	Asking		39,051.36	Retail					Direct	
20/01/2023	19/02/2023	380 Garratt Ln	London	GRND	1,277	21.53	Asking		27,493.81	Retail					Assignment	
11/07/2022	11/07/2022	191 Balham High Rd	London	GRND	1,181	21.17	Asking		25,000.00	Retail					Direct	
21/02/2024	22/03/2024	66 West HI	London	GRND	710	21.13	Achieved	FRI	15,000.00	Retail					Direct	
14/12/2022	15/12/2022	84 Balham High	London	GRND	1,100	20.91	Achieved	FRI	23,000.00	Retail					Direct	
04/07/2024	03/08/2024	96 Balham High Rd	London	GRND	2,285	20.79	Asking		47,505.15	Retail					Direct	
04/07/2024	03/08/2024	288 Upper Richmond Rd	London	GRND	1,467	20.45	Asking		30,000.15	Retail					Direct	
18/05/2023	17/06/2023	50 Upper Tooting Rd	London	GRND	1,350	20.37	Achieved		27,500.00	Retail	3.85	5,200.00			Assignment	
30/05/2023	30/05/2023	201 Merton Rd	London	GRND	968	18.60	Asking		18,000.00	Retail					Assignment	
30/09/2022	01/12/2022	100 Tooting High St	London	GRND	1,362	18.36	Achieved	FRI	25,000.00	Retail					Direct	15 yrs
08/02/2023	10/03/2023	74 St Rule St	London	GRND	430	18.00	Asking		7,740.00	Retail					Direct	
20/02/2023	20/02/2023	157-159 Wandsworth High	London	GRND,1	2,596	17.01	Effective	FRI	44,153.67	Retail	8.79	22,829.25			Direct	25 yrs
04/01/2023	04/01/2023	40-42 Brookwood Rd	London	BSMT,GRND	756	16.53	Achieved		12,500.00	Retail					Direct	5 yrs
20/12/2022	20/12/2022	40 Upper Richmond Rd	London	GRND	1,463	15.72	Achieved	FRI	23,000.00	Retail					Assignment	25 yrs
11/11/2022	12/11/2022	15 Lavender HI	London	BSMT,GRND	1,618	15.45	Achieved	FRI	25,000.00	Retail					Direct	5 yrs
15/08/2022	15/08/2022	63 Balham High	London	BSMT,GRND	3,048	12.27	Effective	FRI	37,412.03	Retail					Direct	10 yrs
09/01/2024	10/01/2024	303A Battersea Park Rd	London	GRND	875	10.86	Achieved	FRI	9,500.00	Retail					Direct	10 yrs

Appendix 4 - BCIS costs

£/M2 STUDY

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

Last updated: 04-May-2024 07:21

Rebased to Wandsworth (128; sample 39)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (25)	1,579	368	891	1,317	1,884	6,091	123	
Up to 500m2 GFA (25)	2,026	1,313	1,492	1,731	2,422	3,549	14	
500 to 2000m2 GFA (25)	1,677	368	999	1,519	1,885	6,091	53	
Over 2000m2 GFA (25)	1,373	529	772	1,088	1,677	3,500	56	
282.1 Advance factories								
Generally (15)	1,389	791	1,097	1,341	1,693	2,038	16	
Up to 500m2 GFA (15)	1,602	1,317	1,349	1,584	1,723	2,038	5	
500 to 2000m2 GFA (15)	1,506	999	1,339	1,613	1,735	1,789	6	
Over 2000m2 GFA (15)	1,035	791	887	1,048	1,114	1,334	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,894	822	1,293	1,909	2,240	3,500	17	
Up to 500m2 GFA (25)	3,123	2,550	-	3,271	-	3,549	3	
500 to 2000m2 GFA (20)	1,940	1,519	1,692	1,954	2,154	2,392	6	
Over 2000m2 GFA (20)	1,637	822	1,105	1,293	2,162	3,500	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,751	368	907	1,495	2,304	6,091	76	
Up to 500m2 GFA (30)	2,163	1,095	1,541	2,239	2,769	3,148	6	
500 to 2000m2 GFA (30)	1,900	368	989	1,415	2,130	6,091	28	
Over 2000m2 GFA (30)	1,592	498	879	1,385	2,181	3,198	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,423	675	1,130	1,349	1,682	3,004	24	
284. Warehouses/stores								
Generally (15)	1,442	556	853	1,132	1,628	6,552	38	
Up to 500m2 GFA (15)	2,595	934	1,438	1,827	3,050	6,552	8	
500 to 2000m2 GFA (15)	1,246	662	921	1,135	1,395	2,303	15	
Over 2000m2 GFA (15)	1,024	556	801	855	1,165	2,122	15	
284.1 Advance warehouses/stores (15)	1,091	576	888	1,154	1,333	1,471	6	
284.2 Purpose built warehouses/stores								
Generally (15)	1,517	556	864	1,132	1,691	6,552	30	
Up to 500m2 GFA (15)	2,992	934	1,773	2,314	3,765	6,552	6	
500 to 2000m2 GFA (15)	1,241	662	910	1,132	1,413	2,303	14	
Over 2000m2 GFA (15)	1,019	556	823	908	1,252	1,681	10	
284.5 Cold stores/refrigerated stores (30)	1,944	1,338	1,441	1,691	2,614	2,639	5	
320. Offices								
Generally (15)	3,120	1,455	2,265	2,934	3,498	7,178	38	
Air-conditioned								
Generally (15)	2,750	1,752	2,297	2,780	3,318	3,505	12	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (15)	2,657	1,752	2,420	2,634	2,934	3,505	7	
3-5 storey (15)	2,781	1,968	-	2,839	-	3,478	4	
6 storey or above (20)	3,317	2,548	2,978	3,170	3,377	4,793	8	
Not air-conditioned								
Generally (15)	3,260	1,455	2,608	3,232	4,155	4,791	16	
1-2 storey (15)	3,424	1,996	2,769	3,470	4,224	4,651	11	
3-5 storey (15)	2,799	1,455	-	2,475	-	4,791	4	
6 storey or above (25)	3,479	2,691	-	3,604	-	4,015	4	
344. Hypermarkets, supermarkets								
Generally (35)	2,407	992	1,647	2,116	3,190	4,128	33	
Up to 1000m2 (35)	2,463	1,647	-	2,141	-	3,926	4	
1000 to 7000m2 GFA (35)	2,407	992	1,568	2,116	3,213	4,128	27	
7000 to 15000m2 (35)	1,999	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,590	-	-	-	-	-	1	
345. Shops								
Generally (30)	2,331	882	1,268	1,911	2,881	6,183	14	
1-2 storey (30)	2,358	882	1,263	1,847	2,999	6,183	13	
3-5 storey (30)	1,975	-	-	-	-	-	1	
447. Care homes for the elderly								
Generally (15)	2,715	1,670	2,040	2,542	2,998	5,515	33	
Up to 500m2 GFA (25)	2,654	2,532	-	-	-	2,776	2	
500 to 2000m2 GFA (15)	3,209	1,746	1,805	2,703	4,444	5,515	7	
Over 2000m2 GFA (15)	2,581	1,670	2,183	2,540	2,926	3,852	26	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
810. Housing, mixed developments (15)	1,960	1,048	1,694	1,892	2,149	4,869	1265	
810.1 Estate housing								
Generally (15)	1,945	1,011	1,649	1,867	2,131	6,688	1400	
Single storey (15)	2,208	1,307	1,863	2,122	2,420	6,688	233	
2-storey (15)	1,873	1,011	1,616	1,817	2,053	4,067	1086	
3-storey (15)	2,033	1,209	1,705	1,954	2,330	3,945	76	
4-storey or above (15)	4,067	1,982	3,245	3,623	5,450	6,032	5	
810.11 Estate housing detached (15)	2,588	1,425	1,969	2,168	2,857	6,688	19	
810.12 Estate housing semi detached								
Generally (15)	1,962	1,133	1,672	1,918	2,151	4,323	353	
Single storey (15)	2,186	1,412	1,904	2,149	2,377	4,323	80	
2-storey (15)	1,894	1,133	1,650	1,837	2,069	3,286	262	
3-storey (15)	1,949	1,417	1,575	1,868	2,310	2,771	11	
810.13 Estate housing terraced								
Generally (15)	1,974	1,151	1,618	1,853	2,154	6,032	229	
Single storey (15)	2,264	1,439	1,872	2,238	2,635	3,204	18	
2-storey (15)	1,889	1,151	1,608	1,808	2,056	4,067	177	
3-storey (15)	2,047	1,209	1,699	1,912	2,251	3,945	32	
4-storey or above (15)	5,742	5,450	-	-	-	6,032	2	
816. Flats (apartments)								
Generally (15)	2,294	1,147	1,895	2,157	2,585	7,841	810	
1-2 storey (15)	2,169	1,323	1,839	2,046	2,412	4,299	173	
3-5 storey (15)	2,265	1,147	1,888	2,154	2,547	4,716	540	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
6 storey or above (15)	2,692	1,650	2,173	2,559	2,914	7,841	94	
820.1 'One-off' housing detached (3 units or less)								
Generally (15)	3,618	1,419	2,493	3,217	4,284	9,278	121	
Single storey (15)	2,955	1,735	2,182	2,820	3,743	5,321	28	
2-storey (15)	3,560	1,419	2,460	3,093	4,090	8,948	65	
3-storey (15)	4,142	1,908	3,343	4,211	4,588	7,438	23	
4-storey or above (20)	6,088	2,765	3,863	6,319	8,181	9,278	6	
820.2 'One-off' housing semi-detached (3 units or less) (15)	2,500	1,522	2,059	2,322	2,793	7,812	53	
820.3 'One-off' housing terraced (3 units or less) (15)	2,281	1,338	1,819	2,109	2,345	4,660	11	
852. Hotels (15)	3,382	1,782	2,596	3,355	4,212	4,637	13	
856.2 Students' residences, halls of residence, etc (15)	2,872	1,654	2,570	2,907	3,199	4,741	52	

£/M2 STUDY

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

Last updated: 29-Jun-2024 07:33

Rebased to Wandsworth (127; sample 39)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
856.2 Students' residences, halls of residence, etc (15)	2,873	1,670	2,578	2,902	3,222	4,729	52	

Appendix 5 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 6 - BLV assumptions

Appendix 7 - Appraisal results - 50% social rent, 50% shared ownership

BLV 1

BLV 1			Maximum affordable housing percentages in each value zone (values per square metre)										50% social rent, 50% shared ownership				
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240					
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	25%	30%	30%					
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	25%	30%	30%					
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	30%	30%					
4	Medium density flattened scheme (5 flats)	5	0.03	20%	35%	45%	50%	50%	50%	50%	50%	50%					
5	Medium density flattened scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%					
6	Medium density flattened scheme (9 flats)	9	0.06	20%	35%	45%	50%	50%	50%	50%	50%	50%					
7	Medium density flattened scheme (30 flats)	30	0.15	30%	45%	50%	50%	50%	50%	50%	50%	50%					
8	Medium density flattened scheme (75 flats)	75	0.38	25%	40%	50%	50%	50%	50%	50%	50%	50%					
9	Medium density flattened scheme (250 flats)	250	1.47	0%	0%	20%	30%	40%	45%	50%	50%	50%					
10	Medium density flattened scheme (600 flats)	600	2.49	0%	5%	20%	30%	35%	40%	45%	50%	50%					
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	20%	25%	30%	30%					
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	0%	15%	25%	35%	40%	45%	45%					
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	5%	20%	30%	40%	45%	50%	50%	50%					
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%					
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	10%	25%	40%	45%	50%	50%	50%	50%	50%					
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	40%	50%	50%	50%	50%	50%	50%	50%	50%					
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	0%	15%	30%	40%	50%	50%	50%	50%	50%					
18	High density mixed use flattened scheme (300 flats)	300	0.76	0%	15%	30%	40%	50%	50%	50%	50%	50%					
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	0%	15%	30%	40%	45%	50%	50%	50%	50%					
20	High density mixed use flattened scheme (150 flats)	150	0.48	20%	35%	45%	50%	50%	50%	50%	50%	50%					
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	0%	15%	30%	40%	45%	50%	50%	50%					
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	10%	30%	40%	50%	50%	50%	50%	50%	50%					
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	10%	25%	40%	45%	50%	50%	50%	50%					
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	0%	5%	15%	25%	35%	40%	45%	35%	35%					
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	0%	0%	0%	10%	20%	30%	35%	35%					
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	35%	40%	45%	45%					
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%					
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	25%	30%	25%					
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	0%	5%	20%	30%	40%	45%	50%	50%	50%					
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	0%	15%	25%	35%	40%	45%	45%					
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	0%	5%	20%	35%	40%	50%	50%	50%	50%					
32	Medium density mixed use flattened scheme (150 flats)	180	0.25	40%	50%	50%	50%	50%	50%	50%	50%	50%					
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	5%	20%	35%	40%	50%	50%	50%	50%					
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	30%	35%	30%					
35	High density mixed use flattened scheme (30 flats)	30	0.08	30%	45%	50%	50%	50%	50%	50%	50%	50%					
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	0%	20%	30%	40%	50%	50%	50%	50%	50%					
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	45%	50%	50%	50%	50%	50%	50%	50%					
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	5%	25%	35%	45%	50%	50%	50%	50%					
39	Medium density mixed use flattened scheme (100 flats)	100	0.50	5%	25%	35%	45%	50%	50%	50%	50%	50%					
40	High density mixed use flattened scheme (350 flats)	350	0.93	0%	15%	30%	40%	50%	50%	50%	50%	50%					
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%					
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%					
43	High density retirement flattened scheme (60 flats)	60	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%					
44	High density retirement flattened scheme (70 flats)	70	0.20	30%	40%	50%	50%	50%	50%	50%	50%	50%					
45	High density retirement flattened scheme (80 flats)	80	0.20	30%	45%	50%	50%	50%	50%	50%	50%	50%					
46	Medium density extracare flattened scheme (50 flats)	50	0.20	10%	25%	40%	50%	50%	50%	50%	50%	50%					
47	High density extracare flattened scheme (60 flats)	60	0.20	15%	30%	40%	45%	50%	50%	50%	50%	50%					
48	High density extracare flattened scheme (70 flats)	70	0.20	20%	35%	45%	50%	50%	50%	50%	50%	50%					

Note: the affordable housing requirements have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)

EV charging

BNG

Accessibility

NZC 3%

Carbon offsetting - £0 per tonne

UGF

BLV 2

BLV 2		Maximum affordable housing percentages in each value zone (values per square metre)										50% social rent, 50% shared ownership	
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240	
1	Low density housing scheme (2 houses)	2	0.05	0%	20%	30%	40%	45%	50%	50%	50%	50%	
2	Low density housing scheme (4 houses)	4	0.10	0%	20%	30%	40%	45%	50%	50%	50%	50%	
3	Low density housing scheme (9 houses)	9	0.23	0%	20%	30%	40%	45%	50%	50%	50%	50%	
4	Medium density flattened scheme (5 flats)	5	0.03	45%	50%	50%	50%	50%	50%	50%	50%	50%	
5	Medium density flattened scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%	
6	Medium density flattened scheme (9 flats)	9	0.06	45%	50%	50%	50%	50%	50%	50%	50%	50%	
7	Medium density flattened scheme (30 flats)	30	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%	
8	Medium density flattened scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%	
9	Medium density flattened scheme (250 flats)	250	1.47	10%	30%	45%	50%	50%	50%	50%	50%	50%	
10	Medium density flattened scheme (600 flats)	600	2.49	0%	5%	25%	35%	45%	50%	50%	50%	50%	
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	10%	25%	35%	40%	50%	50%	50%	
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	20%	35%	40%	50%	50%	50%	50%	
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	45%	50%	50%	50%	50%	50%	50%	50%	50%	
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%	
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	45%	50%	50%	50%	50%	50%	50%	50%	50%	
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%	
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	20%	35%	45%	50%	50%	50%	50%	50%	50%	
18	High density mixed use flattened scheme (300 flats)	300	0.76	10%	30%	40%	50%	50%	50%	50%	50%	50%	
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%	
20	High density mixed use flattened scheme (150 flats)	150	0.48	35%	50%	50%	50%	50%	50%	50%	50%	50%	
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	15%	30%	40%	50%	50%	50%	50%	50%	
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	35%	50%	50%	50%	50%	50%	50%	50%	50%	
23	High density mixed use flattened scheme (450 flats)	450	1.02	35%	45%	50%	50%	50%	50%	50%	50%	50%	
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	30%	45%	50%	50%	50%	50%	50%	50%	50%	
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	0%	10%	25%	35%	40%	50%	50%	50%	
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	10%	30%	40%	45%	50%	50%	50%	50%	
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	45%	50%	50%	50%	50%	50%	50%	50%	50%	
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	35%	40%	45%	40%	
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	10%	30%	40%	50%	50%	50%	50%	50%	50%	
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%	
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	20%	40%	50%	50%	50%	50%	50%	50%	50%	
32	Medium density mixed use flattened scheme (150 flats)	180	0.25	40%	50%	50%	50%	50%	50%	50%	50%	50%	
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	20%	35%	45%	50%	50%	50%	50%	50%	
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	10%	25%	35%	40%	50%	50%	50%	
35	High density mixed use flattened scheme (30 flats)	30	0.08	40%	50%	50%	50%	50%	50%	50%	50%	50%	
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	35%	45%	50%	50%	50%	50%	50%	50%	50%	
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	20%	35%	45%	50%	50%	50%	50%	50%	
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	20%	35%	45%	50%	50%	50%	50%	50%	
39	Medium density mixed use flattened scheme (100 flats)	100	0.5	25%	40%	50%	50%	50%	50%	50%	50%	50%	
40	High density mixed use flattened scheme (350 flats)	350	0.93	10%	30%	40%	50%	50%	50%	50%	50%	50%	
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%	
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%	
43	High density retirement flattened scheme (60 flats)	60	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%	
44	High density retirement flattened scheme (70 flats)	70	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%	
45	High density retirement flattened scheme (80 flats)	80	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%	
46	Medium density extracare flattened scheme (60 flats)	50	0.2	20%	40%	50%	50%	50%	50%	50%	50%	50%	
47	High density extracare flattened scheme (60 flats)	60	0.2	30%	45%	50%	50%	50%	50%	50%	50%	50%	
48	High density extracare flattened scheme (70 flats)	70	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%	

BLV 3

BLV 3			Maximum affordable housing percentages in each value zone (values per square metre)										50% social rent, 50% shared ownership	
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240		
1	Low density housing scheme (2 houses)	2	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%		
2	Low density housing scheme (4 houses)	4	0.10	20%	35%	45%	50%	50%	50%	50%	50%	50%		
3	Low density housing scheme (9 houses)	9	0.23	10%	30%	40%	50%	50%	50%	50%	50%	50%		
4	Medium density flattened scheme (5 flats)	5	0.03	20%	40%	50%	50%	50%	50%	50%	50%	50%		
5	Medium density flattened scheme (7 flats)	7	0.04	35%	50%	50%	50%	50%	50%	50%	50%	50%		
6	Medium density flattened scheme (9 flats)	9	0.06	0%	15%	30%	40%	50%	50%	50%	50%	50%		
7	Medium density flattened scheme (30 flats)	30	0.15	35%	50%	50%	50%	50%	50%	50%	50%	50%		
8	Medium density flattened scheme (75 flats)	75	0.38	5%	25%	40%	50%	50%	50%	50%	50%	50%		
9	Medium density flattened scheme (250 flats)	250	1.47	35%	45%	50%	50%	50%	50%	50%	50%	50%		
10	Medium density flattened scheme (600 flats)	600	2.49	0%	0%	10%	25%	35%	40%	50%	50%	50%		
11	Medium density mixed use flattened scheme (200 flats)	200	1.08	0%	10%	30%	45%	50%	50%	50%	50%	50%		
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	45%	50%	50%	50%	50%	50%	50%	50%	50%		
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	0%	0%	15%	25%	35%	40%	45%	40%		
14	Intensification scheme (industrial with 9 flats)	9	0.29	10%	30%	40%	50%	50%	50%	50%	50%	50%		
15	Medium density mixed use flattened scheme (30 flats)	30	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%		
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	20%	40%	50%	50%	50%	50%	50%	50%	50%		
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	35%	50%	50%	50%	50%	50%	50%	50%	50%		
18	High density mixed use flattened scheme (300 flats)	300	0.76	0%	20%	35%	45%	50%	50%	50%	50%	50%		
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	0%	0%	10%	25%	35%	40%	50%	50%	50%		
20	High density mixed use flattened scheme (150 flats)	150	0.48	50%	50%	50%	50%	50%	50%	50%	50%	50%		
21	High density mixed use flattened scheme (480 flats)	480	1.52	35%	45%	50%	50%	50%	50%	50%	50%	50%		
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	0%	20%	35%	45%	50%	50%	50%	50%	50%		
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	20%	35%	45%	50%	50%	50%	50%	50%		
24	Medium density mixed use flattened scheme (40 flats)	40	0.62	0%	0%	0%	0%	0%	0%	0%	0%	0%		
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	10%	30%	40%	50%	50%	50%	50%	50%	50%		
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%		
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%		
28	Medium density mixed use flattened scheme (800 flats)	800	3.51	40%	50%	50%	50%	50%	50%	50%	50%	50%		
29	Medium density mixed use flattened scheme (500 flats)	500	2.07	50%	50%	50%	50%	50%	50%	50%	50%	50%		
30	Intensification scheme (industrial with 12 flats)	12	0.39	45%	50%	50%	50%	50%	50%	50%	50%	50%		
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	25%	40%	50%	50%	50%	50%	50%	50%	50%		
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	30%	45%	50%	50%	50%	50%	50%	50%	50%		
33	High density mixed use flattened scheme (500 flats)	500	2.02	50%	50%	50%	50%	50%	50%	50%	50%	50%		
34	Medium density mixed use flattened scheme (2750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%		
35	High density mixed use flattened scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%		
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%		
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%		
38	High density mixed use flattened scheme (600 flats)	600	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%		
39	Medium density mixed use flattened scheme (100 flats)	100	0.5	0%	40%	50%	50%	50%	50%	50%	50%	50%		
40	High density mixed use flattened scheme (350 flats)	350	0.93	40%	50%	50%	50%	50%	50%	50%	50%	50%		
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%		
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	40%	50%	50%	50%	50%	50%	50%	50%	50%		
43	High density retirement flattened scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%		
44	High density retirement flattened scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%		
45	High density retirement flattened scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%		
46	Medium density extracare flattened scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%		
47	High density extracare flattened scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%		
48	High density extracare flattened scheme (70 flats)	70	0.2	0%	20%	35%	45%	50%	50%	50%	50%	50%		

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

LANDS DOWN LAND PLAN VIABILITY		Sales value £8,300 psm		AH tenure		Rented 50%		SO 50%		Flat Hms 0%		Residual land values													
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)				£16,437,565 PER HA																					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Low density housing scheme (2 houses)	2	£771,878	470,765	450,780	430,880	411,065	391,335	371,690	352,130	332,655	313,266	293,960	274,741												
2 Low density housing scheme (4 houses)	4	£1,543,757	942,409	902,440	862,640	823,009	783,549	744,259	705,139	666,189	627,409	588,800	550,360												
3 Low density housing scheme (8 houses)	9	£3,054,327	2,121,213	2,031,280	1,941,729	1,852,562	1,763,776	1,675,373	1,587,354	1,499,717	1,412,463	1,325,591	1,239,101												
4 Medium density flattened scheme (5 flats)	5	£514,586	686,523	646,582	606,613	567,216	527,793	488,541	449,463	410,550	371,822	333,261	294,872												
5 Medium density flattened scheme (7 flats)	7	£817,503	964,221	908,295	852,612	797,170	741,971	687,012	632,294	577,819	523,584	469,591	415,840												
6 Medium density flattened scheme (9 flats)	9	£926,254	1,236,137	1,164,242	1,092,658	1,021,385	950,422	879,770	809,428	739,387	669,676	600,265	531,164												
7 Medium density flattened scheme (30 flats)	30	£2,315,635	3,802,059	3,580,884	3,360,664	3,141,400	2,923,091	2,705,739	2,486,338	2,273,095	2,059,407	1,845,874	1,633,296												
8 Medium density flattened scheme (75 flats)	75	£5,866,275	8,434,750	7,940,666	7,448,715	6,958,899	6,471,217	5,985,666	5,502,256	5,020,977	4,541,831	4,064,820	3,589,943												
9 Medium density flattened scheme (250 flats)	250	£22,893,221	16,830,718	15,383,784	14,142,281	12,908,208	11,675,566	10,450,354	9,230,573	8,016,222	6,807,303	5,603,813	4,405,764												
10 Medium density flattened scheme (600 flats)	600	£38,536,598	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	2,032,548	4,849,101	7,287,586	9,921,810	12,589,927												
11 Medium density mixed use flattened scheme (200 flats)	200	£38,536,598	10,707,228	9,678,488	8,654,281	7,634,613	6,618,769	5,601,145	4,588,088	3,579,600	2,575,682	1,576,332	581,551												
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	8,694,264	7,071,012	5,452,841	3,841,889	2,238,157	635,712	888,418	2,614,824	4,245,696	5,882,333	7,528,071												
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	14,192,620	13,670,677	13,151,017	12,633,638	12,118,543	11,605,731	11,095,202	10,586,954	10,080,990	9,577,308	9,075,909												
14 Interim development scheme (industrial with 9 flats)	9	£4,476,884	6,773,340	6,705,792	6,638,537	6,571,574	6,504,902	6,438,523	6,372,434	6,306,639	6,241,134	6,175,921	6,111,000												
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	4,309,314	4,084,128	3,859,916	3,636,675	3,414,408	3,193,113	2,972,790	2,753,440	2,535,062	2,317,658	2,101,225												
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	9,018,442	8,497,165	7,978,168	7,461,448	6,947,008	6,434,845	5,924,962	5,417,356	4,912,030	4,408,982	3,908,212												
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	10,350,269	9,463,142	8,579,900	7,700,542	6,825,070	5,953,483	5,085,780	4,221,962	3,362,029	2,505,981	1,653,817												
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	9,928,462	8,519,439	7,116,643	5,720,075	4,329,737	2,939,806	1,548,899	160,289	1,239,271	2,653,937	4,062,120												
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	4,272,042	3,939,067	3,607,548	3,277,486	2,948,879	2,621,720	2,296,034	1,971,796	1,647,245	1,324,030	1,002,280												
20 High density mixed use flattened scheme (150 flats)	150	£7,440,000	11,221,440	10,334,297	9,451,039	8,571,665	7,696,177	6,824,574	5,958,956	5,093,021	4,233,072	3,377,009	2,524,828												
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	11,258,075	9,158,417	7,047,952	4,946,896	2,855,221	769,490	1,353,386	3,475,290	5,611,570	7,746,767	9,909,044												
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	9,339,077	8,702,717	8,069,142	7,438,352	6,810,345	6,185,123	5,562,686	4,943,033	4,326,166	3,712,082	3,100,784												
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	11,983,922	9,889,331	7,185,841	5,616,551	4,851,461	3,200,570	1,550,020	92,969	1,744,225	3,399,907	5,046,198												
24 Medium density mixed use flattened scheme (40 flats)	40	£2,925,599	4,266,529	4,082,684	3,902,469	3,718,569	3,537,467	3,356,365	3,175,263	2,994,161	2,813,059	2,631,957	2,450,855												
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,400	11,812,676	10,487,686	9,168,736	7,855,620	6,548,356	5,246,926	3,951,336	2,661,586	1,377,614	84,893	1,220,256												
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	13,772,760	12,447,969	11,129,019	9,815,909	8,508,639	7,207,209	5,911,619	4,621,870	3,337,960	2,059,891	787,661												
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	13,990,395	13,123,144	12,259,680	11,400,031	10,544,167	9,692,099	8,843,825	7,999,348	7,158,668	6,321,779	5,488,688												
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	8,845,155	4,621,558	2,497,910	1,761,034	2,076,066	4,337,347	6,606,118	8,887,884	11,181,468	13,501,622	15,859,316												
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,509	13,536,354	10,939,560	8,337,286	5,746,610	3,167,533	586,385	2,032,548	4,849,101	7,287,586	9,921,810	12,589,927												
30 Interim development scheme (industrial with 12 flats)	12	£6,020,651	5,219,687	5,129,625	5,039,951	4,950,667	4,861,771	4,773,265	4,685,148	4,597,410	4,510,080	4,423,129	4,336,566												
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	27,872,522	26,210,449	24,555,718	22,908,330	21,268,285	19,635,582	18,010,222	16,392,206	14,781,532	13,178,201	11,582,213												
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	19,237,959	18,162,323	17,091,333	16,024,989	14,963,292	13,906,241	12,853,835	11,806,977	10,762,965	9,724,499	8,690,678												
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	12,730,869	10,537,683	8,350,584	6,173,232	4,005,626	1,838,751	340,780	2,538,350	4,744,028	6,954,462	9,179,951												
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,339	45,397,247	36,244,969	29,124,409	22,031,028	14,898,048	7,797,135	684,664	1,745,410	1,351,908	960,162	570,234												
35 High density mixed use flattened scheme (30 flats)	30	£733,729	2,524,646	2,319,845	2,115,399	1,912,926	1,710,814	1,509,594	1,309,270	1,109,841	911,309	713,672	516,930												
36 Medium density mixed use flattened scheme (50 flats)	50	£3,390,497	5,735,027	5,397,892	5,062,214	4,727,991	4,395,225	4,063,915	3,734,061	3,405,663	3,076,722	2,753,236	2,429,207												
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	9,342,222	7,554,004	5,772,879	3,981,334	2,197,811	422,308	1,367,129	3,176,807	4,981,825	6,793,643	8,611,215												
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	11,447,275	9,359,059	7,578,776	5,806,427	4,030,407	2,254,904	487,422	1,291,443	3,092,877	4,887,839	6,693,445												
39 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	9,370,598	7,720,066	7,072,391	6,427,599	5,785,075	5,146,434	4,510,140	3,876,611	3,246,089	2,618,331	1,993,419												
40 High density mixed use flattened scheme (350 flats)	350	£14,366,936	12,026,475	10,352,627	8,685,900	7,011,817	5,345,111	3,685,873	2,034,099	388,910	1,288,253	2,963,672	4,638,385												
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,924	11,364,114	10,287,257	9,210,400	8,133,544												
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,924	11,364,114	10,287,257	9,210,400	8,133,544												
43 High density retirement flat scheme (60 flats)	60	£3,087,513	4,206,416	3,926,416	3,653,300	3,380,942	3,111,720	2,898,317	2,686,780	2,478,910	2,267,260	2,059,120	1,853,162												
44 High density retirement flat scheme (70 flats)	70	£3,087,513	4,691,737	4,388,664	4,087,744	3,788,937	3,489,963	3,190,989	2,892,014	2,593,041	2,294,067	2,011,792	1,747,982												
45 High density retirement flat scheme (80 flats)	80	£3,087,513	4,691,737	4,388,664	4,087,744	3,788,937	3,489,963	3,190,989	2,892,014	2,593,041	2,294,067	2,011,792	1,747,982												
46 Medium density estracare flat scheme (50 flats)	50	£3,087,513	4,459,600	4,143,748	3,838,896	3,529,044	3,219,192	2,914,340	2,609,488	2,304,636	2,000,784	1,747,982	1,493,833												
47 High density estracare flat scheme (60 flats)	60	£3,087,513	4,459,600	4,143,748	3,838,896	3,529,044	3,219,192	2,914,340	2,609,488	2,304,636	2,000,784	1,747,982	1,493,833												
48 High density estracare flat scheme (70 flats)	70	£3,087,513	4,315,557	4,041,963	3,768,369	3,494,775	3,221,181	2,947,587	2,673,993	2,400,399	2,126,805	1,853,211	1,579,617												

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

LANDMARK LOCAL PLAN VIABILITY		Sales value £9,583 psm		AH tenure		Rented 50%		SO 50%		Frst Hms 0%		Residual land values														
BENDSWORTH LAND VALUE (SEVERITY OF FLOODING)				£16,437.565 PER HA																						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH													
1 Low density housing scheme (2 houses)	2	£771,878	651,730	622,310	593,018	563,850	534,808	505,891	477,100	448,436	419,896	391,482	363,193													
2 Low density housing scheme (4 houses)	4	£1,543,757	1,304,339	1,245,501	1,186,913	1,128,576	1,070,494	1,012,661	955,079	897,749	840,670	783,842	727,266													
3 Low density housing scheme (8 houses)	9	£3,504,327	2,935,562	2,803,167	2,671,347	2,540,091	2,409,403	2,279,279	2,149,720	2,020,726	1,892,298	1,764,435	1,637,138													
4 Medium density flattened scheme (5 flats)	5	£514,586	1,071,072	1,011,084	951,354	891,884	832,671	773,718	715,024	656,588	598,411	540,493	482,834													
5 Medium density flattened scheme (7 flats)	7	£871,503	1,502,590	1,418,599	1,334,971	1,251,705	1,168,801	1,086,260	1,004,080	922,263	840,808	759,716	678,986													
6 Medium density flattened scheme (9 flats)	9	£926,254	1,628,326	1,528,345	1,433,914	1,339,783	1,245,924	1,152,353	1,059,989	967,781	875,624	783,587	691,655													
7 Medium density flattened scheme (30 flats)	30	£2,315,635	6,009,985	5,673,785	5,339,034	5,005,732	4,673,881	4,343,481	4,014,530	3,687,029	3,360,979	3,036,379	2,713,228													
8 Medium density flattened scheme (75 flats)	75	£5,866,275	13,641,031	12,875,721	12,113,712	11,355,005	10,599,599	9,847,494	9,098,690	8,353,188	7,610,987	6,872,087	6,136,488													
9 Medium density flattened scheme (250 flats)	250	£22,893,221	31,298,923	29,291,282	27,292,345	25,302,110	23,320,579	21,347,752	19,383,627	17,428,206	15,481,487	13,543,473	11,614,161													
10 Medium density mixed use flattened scheme (200 flats)	600	£38,499,598	44,162,114	42,027,074	39,910,163	37,802,728	35,700,940	33,603,152	31,506,364	29,409,576	27,312,788	25,215,999	23,119,211													
11 Medium density mixed use flattened scheme (200 flats)	200	£19,506,379	22,585,811	21,205,653	19,825,542	18,445,430	17,065,318	15,685,206	14,305,094	12,924,982	11,544,870	10,164,758	8,784,646													
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	29,810,827	27,129,735	24,400,397	21,682,812	19,158,589	16,506,004	13,865,917	11,237,067	8,613,341	5,984,183	3,365,907													
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	19,714,454	18,904,653	18,098,373	17,295,613	16,498,376	15,700,659	14,908,464	14,119,790	13,334,638	12,549,368	11,764,541													
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	7,443,568	7,341,082	7,239,038	7,137,435	7,036,275	6,935,557	6,835,281	6,735,447	6,636,055	6,537,106	6,438,598													
15 Medium density mixed use flattened scheme (100 flats)	100	£3,751,328	6,543,411	6,201,760	5,861,583	5,522,879	5,185,649	4,849,862	4,515,610	4,182,801	3,851,466	3,521,605	3,193,217													
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	14,390,682	13,589,459	12,791,720	11,997,462	11,206,688	10,419,396	9,635,586	8,855,260	8,078,416	7,305,055	6,535,172													
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	20,263,531	18,863,651	17,469,861	16,082,161	14,700,553	13,325,033	11,955,066	10,582,268	9,235,019	7,883,863	6,538,795													
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	28,244,955	24,008,209	21,781,248	19,564,073	17,356,683	15,159,078	12,971,258	10,777,344	8,593,164	6,418,941	4,240,274													
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	7,784,083	7,268,591	6,754,743	6,243,138	5,733,778	5,226,662	4,721,790	4,219,162	3,718,778	3,220,639	2,724,743													
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	11,212,610	10,721,714	10,237,809	9,749,159	9,260,509	8,771,859	8,283,209	7,794,559	7,305,909	6,817,259	6,328,609													
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	35,852,225	32,491,506	29,145,519	25,814,264	22,497,740	19,185,949	15,908,890	12,636,561	9,361,536	6,087,502	2,810,603													
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	16,176,073	15,184,709	14,197,656	13,214,916	12,236,486	11,262,369	10,292,563	9,327,068	8,365,885	7,409,013	6,456,453													
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	31,437,675	28,699,258	25,983,108	23,270,690	20,562,922	17,858,535	15,286,584	12,667,012	10,052,861	7,457,411	4,881,903													
24 Medium density mixed use flattened scheme (40 flats)	40	£3,662,521	6,262,521	5,778,479	5,294,437	4,810,395	4,326,353	3,842,311	3,358,269	2,874,227	2,389,185	1,904,143	1,419,101													
25 Medium density mixed use flattened scheme (250 flats)	250	£35,508,409	27,237,517	25,117,425	23,006,594	20,905,023	18,812,712	16,729,662	14,655,871	12,581,342	10,536,074	8,490,064	6,441,624													
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	29,168,340	27,048,248	24,937,417	22,835,845	20,743,534	18,660,484	16,586,684	14,522,165	12,468,896	10,420,887	8,384,139													
27 Medium density mixed use flattened scheme (140 flats)	140	£20,462,599	23,463,095	22,102,951	20,748,723	19,400,409	18,058,013	16,721,530	15,396,984	14,068,513	12,747,577	11,434,757	10,126,461													
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	54,188,289	50,598,524	47,014,622	43,446,598	39,884,412	36,308,104	32,732,660	29,157,216	25,581,772	22,006,328	18,430,884													
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,589	43,378,589	40,000,000	36,622,222	33,244,444	29,866,666	26,488,888	23,111,111	19,733,333	16,355,555	12,977,777	9,599,999													
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	6,113,326	5,976,677	5,840,617	5,705,149	5,570,268	5,435,977	5,302,276	5,169,164	5,036,642	4,904,709	4,773,365													
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	46,972,385	44,315,499	41,670,235	39,030,592	36,414,569	33,804,167	31,205,387	28,618,228	26,042,689	23,478,772	20,926,478													
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	31,058,435	29,366,253	27,681,389	26,003,785	24,333,590	22,670,515	21,014,829	19,366,442	17,725,354	16,091,565	14,465,076													
33 High density mixed use flattened scheme (500 flats)	500	£21,927,933	38,497,690	35,017,216	31,552,001	28,102,243	24,647,108	21,204,808	17,777,870	14,366,294	10,942,093	7,531,212	4,116,896													
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,722,722	128,318,625	116,898,683	105,445,557	94,025,243	82,655,441	71,336,148	60,067,369	48,849,101	37,681,342	26,564,097	15,401,653													
35 High density mixed use flattened scheme (30 flats)	30	£487,905	4,673,080	4,356,279	4,040,855	3,726,808	3,414,139	3,102,847	2,792,953	2,484,396	2,177,237	1,871,455	1,567,051													
36 Medium density mixed use flattened scheme (50 flats)	50	£5,111,820	9,247,067	8,727,416	8,209,407	7,693,643	7,180,124	6,668,849	6,159,816	5,653,029	5,148,485	4,646,186	4,146,131													
37 High density mixed use flattened scheme (400 flats)	400	£30,499,239	30,499,239	27,642,101	24,797,491	21,955,409	19,138,010	16,310,580	13,495,769	10,680,958	7,866,147	5,051,336	2,234,834													
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	32,250,445	29,393,308	26,546,698	23,716,614	20,897,059	18,088,507	15,273,955	12,471,505	9,681,934	6,893,105	4,101,871													
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	15,337,286	14,323,583	13,314,289	12,300,403	11,308,925	10,312,855	9,321,194	8,333,941	7,351,097	6,372,660	5,388,632													
40 High density mixed use flattened scheme (350 flats)	350	£4,585,807	31,525,634	28,862,021	26,198,795	23,544,457	20,901,835	18,270,929	15,651,739	13,044,265	10,435,400	7,830,421	5,237,255													
41 Purpose Built Student Accommodation (high density) 100 units	-	£777,878	19,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544													
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544													
43 High density retirement flattened scheme (60 flats)	60	£3,837,513	8,756,823	8,150,948	7,547,706	6,945,607	6,345,572	5,748,180	5,153,432	4,561,325	3,971,862	3,385,043	2,800,866													
44 High density retirement flattened scheme (70 flats)	70	£3,837,513	10,223,764	9,516,905	8,813,120	8,110,780	7,410,736	6,713,774	6,019,895	5,329,100	4,641,390	3,956,762	3,275,219													
45 High density retirement flattened scheme (80 flats)	80	£3,837,513	11,690,706	10,882,863	10,078,532	9,275,954	8,475,898	7,679,367	6,886,360	6,096,877	5,310,917	4,528,482	3,749,571													
46 Medium density extracare flattened scheme (50 flats)	50	£3,837,513	6,640,644	6,153,433	5,668,345	5,185,379	4,704,534	4,225,810	3,749,210	3,274,730	2,802,372	2,332,136	1,864,022													
47 High density extracare flattened scheme (60 flats)	60	£3,837,513	7,977,874	7,393,217	6,811,105	6,231,540	5,654,521	5,080,049	4,508,122	3,932,147	3,371,907	2,801,678	2,245,877													
48 High density extracare flattened scheme (70 flats)	70	£3,837,513	8,915,105	8,633,000	7,953,866	7,277,503	6,654,500	5,994,286	5,267,034	4,602,763	3,941,441	3,283,100	2,657,730													

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

Sales value £10,359 psm
£15,437.565 PER HA

AH tenure

Rented 50%

SO 50%

Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	742,112	738,016	734,098	730,265	726,512	722,844	719,267	715,779	712,377	709,060	705,827
2 Low density housing scheme (4 houses)	4	£1,543,757	1,485,302	1,471,030	1,456,050	1,441,363	1,426,966	1,412,862	1,399,049	1,385,529	1,372,300	1,359,363	1,346,718
3 Low density housing scheme (9 houses)	9	£3,504,327	3,342,722	3,189,110	3,036,155	2,883,857	2,732,216	2,581,231	2,430,902	2,281,231	2,132,218	1,983,858	1,836,157
4 Medium density flattened scheme (5 flats)	5	£514,586	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815
5 Medium density flattened scheme (7 flats)	7	£671,503	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,468	999,421	904,779	810,559
6 Medium density flattened scheme (9 flats)	9	£828,254	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,083	1,281,466	1,159,792	1,038,661
7 Medium density flattened scheme (30 flats)	30	£2,315,635	7,199,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494
8 Medium density flattened scheme (75 flats)	75	£5,866,275	16,229,390	15,329,147	14,432,785	13,540,350	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638
9 Medium density flattened scheme (250 flats)	250	£22,693,221	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565
10 Medium density flattened scheme (600 flats)	600	£38,459,538	59,118,792	54,251,637	49,393,983	44,544,052	39,715,506	34,889,016	30,072,813	25,278,134	20,495,891	15,765,209	10,932,947
11 Medium density mixed use flattened scheme (200 flats)	200	£30,566,379	28,933,117	26,931,433	24,929,342	22,931,844	21,067,939	19,160,626	17,251,906	15,343,196	13,434,486	11,525,776	9,617,066
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	40,150,326	38,944,971	37,733,425	36,527,885	35,322,345	34,116,805	32,911,265	31,705,725	30,500,185	29,294,645	28,089,105
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,030,326	13,107,786
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,894	7,778,683	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,688	6,602,396
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	7,660,459	7,260,575	6,862,416	6,465,980	6,071,270	5,678,283	5,287,020	4,897,482	4,509,667	4,123,578	3,739,213
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	17,063,847	16,123,270	15,186,775	14,254,362	13,326,031	12,401,784	11,481,617	10,565,534	9,653,533	8,745,615	7,841,778
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	25,207,896	23,550,945	21,900,472	20,257,199	18,621,125	16,992,251	15,376,578	13,756,103	12,148,828	10,548,753	8,955,877
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	34,260,945	31,617,497	28,985,581	26,365,199	23,758,350	21,150,035	18,565,008	15,975,658	13,387,859	10,831,662	8,282,034
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	9,541,003	8,933,352	8,328,339	7,725,964	7,126,228	6,529,129	5,934,667	5,342,845	4,753,660	4,167,114	3,583,204
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	26,053,079	24,399,403	22,752,908	21,113,595	19,479,141	17,850,251	16,228,562	14,614,071	13,006,780	11,406,689	9,813,708
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	48,105,971	44,106,453	40,124,415	36,159,857	32,212,780	28,283,184	24,371,067	20,476,432	16,599,278	12,739,604	8,896,897
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	19,594,239	18,424,684	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,990	10,379,981	9,251,052	8,127,200
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	41,217,486	37,950,640	34,710,212	31,466,203	28,308,612	25,147,438	22,012,683	18,904,347	15,804,153	12,728,423	9,679,292
24 Medium density mixed use flattened scheme (40 flats)	40	£2,652,550	10,854,461	10,416,574	9,982,142	9,551,164	9,123,639	8,699,568	8,278,949	7,861,785	7,448,074	7,037,817	6,631,013
25 Medium density mixed use flattened scheme (250 flats)	250	£35,505,405	34,887,772	32,377,553	29,878,271	27,380,927	24,911,785	22,434,601	19,968,402	17,513,190	15,068,963	12,635,723	10,213,488
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	36,789,577	34,279,358	31,780,076	29,291,731	26,814,324	24,347,855	21,892,322	19,444,012	16,999,785	14,566,545	12,144,291
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	28,163,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,148	18,636,827	17,073,475	15,517,094	13,967,682	12,425,236
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	47,794,366	43,485,825	39,196,197	34,925,483	30,673,682	26,440,796	22,226,823	18,031,769	13,855,621	9,699,390	5,527,606
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,508	34,353,751	31,658,919	28,964,086	26,269,253	23,574,420	20,879,587	18,184,754	15,489,921	12,795,088	10,090,255	7,395,422
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	6,580,145	6,400,203	6,240,952	6,082,389	5,924,516	5,767,333	5,610,839	5,455,036	5,299,922	5,145,498	4,991,763
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	56,482,236	53,329,593	50,190,703	47,065,568	43,954,188	40,856,561	37,772,689	34,702,571	31,646,206	28,603,596	25,574,741
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	36,937,359	34,938,702	32,948,664	30,967,243	28,994,441	27,030,256	25,074,690	23,127,741	21,189,411	19,259,697	17,338,603
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	51,207,459	47,064,413	42,939,476	38,832,649	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,784
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,332	169,452,167	156,140,017	142,807,395	129,502,968	116,188,190	102,826,390	89,408,507	76,032,494	62,716,522	49,460,504	36,264,707
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	5,744,228	5,372,424	5,002,236	4,633,660	4,265,801	3,899,474	3,534,765	3,171,673	2,810,201	2,450,347	2,092,112
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	11,003,988	10,392,177	9,783,005	9,176,470	8,572,573	7,971,315	7,372,684	6,776,712	6,183,368	5,592,662	5,004,593
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	40,893,028	37,510,676	34,143,111	30,769,674	27,432,289	24,099,775	20,762,132	17,449,363	14,137,887	10,828,394	7,533,893
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	42,617,915	39,235,564	35,867,998	32,515,216	29,177,218	25,840,981	22,513,399	19,200,569	15,902,671	12,606,320	9,311,820
39 Medium density mixed use flattened scheme (100 flats)	100	£6,880,661	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,562,566	9,403,600	8,249,824	7,101,238	
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	41,131,008	37,967,228	34,816,655	31,670,889	28,556,930	25,447,778	22,352,433	19,259,832	16,172,878	13,099,817	10,040,653
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43 High density retirement flattened scheme (60 flats)	60	£1,000,967	10,517,967	9,820,282	9,125,625	8,433,997	7,745,398	7,059,827	6,377,285	5,697,773	5,019,270	4,342,973	3,669,718
44 High density retirement flattened scheme (70 flats)	70	£1,217,737	12,276,433	11,464,462	10,654,025	9,847,122	9,043,751	8,243,915	7,447,612	6,654,843	5,863,365	5,074,348	4,288,879
45 High density retirement flattened scheme (80 flats)	80	£1,384,323	14,038,998	13,108,642	12,182,425	11,260,246	10,342,105	9,428,002	8,517,939	7,611,912	6,707,460	5,805,723	4,908,041
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	8,058,044	7,498,716	6,941,820	6,387,356	5,835,324	5,285,103	4,736,639	4,188,618	3,644,039	3,101,902	2,562,207
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	9,678,618	9,007,419	8,339,139	7,673,777	7,011,333	6,351,199	5,691,838	5,035,407	4,381,906	3,731,337	3,083,698
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	11,299,192	10,516,123	9,736,458	8,960,196	8,187,342	7,417,296	6,648,036	5,882,196	5,119,774	4,380,772	3,605,188

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land value										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,482,122	1,408,076	1,338,088	1,269,342	1,202,992	1,138,985	1,076,329	1,015,029	954,082	893,476	834,178
2 Low density housing scheme (4 houses)	4	£917,161	3,495,302	3,147,030	2,899,050	2,643,363	2,397,966	2,153,962	1,910,049	1,667,529	1,425,300	1,183,363	941,718
3 Low density housing scheme (9 houses)	9	£2,081,956	8,342,722	7,189,110	6,036,155	4,883,857	3,732,216	2,581,231	2,430,902	2,281,231	2,132,218	1,983,858	1,836,157
4 Medium density flattened scheme (5 flats)	5	£305,720	1,263,346	1,193,335	1,123,625	1,054,217	985,111	916,307	847,805	779,604	711,706	644,109	576,815
5 Medium density flattened scheme (7 flats)	7	£406,865	1,771,774	1,673,751	1,576,150	1,478,972	1,382,217	1,285,883	1,189,973	1,094,468	999,421	904,779	810,559
6 Medium density flattened scheme (9 flats)	9	£550,297	2,274,419	2,148,398	2,022,921	1,897,986	1,773,595	1,649,748	1,526,444	1,403,083	1,281,466	1,159,792	1,038,661
7 Medium density flattened scheme (30 flats)	30	£1,376,742	7,199,172	6,715,670	6,323,863	5,933,753	5,545,340	5,158,625	4,773,605	4,390,282	4,008,656	3,628,727	3,250,494
8 Medium density flattened scheme (75 flats)	75	£3,485,213	16,229,390	15,329,147	14,432,785	13,540,350	12,651,708	11,766,991	10,886,157	10,009,205	9,136,134	8,266,945	7,401,638
9 Medium density flattened scheme (250 flats)	250	£12,632,272	38,585,850	36,202,237	33,828,944	31,465,972	29,113,319	26,769,355	24,432,311	22,105,610	19,789,252	17,483,237	15,187,565
10 Medium density flattened scheme (600 flats)	600	£22,837,319	59,119,792	54,251,837	49,393,963	44,544,055	39,715,506	34,889,016	30,072,613	25,278,134	20,498,891	15,730,008	10,932,947
11 Medium density mixed use flattened scheme (200 flats)	200	£11,884,647	35,159,792	31,951,434	28,968,342	26,133,844	23,456,792	20,939,134	18,579,921	16,379,616	14,338,616	12,458,616	10,638,616
12 Medium density mixed use flattened scheme (400 flats)	400	£1,884,647	40,150,526	36,944,971	33,753,425	30,575,885	27,412,353	24,252,791	21,098,774	17,958,649	14,833,013	11,701,227	8,575,013
13 Medium density mixed use flattened scheme (80 flats)	80	£94,46,762	22,475,372	21,521,642	20,572,051	19,626,601	18,685,291	17,748,123	16,815,095	15,886,207	14,957,034	14,027,538	13,107,798
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,779,683	7,658,727	7,539,287	7,420,366	7,301,961	7,184,074	7,066,704	6,949,851	6,833,515	6,717,598	6,602,396
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	7,669,459	7,268,725	6,862,416	6,456,961	6,041,270	5,625,963	5,209,623	4,793,487	4,377,687	3,962,378	3,547,713
16 Medium density mixed use flattened scheme (60 flats)	60	£2,686,454	12,603,847	11,813,270	11,023,702	10,234,134	9,444,566	8,654,998	7,865,430	7,075,862	6,286,294	5,496,726	4,707,158
17 Medium density mixed use flattened scheme (150 flats)	150	£6,603,562	25,207,956	23,550,349	21,900,472	20,257,199	18,621,125	16,992,251	15,363,058	13,756,103	12,146,838	10,548,763	8,955,877
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	32,046,945	31,671,497	28,855,581	26,365,199	23,766,350	21,159,035	18,565,068	15,975,658	13,379,859	10,811,632	8,262,034
19 Medium density mixed use flattened scheme (50 flats)	50	£2,629,768	9,541,003	8,933,362	8,328,339	7,725,964	7,126,228	6,529,129	5,934,067	5,342,843	4,753,660	4,167,114	3,583,204
20 High density mixed use flattened scheme (150 flats)	150	£4,424,718	20,055,079	20,399,403	22,752,960	21,113,395	19,476,147	17,850,251	16,228,562	14,614,071	13,006,799	11,400,896	9,813,709
21 High density mixed use flattened scheme (400 flats)	400	£12,632,272	50,128,971	41,128,453	40,124,415	39,124,377	38,124,339	37,124,301	36,124,263	35,124,225	34,124,187	33,124,149	32,124,111
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	19,594,239	18,424,984	17,260,206	16,100,806	14,946,485	13,797,241	12,653,076	11,513,909	10,379,961	9,251,052	8,127,200
23 High density mixed use flattened scheme (450 flats)	450	£9,356,046	41,217,466	37,950,640	34,701,212	31,449,620	28,308,612	25,167,438	22,016,638	18,904,347	15,804,163	12,726,423	9,679,262
24 Medium density mixed use flattened scheme (40 flats)	40	£2,552,968	10,854,461	10,416,574	9,982,142	9,551,964	9,123,639	8,696,589	8,268,949	7,861,785	7,448,074	7,037,817	6,631,013
25 Medium density mixed use flattened scheme (250 flats)	250	£1,094,712	36,847,772	32,377,553	29,816,271	27,399,341	24,911,785	22,446,601	20,008,402	17,615,189	15,206,993	12,805,723	10,413,468
26 Medium density mixed use flattened scheme (180 flats)	180	£1,617,181	30,789,577	26,817,181	23,849,793	21,780,075	19,710,357	17,640,639	15,570,921	13,501,203	11,431,485	9,361,767	7,292,049
27 Medium density mixed use flattened scheme (140 flats)	140	£5,902,968	28,153,301	26,558,131	24,959,930	23,368,700	21,784,438	20,207,148	18,636,827	17,073,475	15,517,094	13,967,760	12,423,236
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	127,794,366	134,626,825	98,196,107	94,925,483	91,654,859	88,384,235	85,113,611	81,843,987	78,574,363	75,304,739	72,035,115
29 Medium density mixed use flattened scheme (12 flats)	12	£576,920	7,411,978	7,101,701	6,541,918	6,082,628	5,623,338	5,164,048	4,681,715	4,254,829	3,764,892	3,304,076	2,842,057
30 Intensification scheme (industrial with 12 flats)	12	£3,576,920	12,580,146	10,691,203	8,792,262	6,893,321	4,994,380	3,095,439	1,196,498	5,268,552	3,545,498	1,828,542	1,105,763
31 Medium density mixed use flattened scheme (350 flats)	350	£2,085,874	40,225,836	33,329,958	26,190,703	18,707,927	10,856,948	4,954,184	3,772,024	3,470,757	3,164,963	2,859,033	2,549,243
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	36,937,359	34,938,702	32,948,664	30,967,243	28,984,441	27,006,256	25,024,690	23,042,121	21,069,149	19,087,257	17,338,603
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	51,207,459	47,064,413	42,939,476	38,814,539	34,743,931	30,673,323	26,620,826	22,586,438	18,548,777	14,520,501	10,503,789
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£9,394,255	169,462,167	156,140,107	142,807,395	129,502,968	116,688,190	102,626,390	89,408,507	76,032,494	62,716,523	49,400,594	36,264,707
35 High density mixed use flattened scheme (200 flats)	200	£1,733,720	27,424,288	23,742,282	20,060,282	16,378,282	12,696,282	9,014,282	5,332,282	1,650,282	1,650,282	1,650,282	1,650,282
36 Medium density mixed use flattened scheme (50 flats)	50	£3,937,445	11,093,162	10,392,177	9,793,005	9,176,470	8,573,753	7,971,315	7,372,094	6,776,713	6,183,366	5,592,004	5,000,594
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	40,893,028	37,510,676	34,143,111	30,789,674	27,432,238	24,089,775	20,762,132	17,449,363	14,137,887	10,826,394	7,533,899
38 High density mixed use flattened scheme (400 flats)	400	£10,634,924	42,617,915	39,235,664	35,867,998	32,516,216	29,177,218	25,840,981	22,513,339	19,200,569	15,902,671	12,606,320	9,311,821
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	18,806,691	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,559,376	9,403,606	8,249,824	7,101,238
40 High density mixed use flattened scheme (350 flats)	350	£8,528,601	41,131,608	37,987,228	34,842,848	31,698,468	28,554,088	25,409,708	22,265,328	19,120,948	16,000,568	12,876,188	9,751,808
41 Purpose Built Student Accommodation (high density) 100 units	100	£4,585,807	18,806,691	17,614,470	16,427,454	15,245,615	14,068,951	12,896,066	11,726,721	10,559,376	9,403,606	8,249,824	7,101,238
42 Purpose Built Student Accommodation (medium density) 100 units	100	£1,376,742	18,902,111	17,825,254	16,748,397	15,673,540	14,598,683	13,517,826	12,442,969	11,368,112	10,287,255	9,210,400	8,133,544
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	11,051,967	9,820,282	8,592,625	7,365,968	6,143,931	4,918,894	3,744,857	2,590,773	1,019,270	3,424,973	3,860,578
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	12,278,433	11,464,462	10,654,025	9,847,122	9,043,751	8,243,915	7,447,612	6,654,843	5,863,395	5,074,348	4,286,786
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	13,493,646	12,538,424	11,687,452	10,836,480	10,000,508	9,185,536	8,370,564	7,555,592	6,740,620	5,925,648	5,110,676
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	10,058,004	7,498,716	9,641,820	6,387,356	5,835,324	5,285,103	4,735,639	4,189,618	3,644,039	3,101,902	2,562,207
47 High density extracare flattened scheme (60 flats)	60	£1,834,323	9,676,616	9,067,419	8,339,139	7,673,777	7,011,333	6,351,199	5,691,838	5,035,407	4,381,906	3,731,337	3,083,698
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	11,299,192	10,565,123	9,736,459	8,903,795	8,187,342	7,471,296	6,648,036	5,822,896	5,117,774	4,390,772	3,605,185

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £11,135 psm

AH tenure

Rented 50%

SO 50%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£15,437,565 PER HA

Description	No of units	BLV	Residual land value										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	£32,694	£783,841	£755,155	£716,634	£678,280	£640,092	£602,070	£564,215	£526,528	£489,003	£451,648
2 Low density housing scheme (4 houses)	4	£1,543,757	£1,666,267	£1,588,561	£1,511,188	£1,434,148	£1,357,439	£1,281,063	£1,205,020	£1,129,309	£1,053,930	£978,884	£904,170
3 Low density housing scheme (8 houses)	8	£3,087,514	£3,748,952	£3,575,054	£3,400,964	£3,227,622	£3,053,029	£2,883,193	£2,712,096	£2,544,725	£2,372,334	£2,203,398	£2,030,175
4 Medium density flattened scheme (5 flats)	5	£514,586	£1,455,821	£1,375,586	£1,295,251	£1,214,916	£1,134,581	£1,054,246	£973,911	£893,576	£813,241	£732,906	£652,571
5 Medium density flattened scheme (7 flats)	7	£717,503	£2,040,958	£1,928,902	£1,817,329	£1,706,758	£1,595,632	£1,485,507	£1,375,867	£1,266,706	£1,158,033	£1,045,841	£932,633
6 Medium density flattened scheme (9 flats)	9	£920,254	£2,620,514	£2,476,451	£2,333,008	£2,190,187	£2,047,986	£1,906,407	£1,765,449	£1,625,112	£1,485,395	£1,346,301	£1,207,128
7 Medium density flattened scheme (30 flats)	30	£2,315,635	£8,208,399	£7,757,554	£7,308,693	£6,861,774	£6,416,800	£5,973,769	£5,532,680	£5,093,535	£4,656,334	£4,221,075	£3,787,756
8 Medium density flattened scheme (250 flats)	250	£18,817,751	£68,826,471	£67,022,293	£65,218,115	£63,413,937	£61,609,759	£59,805,581	£58,001,403	£56,197,225	£54,393,047	£52,588,869	£50,784,691
9 Medium density flattened scheme (250 flats)	250	£22,630,221	£8,528,471	£43,067,93	£40,318,000	£37,860,771	£35,403,542	£32,946,312	£30,489,083	£28,031,854	£25,574,625	£23,117,396	£20,660,167
10 Medium density flattened scheme (600 flats)	600	£38,430,538	£73,841,822	£68,227,516	£62,638,031	£57,073,027	£51,513,160	£45,951,803	£40,453,661	£34,929,525	£29,420,531	£23,907,269	£18,386,026
11 Medium density mixed use flattened scheme (200 flats)	200	£30,586,379	£34,909,207	£32,609,964	£30,360,635	£28,110,220	£25,861,721	£23,607,822	£21,371,142	£19,144,100	£16,927,824	£14,720,788	£12,523,894
12 Medium density mixed use flattened scheme (400 flats)	400	£30,130,263	£50,385,262	£48,480,499	£46,575,736	£44,670,973	£42,766,210	£40,861,447	£38,956,684	£37,051,921	£35,147,158	£33,242,395	£31,337,632
13 Medium density mixed use flattened scheme (80 flats)	80	£1,900,690	£2,662,200	£2,536,200	£2,410,200	£2,284,200	£2,158,200	£2,032,200	£1,906,200	£1,780,200	£1,654,200	£1,528,200	£1,402,200
14 Intensification scheme (industrial with 9 flats)	9	£4,476,894	£11,737,97	£7,976,371	£7,839,538	£7,703,296	£7,567,047	£7,432,591	£7,298,127	£7,164,255	£7,030,976	£6,898,298	£6,766,195
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	£8,777,508	£8,319,391	£7,863,250	£7,409,082	£6,956,890	£6,506,672	£6,058,431	£5,612,163	£5,167,869	£4,725,551	£4,285,208
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	£17,027,012	£16,857,081	£17,581,831	£16,511,293	£16,445,378	£16,389,171	£16,332,609	£16,276,890	£16,220,659	£16,164,388	£16,108,100
17 Medium density mixed use flattened scheme (150 flats)	150	£11,117,111	£28,396,299	£28,127,943	£28,797,593	£28,427,738	£28,057,883	£27,688,028	£27,318,173	£26,948,318	£26,578,463	£26,208,608	£25,838,753
18 High density mixed use flattened scheme (300 flats)	300	£11,670,790	£42,271,344	£42,101,685	£42,632,956	£42,138,527	£41,670,488	£41,202,449	£40,734,410	£40,266,371	£39,798,332	£39,330,293	£38,862,254
19 Medium density mixed use flattened scheme (600 flats)	600	£4,476,894	£11,297,320	£10,598,114	£9,901,596	£9,208,791	£8,516,677	£7,824,563	£7,147,545	£6,465,527	£5,786,515	£5,113,558	£4,441,667
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	£30,952,182	£29,433,111	£27,432,320	£25,431,529	£23,430,738	£21,429,947	£19,429,156	£17,428,365	£15,427,574	£13,426,783	£11,425,992
21 High density mixed use flattened scheme (300 flats)	300	£14,881,814	£62,912,363	£62,062,222	£61,052,181	£60,042,140	£59,032,099	£58,022,058	£57,012,017	£56,001,976	£54,991,935	£53,981,894	£52,971,853
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,802	£23,012,407	£21,064,658	£20,322,755	£19,580,697	£18,838,640	£18,096,583	£17,354,526	£16,612,469	£15,870,412	£15,128,355	£14,386,298
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	£50,965,774	£49,113,593	£47,343,317	£45,573,041	£43,802,765	£42,032,489	£40,262,213	£38,491,937	£36,721,661	£34,951,385	£33,181,109
24 Medium density mixed use flattened scheme (40 flats)	40	£2,632,529	£4,110,000	£4,110,000	£4,110,000	£4,110,000	£4,110,000	£4,110,000	£4,110,000	£4,110,000	£4,110,000	£4,110,000	£4,110,000
25 Medium density mixed use flattened scheme (250 flats)	250	£35,501,188	£20,181,188	£39,699,055	£33,181,775	£36,694,045	£30,181,775	£33,694,045	£27,181,775	£30,694,045	£24,181,775	£27,694,045	£21,181,775
26 Medium density mixed use flattened scheme (250 flats)	250	£22,633,242	£44,023,973	£41,495,800	£38,601,392	£35,710,989	£32,850,582	£29,993,360	£27,145,937	£24,318,721	£21,500,130	£18,694,182	£15,900,875
27 Medium density mixed use flattened scheme (140 flats)	140	£2,262,539	£23,863,507	£31,013,301	£27,113,178	£23,266,990	£19,510,805	£15,802,765	£12,102,880	£8,402,995	£4,703,110	£1,003,600	£4,722,827
28 Medium density mixed use flattened scheme (600 flats)	600	£5,154,855	£11,900,332	£10,270,419	£11,346,455	£10,404,919	£9,463,382	£8,521,845	£7,580,308	£6,638,771	£5,697,234	£4,755,697	£3,814,160
29 Medium density mixed use flattened scheme (500 flats)	500	£6,213,233	£13,822,679	£12,822,679	£13,822,679	£12,822,679	£13,822,679	£12,822,679	£13,822,679	£12,822,679	£13,822,679	£12,822,679	£13,822,679
30 Intensification scheme (industrial with 12 flats)	12	£6,020,651	£7,006,364	£6,823,729	£6,641,285	£6,458,843	£6,276,398	£6,093,956	£5,915,044	£5,740,908	£5,566,772	£5,392,636	£5,218,500
31 Medium density mixed use flattened scheme (300 flats)	300	£8,908,268	£65,992,086	£62,343,685	£58,711,712	£55,084,545	£51,457,378	£47,826,959	£44,196,540	£40,566,121	£36,935,702	£33,305,283	£29,674,864
32 Medium density mixed use flattened scheme (180 flats)	180	£23,996,257	£42,816,282	£40,051,153	£38,219,568	£35,700,732	£33,655,381	£31,398,958	£29,143,050	£26,887,040	£24,631,446	£22,375,822	£20,120,212
33 High density mixed use flattened scheme (450 flats)	450	£19,722,729	£59,110,810	£54,320,965	£50,531,120	£46,741,275	£42,951,430	£39,161,585	£35,371,740	£31,581,895	£27,792,050	£24,002,205	£20,212,360
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,320	£209,621,512	£194,390,992	£179,123,085	£163,921,000	£148,715,812	£133,544,734	£118,354,656	£103,164,578	£87,974,499	£72,784,421	£57,594,343
35 High density mixed use flattened scheme (30 flats)	30	£1,236,005	£6,808,543	£6,381,257	£5,955,822	£5,530,240	£5,105,011	£4,680,635	£4,272,611	£3,856,440	£3,442,122	£3,026,239	£2,611,712
36 Medium density mixed use flattened scheme (50 flats)	50	£5,771,899	£12,790,308	£12,056,939	£11,356,602	£10,659,266	£9,955,023	£9,275,781	£8,585,572	£7,900,365	£7,216,250	£6,539,131	£5,863,014
37 High density mixed use flattened scheme (450 flats)	450	£15,018,845	£47,336,967	£44,396,967	£41,456,967	£38,516,967	£35,576,967	£32,636,967	£29,696,967	£26,756,967	£23,816,967	£20,876,967	£17,936,967
38 High density mixed use flattened scheme (400 flats)	400	£2,644,400	£49,033,226	£45,123,126	£41,213,026	£37,302,926	£33,392,826	£29,482,726	£25,572,626	£21,662,526	£17,752,426	£13,842,326	£9,932,226
39 Medium density mixed use flattened scheme (100 flats)	100	£7,178,783	£22,587,809	£20,885,705	£19,519,553	£18,150,349	£16,800,806	£15,450,263	£14,114,439	£12,778,616	£11,442,792	£10,106,969	£8,833,844
40 High density mixed use flattened scheme (330 flats)	350	£14,356,936	£50,667,079	£47,018,678	£43,369,165	£39,719,653	£36,069,839	£32,419,625	£28,769,116	£25,118,608	£21,468,100	£17,817,592	£14,167,084
41 Purpose Built Student Accommodation (high density) 100 units	-	£17,877,818	£18,022,111	£17,825,254	£16,748,397	£15,671,541	£14,594,684	£13,517,827	£12,440,970	£11,364,114	£10,287,257	£9,210,400	£8,133,544
42 Purpose Built Student Accommodation (high density) 100 units	-	£2,215,879	£17,825,254	£17,825,254	£16,748,397	£15,671,541	£14,594,684	£13,517,827	£12,440,970	£11,364,114	£10,287,257	£9,210,400	£8,133,544
43 Medium density retirement flat scheme (60 flats)	60	£3,087,513	£12,279,111	£11,480,616	£10,703,544	£9,926,471	£9,147,672	£8,365,872	£7,593,485	£6,824,544	£6,059,013	£5,296,908	£4,534,803
44 Medium density retirement flat scheme (80 flats)	80	£3,087,513	£14,333,100	£13,412,019	£12,549,033	£11,742,786	£10,927,377	£10,121,968	£9,326,559	£8,521,150	£7,715,741	£6,910,332	£6,104,923
45 High density retirement flat scheme (80 flats)	80	£3,087,513	£16,337,100	£15,354,441	£14,298,317	£13,281,732	£12,263,803	£11,245,874	£10,227,945	£9,209,916	£8,191,887	£7,173,858	£6,155,829
46 Medium density entrance flat scheme (50 flats)	50	£3,087,513	£14,333,100	£13,412,019	£12,549,033	£11,742,786	£10,927,377	£10,121,968	£9,326,559	£8,521,150	£7,715,741	£6,910,332	£6,104,923
47 High density entrance flat scheme (60 flats)	60	£3,087,513	£16,337,100	£15,354,441	£14,298,317	£13,281,732	£12,263,803	£11,245,874	£10,227,945	£9,209,916	£8,191,887	£7,173,858	£6,155,829
48 High density entrance flat scheme (70 flats)	70	£3,087,513	£18,340,475	£17,249,144	£16,157,813	£15,066,482	£13,975,151	£12,883,820	£11,792,489	£10,701,158	£9,609,827	£8,518,496	£7,427,165

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

		Sales value £11,911 psm		£15,437,565 PER HA		Aft tenure		Rented 50%		SO 50%		Frst Hms 0%		Residual land values								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density housing scheme (2 houses)	2	£771,878	923,176	879,807	836,223	793,027	750,017	707,192	664,555	622,104	579,841	537,763	495,872									
2 Low density housing scheme (4 houses)	4	£1,543,757	1,847,231	1,760,091	1,673,325	1,586,032	1,500,911	1,415,264	1,329,960	1,245,089	1,160,560	1,076,405	992,823									
3 Low density housing scheme (8 houses)	8	£3,087,513	3,694,462	3,520,182	3,346,650	3,173,264	3,000,000	2,826,736	2,653,472	2,480,208	2,306,944	2,133,680	1,960,416									
4 Medium density flattened scheme (5 flats)	5	£514,586	1,647,896	1,557,837	1,468,167	1,378,885	1,289,599	1,201,484	1,113,369	1,025,636	938,295	851,341	764,776									
5 Medium density flattened scheme (7 flats)	7	£671,503	2,310,143	2,184,053	2,058,508	1,933,506	1,809,046	1,685,131	1,561,760	1,438,931	1,316,646	1,194,904	1,073,706									
6 Medium density flattened scheme (9 flats)	9	£826,254	2,966,008	2,804,503	2,643,095	2,482,388	2,322,377	2,163,067	2,004,454	1,846,541	1,689,325	1,532,810	1,376,992									
7 Medium density flattened scheme (30 flats)	30	£2,315,635	9,307,546	8,799,439	8,293,523	7,789,796	7,286,260	6,788,913	6,291,755	5,796,767	5,304,010	4,813,422	4,325,024									
8 Medium density flattened scheme (75 flats)	75	£5,866,275	21,406,111	20,236,000	19,070,932	17,910,907	16,755,926	15,605,987	14,461,091	13,321,238	12,186,428	11,056,662	9,931,938									
9 Medium density flattened scheme (250 flats)	250	£22,893,221	53,071,091	49,932,348	46,807,175	43,695,571	40,597,537	37,513,072	34,442,176	31,384,851	28,341,095	25,310,908	22,294,291									
10 Medium density mixed use flattened scheme (200 flats)	200	£18,400,256	40,860,770	38,055,350	35,246,171	32,437,000	29,627,829	26,818,658	24,009,487	21,200,316	18,391,145	15,581,974	12,772,803									
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	60,544,834	56,304,564	52,062,748	47,870,359	43,689,499	39,497,168	35,323,359	31,176,079	27,043,342	22,912,330	18,789,948									
12 Medium density mixed use flattened scheme (80 flats)	80	£15,900,602	27,997,206	26,755,617	25,519,407	24,288,575	23,063,101	21,838,129	20,618,558	19,404,387	18,195,617	16,992,246	15,794,276									
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,448,912	8,294,016	8,139,788	7,986,227	7,833,333	7,681,108	7,529,550	7,378,660	7,228,436	7,078,881	6,929,994									
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	9,894,556	9,378,206	8,864,082	8,352,184	7,842,511	7,335,063	6,829,840	6,326,843	5,826,072	5,327,525	4,831,204									
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	22,410,178	21,190,891	19,976,886	18,763,162	17,554,720	16,366,559	15,173,680	13,986,083	12,803,768	11,626,734	10,454,981									
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	35,006,103	32,841,652	30,686,581	28,540,889	26,404,576	24,277,644	22,160,090	20,051,916	17,953,122	15,853,706	13,753,670									
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	50,282,544	46,803,873	43,340,330	39,891,914	36,458,626	33,040,464	29,637,429	26,240,522	22,876,741	19,519,088	16,176,563									
19 Medium density mixed use flattened scheme (500 flats)	500	£4,476,884	13,053,644	12,262,876	11,475,533	10,691,617	9,911,127	9,134,061	8,360,423	7,590,211	6,823,424	6,060,063	5,300,128									
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	35,851,285	33,686,819	31,531,733	29,386,025	27,249,697	25,122,749	23,005,490	20,896,960	18,798,180	16,708,750	14,628,698									
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	72,037,520	68,933,901	65,764,338	62,600,531	59,531,554	56,461,540	53,392,425	50,323,310	47,254,195	44,185,080	41,115,965									
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	26,430,574	24,904,633	23,385,304	21,872,586	20,366,481	18,866,987	17,374,104	15,887,834	14,408,176	12,935,128	11,468,693									
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	60,597,143	56,318,835	52,074,872	47,852,618	43,658,062	39,498,016	35,355,701	31,240,322	27,159,668	23,113,730	19,102,515									
24 Medium density mixed use flattened scheme (40 flats)	40	£2,652,528	13,261,364	12,693,426	12,129,965	11,570,979	11,016,467	10,466,431	9,920,871	9,379,765	8,843,175	8,311,039	7,783,379									
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,400	10,114,565	9,610,557	9,105,504	8,600,450	8,095,402	7,590,351	7,085,302	6,580,253	6,075,204	5,570,155	5,065,106									
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	52,016,368	48,712,362	45,422,708	42,147,407	38,886,459	35,630,865	32,407,623	29,189,734	25,986,198	22,797,014	19,622,184									
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	37,563,713	35,468,490	33,382,345	31,305,280	29,237,292	27,178,383	25,128,552	23,087,799	21,056,126	19,033,530	17,020,014									
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	74,207,205	68,690,449	63,186,646	57,687,181	52,140,834	46,592,065	41,005,152	35,429,137	29,878,136	24,352,148	18,851,174									
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,529	102,274,849	96,155,247	90,062,155	83,995,575	77,955,504	71,941,946	65,951,123	59,972,357	54,020,185	48,094,005	42,170,718									
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	7,453,794	7,247,256	7,041,618	6,836,871	6,633,012	6,430,045	6,227,968	6,026,761	5,826,484	5,627,077	5,428,560									
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	75,501,937	71,357,778	67,231,640	63,123,523	59,033,425	54,961,349	50,907,293	46,871,258	42,853,243	38,853,248	34,871,274									
32 Medium density mixed use flattened scheme (180 flats)	180	£19,298,957	48,688,926	46,077,320	43,478,971	40,887,877	38,310,038	35,743,454	33,188,126	30,644,054	28,111,236	25,589,673	23,079,367									
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	76,573,411	71,142,409	66,714,427	62,293,858	58,897,101	55,484,171	52,078,127	48,672,183	45,266,239	41,860,295	38,454,351									
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,329	249,195,677	231,955,350	214,790,069	197,653,364	180,559,458	163,501,810	146,464,003	129,407,028	112,322,709	95,155,472	77,799,396									
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	7,872,859	7,390,088	6,909,408	6,430,821	5,954,323	5,479,919	5,007,065	4,537,382	4,069,252	3,603,212	3,139,264									
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	14,516,629	13,721,701	12,930,198	12,142,122	11,357,472	10,576,248	9,798,450	9,024,078	8,253,131	7,485,612	6,721,517									
37 High density mixed use flattened scheme (400 flats)	400	£16,393,819	61,423,721	57,002,795	52,589,032	48,190,336	43,810,960	39,450,906	35,097,045	30,753,518	26,429,413	22,124,729	17,817,660									
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	63,254,881	58,817,543	54,390,254	49,960,042	45,567,251	41,184,881	36,821,932	32,478,408	28,154,301	23,849,617	19,584,355									
39 Medium density mixed use flattened scheme (100 flats)	100	£3,087,513	10,114,565	9,610,557	9,105,504	8,600,450	8,095,402	7,590,351	7,085,302	6,580,253	6,075,204	5,570,155	5,065,106									
40 High density mixed use flattened scheme (350 flats)	350	£14,356,996	60,176,930	56,032,771	51,906,633	47,788,516	43,708,419	39,638,342	35,582,286	31,546,250	27,523,479	23,502,494	19,496,626									
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544									
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544									
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	14,040,256	13,158,950	12,281,463	11,407,795	10,537,945	9,671,915	8,809,704	7,951,311	7,096,737	6,246,983	5,399,047									
44 High density retirement flattened scheme (70 flats)	70	£1,184,323	16,387,769	15,359,574	14,335,836	13,316,552	12,301,723	11,291,351	10,285,433	9,283,971	8,286,964	7,294,412	6,306,316									
45 High density retirement flattened scheme (80 flats)	80	£1,384,323	18,735,283	17,580,200	16,390,209	15,225,310	14,065,502	12,910,786	11,761,162	10,616,630	9,477,190	8,342,842	7,213,585									
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	10,888,454	10,181,574	9,477,762	8,777,015	8,079,336	7,384,723	6,693,176	6,004,696	5,310,283	4,636,937	3,957,657									
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	13,075,110	12,226,849	11,382,288	10,541,367	9,704,147	8,870,606	8,040,745	7,214,564	6,392,063	5,573,243	4,758,102									
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	15,261,767	14,272,124	13,286,776	12,305,721	11,328,659	10,356,490	9,388,315	8,424,433	7,464,845	6,509,549	5,558,548									

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£9,171,614 PER HA												Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Low density housing scheme (2 houses)	2	2,458,581	3,051,768	3,797,607	4,598,223	5,457,727	6,382,017	7,374,192	8,434,990	9,567,122	10,773,891	12,051,706	13,405,872												
2 Low density housing scheme (4 houses)	4	1,917,161	1,847,231	1,760,091	1,673,325	1,586,932	1,500,911	1,415,294	1,329,990	1,245,090	1,160,560	1,076,405	992,623												
3 Low density housing scheme (8 houses)	8	1,081,956	1,167,061	1,267,937	1,388,173	1,521,388	1,674,381	1,841,342	2,022,366	2,214,560	2,417,923	2,634,565	2,865,500												
4 Medium density flatbed scheme (5 flats)	5	2,300,726	1,647,896	1,950,937	2,468,177	3,168,885	3,983,885	4,921,508	5,989,331	7,184,599	8,514,366	9,978,931	11,574,500												
5 Medium density flatbed scheme (10 flats)	10	2,310,143	2,100,143	2,184,053	2,268,963	2,353,873	2,438,783	2,523,693	2,608,603	2,693,513	2,778,423	2,863,333	2,948,243												
6 Medium density flatbed scheme (30 flats)	9	2,550,297	2,966,008	2,904,903	2,843,008	2,781,113	2,719,218	2,657,323	2,595,428	2,533,533	2,471,638	2,409,743	2,347,848												
7 Medium density flatbed scheme (30 flats)	30	1,375,742	1,375,742	8,799,439	8,293,523	7,787,790	7,281,966	6,776,142	6,270,318	5,764,494	5,258,670	4,752,846	4,247,022												
8 Medium density flatbed scheme (75 flats)	75	2,438,213	2,140,611	2,126,300	18,070,932	17,910,307	16,755,520	15,605,987	14,461,091	13,321,238	12,181,425	11,056,662	9,931,933												
9 Medium density flatbed scheme (250 flats)	250	2,148,272	2,053,091	49,324,468	48,037,165	45,665,571	43,293,977	40,922,383	38,550,789	36,179,195	33,807,601	31,436,007	29,064,413												
10 High density mixed use flatbed scheme (200 flats)	200	2,227,817	2,048,470	62,033,654	73,728,186	73,728,186	73,728,186	73,728,186	73,728,186	73,728,186	73,728,186	73,728,186	73,728,186												
11 Medium density mixed use flatbed scheme (200 flats)	200	1,159,745	1,060,920	38,999,171	37,579,388	37,579,388	37,579,388	37,579,388	37,579,388	37,579,388	37,579,388	37,579,388	37,579,388												
12 Medium density mixed use flatbed scheme (400 flats)	400	1,778,647	60,544,834	50,364,564	52,082,748	47,870,339	43,659,499	39,447,656	35,235,819	31,023,979	27,073,145	23,272,313	19,794,239												
13 Medium density mixed use flatbed scheme (80 flats)	80	6,946,762	27,997,206	26,755,617	25,519,407	24,288,576	23,053,101	21,838,129	20,618,658	19,404,387	18,184,916	16,965,445	15,746,276												
14 Medium density scheme (industrial with 12 flats)	40	1,555,708	1,848,012	1,934,016	1,139,786	1,386,227	1,633,233	1,881,108	2,128,550	2,375,550	2,622,550	2,869,550	3,116,550												
15 Medium density mixed use flatbed scheme (30 flats)	30	2,229,730	3,352,064	3,378,206	3,404,348	3,430,490	3,456,632	3,482,774	3,508,916	3,535,058	3,561,200	3,587,342	3,613,484												
16 Medium density mixed use flatbed scheme (75 flats)	75	2,696,454	22,410,178	21,180,891	19,976,886	18,764,880	17,552,874	16,340,868	15,128,862	13,916,856	12,704,850	11,492,844	10,280,838												
17 Medium density mixed use flatbed scheme (150 flats)	150	2,603,562	33,000,003	32,841,652	32,683,301	32,524,950	32,366,599	32,208,248	32,049,897	31,891,546	31,733,195	31,574,844	31,416,493												
18 High density mixed use flatbed scheme (300 flats)	300	94,920,740	95,252,345	95,563,950	95,875,555	96,187,160	96,498,765	96,810,370	97,121,975	97,433,580	97,745,185	98,056,790	98,368,395												
19 High density mixed use flatbed scheme (150 flats)	150	2,434,718	2,385,258	33,686,819	31,521,333	29,356,815	27,192,297	25,027,779	22,863,261	20,698,743	18,534,225	16,369,707	14,205,189												
20 High density mixed use flatbed scheme (480 flats)	480	1,940,853	7,207,520	6,893,901	6,176,438	5,650,531	5,133,154	4,615,777	4,100,400	3,585,023	3,069,646	2,554,269	2,038,892												
21 Medium density mixed use flatbed scheme (100 flats)	100	6,459,180	28,430,274	29,044,633	23,395,304	21,872,596	20,349,881	18,826,987	17,304,104	15,781,834	14,259,564	12,737,294	11,215,024												
22 High density mixed use flatbed scheme (450 flats)	450	9,355,046	60,597,145	58,316,535	52,074,872	47,852,618	43,630,362	39,408,106	35,185,850	30,963,594	26,741,338	22,519,082	18,296,826												
23 High density mixed use flatbed scheme (40 flats)	40	3,381,384	2,129,428	12,893,428	12,129,685	11,365,942	10,602,199	9,838,456	9,074,713	8,310,970	7,547,227	6,783,484	6,019,741												
25 Medium density mixed use flatbed scheme (250 flats)	250	2,094,712	10,154,565	48,816,557	43,520,904	38,225,354	32,929,804	27,634,254	22,338,704	17,043,154	11,747,604	6,452,054	1,146,504												
26 Medium density mixed use flatbed scheme (150 flats)	140	2,512,189	2,106,368	48,712,362	46,422,708	44,127,407	41,832,106	39,536,805	37,241,504	34,946,203	32,650,902	30,355,601	28,060,300												
27 Medium density mixed use flatbed scheme (40 flats)	140	6,666,997	37,563,313	35,408,499	33,382,345	31,356,205	29,329,292	27,178,383	25,158,622	23,098,714	21,069,806	19,040,898	17,011,990												
28 Medium density mixed use flatbed scheme (200 flats)	200	632,000	6,207,265	68,890,449	68,890,449	68,890,449	68,890,449	68,890,449	68,890,449	68,890,449	68,890,449	68,890,449	68,890,449												
29 Medium density mixed use flatbed scheme (500 flats)	500	2,572,725	102,774,849	96,155,247	90,062,155	83,965,575	77,865,504	71,765,433	65,665,362	59,565,291	53,465,220	47,365,149	41,265,078												
30 Intercensal scheme (industrial with 12 flats)	12	3,576,929	7,453,784	7,247,256	7,041,618	6,836,871	6,632,012	6,426,154	6,221,296	6,016,438	5,811,580	5,606,722	5,401,864												
31 Medium density mixed use flatbed scheme (350 flats)	350	2,088,834	75,591,937	75,591,937	67,231,646	63,123,523	59,015,428	54,907,343	50,800,257	46,692,172	42,584,087	38,475,248	34,371,274												
32 Medium density mixed use flatbed scheme (180 flats)	180	21,464,517	46,688,626	46,688,626	40,377,720	40,377,720	40,377,720	40,377,720	40,377,720	40,377,720	40,377,720	40,377,720	40,377,720												
33 High density mixed use flatbed scheme (100 flats)	100	1,634,311	71,142,698	69,724,429	61,244,429	56,817,429	52,390,429	47,963,429	43,536,429	39,109,429	34,682,429	30,255,429	25,828,429												
34 Medium density mixed use flatbed scheme (1750 flats)	1,750	39,474,255	249,156,277	231,595,350	214,790,059	197,653,364	180,559,458	163,510,510	146,464,003	129,407,496	112,322,709	95,255,472	77,799,306												
35 High density mixed use flatbed scheme (30 flats)	30	2,793,229	7,872,859	7,380,088	6,909,408	6,430,821	5,951,234	5,471,647	5,000,060	4,528,473	4,056,886	3,585,299	3,113,712												
36 Medium density mixed use flatbed scheme (50 flats)	50	2,393,947	14,516,629	13,721,701	12,930,196	12,142,122	11,357,242	10,572,248	9,788,458	8,999,668	8,210,878	7,421,088	6,632,298												
37 Medium density mixed use flatbed scheme (100 flats)	400	513,727	12,092,798	11,589,033	11,085,268	10,581,503	10,077,738	9,573,973	9,069,208	8,564,443	8,059,678	7,554,913	7,049,148												
38 High density mixed use flatbed scheme (400 flats)	400	1,333,924	23,524,881	58,817,543	54,390,254	49,963,424	45,537,251	41,104,881	36,672,932	32,241,083	27,810,234	23,379,385	18,948,535												
39 Medium density mixed use flatbed scheme (150 flats)	100	4,585,807	25,708,955	24,156,940	22,611,650	21,073,514	19,535,378	18,000,242	16,465,106	14,929,970	13,394,834	11,859,698	10,324,562												
40 High density mixed use flatbed scheme (350 flats)	350	58,520,601	60,176,930	50,032,771	50,066,633	47,078,084	44,084,149	41,090,214	38,096,278	35,102,342	32,108,406	29,114,470	26,120,534												
41 Purpose Built Student Accommodation (high density) 100 units	-	14,824,581	18,002,111	17,825,254	16,748,397	15,671,541	14,594,684	13,517,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544												
42 Purpose Built Student Accommodation (medium density) 100 units	-	1,316,742	17,825,254	17,245,327	16,665,400	16,085,473	15,505,546	14,925,619	14,345,692	13,765,765	13,185,838	12,605,911	12,025,984												
43 High density retirement flatbed scheme (60 flats)	60	1,438,333	14,040,256	13,560,190	12,841,663	11,671,795	10,537,945	9,671,054	8,809,704	7,951,351	7,092,737	6,245,953	5,398,047												
44 High density retirement flatbed scheme (70 flats)	70	1,834,323	16,387,769	15,359,574	14,336,836	13,316,522	12,301,723	11,291,351	10,285,433	9,283,917	8,282,964	7,284,412	6,306,316												
45 High density retirement flatbed scheme (80 flats)	80	1,834,323	16,798,253	17,560,260	16,390,290	15,225,310	14,055,502	12,910,786	11,761,162	10,616,630	9,471,190	8,324,842	7,183,985												
46 Medium density retirement flatbed scheme (50 flats)	50	1,834,323	16,888,454	17,018,574	17,477,769	17,936,964	18,396,159	18,857,354	19,318,549	19,779,744	20,240,939	20,702,134	21,163,329												
47 High density extracare flatbed scheme (80 flats)	80	1,834,323	13,075,110	12,226,849	11,382,298	10,542,367	9,704,147	8,870,698	8,040,745	7,214,564	6,389,023	5,553,243	4,728,102												
48 High density extracare flatbed scheme (70 flats)	70	1,834,323	15,261,767	14,272,124	13,286,776	12,305,321	11,328,959	10,356,490	9,388,315	8,424,433	7,464,845	6,500,549	5,558,548												

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £13,464 psm

AH tenure

ed 50%

First Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES

Description	No of units	BLV	Residual land value										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,100,200	1,047,401	994,390	942,486	890,365	838,471	786,804	735,364	684,146	633,101	582,308
2 Low density housing scheme (4 houses)	4	£4,543,757	2,201,299	2,095,682	1,990,539	1,885,847	1,781,607	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,876
3 Low density housing scheme (8 houses)	8	£3,504,327	493,663	4,716,076	4,471,551	4,243,946	4,009,638	3,775,889	3,543,388	3,311,904	3,081,438	2,851,981	2,623,901
4 Medium density flat scheme (145 flats)	2	£2,022,263	913,007	1,863,181	2,715,233	3,567,285	4,419,337	5,271,389	6,123,441	6,975,493	7,827,545	8,679,597	9,531,649
5 Medium density flat scheme (7 flats)	7	£817,035	2,534,719	2,681,283	2,528,530	2,376,305	2,224,942	2,074,151	1,924,021	1,774,521	1,625,744	1,477,507	1,330,110
6 Medium density flat scheme (9 flats)	9	£29,254	3,641,063	3,443,798	3,247,382	3,051,816	2,857,100	2,663,235	2,470,218	2,278,033	2,086,737	1,896,271	1,706,655
7 Medium density flat scheme (30 flats)	30	£2,316,535	11,447,860	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,768,816	7,166,152	6,565,158	5,966,834	5,371,111
8 Medium density flat scheme (250 flats)	250	£2,440,437	25,037,885	24,400,339	23,762,793	23,125,247	22,487,701	21,850,155	21,212,609	20,575,063	19,937,517	19,300,000	18,662,483
9 Medium density flat scheme (250 flats)	250	£2,693,521	27,046,017	26,413,190	25,780,363	25,147,536	24,514,709	23,881,882	23,249,055	22,616,228	21,983,401	21,350,574	20,717,747
10 Medium density flat scheme (600 flats)	600	£3,439,538	116,290,303	108,519,150	100,778,537	93,056,628	85,368,550	77,714,310	70,003,906	62,504,339	54,914,402	47,387,703	39,821,422
11 Medium density mixed use flat scheme (200 flats)	200	£3,500,566.37	11,999,940	11,404,115	10,822,150	10,254,622	9,688,793	9,129,403	8,568,672	8,009,169	7,449,688	6,890,207	6,330,726
12 Medium density mixed use flat scheme (400 flats)	400	£3,103,253	14,787,836	14,236,102	13,691,129	13,146,207	12,601,917	12,058,356	11,515,479	10,972,618	10,430,873	9,888,128	9,345,383
13 Medium density mixed use flat scheme (500 flats)	500	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588	£1,100,588
14 Interconversion scheme (industrial with 9 flats)	9	£4,474,894	8,757,397	8,560,084	8,360,985	8,163,970	7,967,229	7,762,511	7,558,729	7,354,947	7,151,165	6,947,383	6,743,601
15 Medium density mixed use flat scheme (300 flats)	300	£3,751,329	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,303	6,921,947	6,313,614	5,708,294
16 Medium density mixed use flat scheme (75 flats)	75	£4,538,644	27,447,725	25,957,166	24,473,056	22,992,395	21,524,153	20,059,420	18,601,106	17,149,240	15,703,824	14,266,855	12,832,336
17 Medium density mixed use flat scheme (150 flats)	150	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047	£1,115,047
18 High density mixed use flat scheme (300 flats)	300	£1,167,079	16,095,116	15,234,256	14,385,596	13,547,915	12,710,116	11,878,217	11,046,318	10,214,419	9,382,520	8,550,621	7,718,722
19 Medium density mixed use flat scheme (50 flats)	50	£4,478,894	69,586,104	65,989,147	62,404,102	58,819,057	55,234,012	51,648,967	48,063,922	44,478,877	40,893,832	37,308,787	33,723,742
20 High density mixed use flat scheme (150 flats)	150	£7,440,907	47,134,479	44,476,743	41,830,599	39,195,775	36,572,544	33,960,813	31,363,054	28,771,885	26,184,826	23,626,181	21,088,913
21 High density mixed use flat scheme (300 flats)	300	£1,302,586	16,532,586	15,703,619	14,874,652	14,045,685	13,216,718	12,387,751	11,558,784	10,729,817	9,900,850	9,071,883	8,242,916
22 Medium density mixed use flat scheme (100 flats)	100	£7,842,263	52,163,605	50,295,008	48,344,436	46,381,949	44,377,550	42,369,157	40,360,764	38,352,371	36,343,978	34,335,585	32,327,192
23 High density mixed use flat scheme (450 flats)	450	£1,746,317	78,625,515	73,568,557	68,534,237	63,501,918	58,468,591	53,435,264	48,401,937	43,368,610	38,335,283	33,301,956	28,268,629
24 Medium density mixed use flat scheme (450 flats)	450	£2,592,539	154,529,123	135,825,781	113,196,801	124,553,291	117,775,251	112,069,678	106,355,075	100,641,472	94,927,872	89,214,272	83,500,672
25 Medium density mixed use flat scheme (250 flats)	250	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400	£3,508,400
26 Medium density mixed use flat scheme (250 flats)	250	£2,633,242	36,350,548	34,283,962	32,218,603	30,149,245	28,079,887	26,010,529	23,941,171	21,871,813	19,802,455	17,733,097	15,663,739
27 Medium density mixed use flat scheme (140 flats)	140	£26,259.39	48,655,458	44,283,805	41,723,279	39,173,883	36,635,613	34,108,474	31,582,463	29,057,579	26,532,694	24,111,108	21,686,701
28 Medium density mixed use flat scheme (600 flats)	600	£54,186,855	95,492,393	88,776,891	82,072,752	75,357,157	68,704,651	62,023,139	55,328,475	48,632,910	41,924,653	35,208,085	28,500,366
29 Medium density mixed use flat scheme (500 flats)	500	£4,547,784	15,877,784	15,047,485	14,217,186	13,386,887	12,556,588	11,726,289	10,895,990	10,065,691	9,235,392	8,405,093	7,574,794
30 Interconversion scheme (industrial with 12 flats)	12	£8,602,681	8,309,418	8,057,533	7,806,734	7,551,102	7,306,303	7,060,893	6,814,306	6,569,019	6,324,633	6,081,551	5,839,415
31 Medium density mixed use flat scheme (380 flats)	350	£33,808,288	95,076,495	89,972,954	84,869,842	79,761,240	74,703,788	69,648,467	64,585,336	59,514,334	54,455,483	49,392,762	44,335,232
32 Medium density mixed use flat scheme (150 flats)	180	£19,296,997	97,818,615	95,515,301	93,235,789	90,950,107	88,668,171	86,386,079	84,103,756	81,821,433	79,539,110	77,256,787	74,974,464
33 High density mixed use flat scheme (500 flats)	500	£2,197,343	10,192,364	9,872,550	9,553,733	9,234,916	8,916,099	8,597,282	8,278,465	7,959,648	7,640,831	7,321,014	7,002,197
34 High density mixed use flat scheme (750 flats)	1,750	£2,197,343	£16,850,485	£15,789,319	£14,728,153	£13,666,987	£12,605,821	£11,544,655	£10,483,489	£9,422,323	£8,361,157	£7,300,000	£6,238,834
35 High density mixed use flat scheme (30 flats)	30	£1,235,005	10,131,499	9,540,782	8,952,619	8,367,012	7,783,962	7,203,468	6,625,529	6,050,147	5,477,320	4,907,490	4,335,334
36 Medium density mixed use flat scheme (500 flats)	50	£5,711,899	17,932,797	16,959,782	15,990,968	15,026,326	14,065,887	13,106,440	12,157,584	11,209,721	10,261,051	9,326,573	8,391,287
37 High density mixed use flat scheme (400 flats)	400	£1,633,819	10,955,932	10,540,561	10,135,190	9,730,819	9,326,448	8,922,077	8,517,706	8,113,335	7,708,964	7,304,593	6,900,222
38 High density mixed use flat scheme (300 flats)	300	£1,840,243	11,840,243	11,384,374	10,928,505	10,472,636	10,016,767	9,560,898	9,105,029	8,649,160	8,193,291	7,737,422	7,281,553
39 Medium density mixed use flat scheme (100 flats)	100	£7,178,763	53,929,969	51,628,029	49,334,318	47,040,608	44,746,898	42,453,188	40,159,478	37,865,768	35,572,058	33,278,348	30,984,638
40 High density mixed use flat scheme (350 flats)	350	£14,356,936	78,738,413	73,655,195	68,584,035	63,512,875	58,441,715	53,370,555	48,301,395	43,230,235	38,159,075	33,087,915	28,016,755
41 Purpose Built Student Accommodation (high density) 100 units	1	£777,878	18,602,111	17,825,254	17,042,397	16,257,541	15,469,684	14,681,827	13,893,970	13,106,113	12,318,256	11,530,400	10,742,543
42 Purpose Built Student Accommodation (high density) 100 units	1	£2,892,111	12,825,254	12,438,254	12,053,254	11,668,254	11,283,254	10,898,254	10,513,254	10,128,254	9,743,254	9,358,254	8,973,254
43 High density retirement flat scheme (60 flats)	60	£3,087,513	16,842,710	15,815,318	14,792,357	13,773,858	12,759,800	11,750,180	10,745,026	9,744,310	8,748,042	7,751,291	6,768,947
44 High density retirement flat scheme (70 flats)	70	£3,087,513	19,657,310	18,458,617	17,265,212	16,076,960	14,883,888	13,691,016	12,543,300	11,375,803	10,218,485	9,056,366	7,904,416
45 High density retirement flat scheme (80 flats)	80	£3,087,513	22,471,900	21,102,024	19,736,078	18,380,061	17,027,975	15,681,814	14,341,592	13,000,795	11,678,928	10,362,492	9,039,965
46 Medium density extra care flat scheme (200 flats)	200	£2,118,023	12,236,823	11,826,823	11,416,823	11,006,823	10,596,823	10,186,823	9,776,823	9,366,823	8,956,823	8,546,823	8,136,823
47 High density extra care flat scheme (60 flats)	60	£3,087,513	15,775,718	14,793,980	13,812,242	12,830,504	11,848,766	10,867,028	9,885,290	8,903,552	7,921,814	6,940,076	5,958,338
48 High density extra care flat scheme (70 flats)	70	£3,087,513	18,384,545	17,232,110	16,084,668	14,942,222	13,804,776	12,672,330	11,544,884	10,422,438	9,300,892	8,182,404	7,064,913

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £9,171,614 PER H.A.

Description	No of units	BLV	Residual land values										
			1% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	2,456,581	11,000,300	1,047,401	734,880	942,464	810,305	748,804	683,364	625,336	570,148	518,171	462,998
2 Low density housing scheme (4 houses)	4	1,917,161	2,351,270	2,095,662	1,990,530	1,885,847	1,781,507	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200	1,165,676
3 Low density housing scheme (8 houses)	8	1,208,196	4,953,666	4,716,076	4,479,510	4,243,946	4,008,608	3,776,889	3,543,368	3,311,904	3,081,438	2,851,991	2,623,661
4 Medium density flatlet scheme (5 flats)	5	1,350,720	2,022,593	1,913,001	1,803,881	1,695,233	1,587,108	1,476,355	1,372,124	1,265,365	1,158,078	1,050,264	947,622
5 Medium density flatlet scheme (10 flats)	10	2,834,710	2,484,270	2,481,263	2,538,595	2,592,395	2,646,205	2,699,995	2,753,785	2,807,575	2,861,365	2,915,155	2,968,945
6 Medium density flatlet scheme (20 flats)	9	1,550,207	3,641,963	3,443,798	3,247,392	3,051,818	2,857,100	2,663,235	2,470,218	2,276,083	2,081,977	1,887,871	1,700,655
7 Medium density flatlet scheme (30 flats)	30	1,317,572	11,447,866	10,828,183	10,211,170	9,596,826	8,985,153	8,376,150	7,769,816	7,166,152	6,562,158	5,956,834	5,371,371
8 Medium density flatlet scheme (75 flats)	75	1,538,213	26,440,437	25,433,883	23,581,496	22,161,289	20,742,250	19,338,385	17,937,690	16,542,170	15,152,819	13,768,643	12,392,638
9 Medium density flatlet scheme (150 flats)	150	1,614,322	57,046,017	53,162,560	49,333,587	45,504,614	41,675,641	37,846,668	34,017,695	30,188,722	26,359,749	22,530,776	18,701,803
10 Medium density flatlet scheme (600 flats)	600	2,227,319	116,290,331	109,159,150	100,778,537	93,056,623	85,368,550	77,714,310	70,055,906	62,494,357	54,914,042	47,367,703	39,821,442
11 Medium density mixed use flatlet scheme (200 flats)	200	1,188,159,705	1,519,949,440	1,404,415,115	1,422,251,100	1,422,054,042	38,899,793	35,759,403	32,632,290	29,506,629	26,381,365	23,258,426	20,652,332
12 Medium density mixed use flatlet scheme (400 flats)	400	1,178,844,647	19,477,836	74,236,102	69,017,126	63,820,917	58,638,396	53,467,719	48,322,872	43,200,873	38,101,707	33,011,850	27,933,677
13 Medium density mixed use flatlet scheme (80 flats)	80	3,446,762	1,840,758	33,175,289	31,658,590	30,140,440	28,630,888	27,120,488	25,647,780	24,162,085	22,677,381	21,192,685	19,707,987
14 Intermedial scheme (80 flats)	80	1,417,847	3,157,497	3,599,492	3,599,492	3,599,492	7,493,193	7,493,193	7,493,193	7,493,193	7,493,193	7,493,193	7,493,193
15 Medium density mixed use flatlet scheme (30 flats)	30	1,228,702	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,365	6,921,647	6,313,614	5,708,294
16 Medium density mixed use flatlet scheme (75 flats)	75	1,269,454	27,447,725	25,957,166	24,473,056	22,985,395	21,524,183	20,069,420	18,601,106	17,149,240	15,703,825	14,264,855	12,832,336
17 Medium density mixed use flatlet scheme (150 flats)	150	1,403,356	41,603,356	42,582,412	43,561,468	44,540,524	45,519,580	46,498,636	47,477,692	48,456,748	49,435,804	50,414,860	51,393,916
18 High density mixed use flatlet scheme (500 flats)	500	1,269,337,400	67,096,116	62,344,250	58,591,590	54,847,910	51,117,016	47,383,132	43,649,248	39,915,364	36,181,480	32,447,596	28,713,712
19 Medium density mixed use flatlet scheme (50 flats)	30	1,253,678	10,658,004	10,589,147	15,024,482	14,964,012	13,107,731	12,155,643	11,207,544	10,259,444	9,329,453	8,388,215	7,458,080
20 High density mixed use flatlet scheme (150 flats)	150	1,540,278	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474
21 High density mixed use flatlet scheme (450 flats)	450	1,424,803,783	95,052,296	90,230,697	83,986,052	77,954,704	71,531,947	65,351,927	59,125,542	52,922,528	46,709,095	40,497,508	34,291,768
22 Medium density mixed use flatlet scheme (150 flats)	150	1,269,337,400	95,052,296	90,230,697	83,986,052	77,954,704	71,531,947	65,351,927	59,125,542	52,922,528	46,709,095	40,497,508	34,291,768
23 High density mixed use flatlet scheme (450 flats)	450	1,424,803,783	95,052,296	90,230,697	83,986,052	77,954,704	71,531,947	65,351,927	59,125,542	52,922,528	46,709,095	40,497,508	34,291,768
24 Medium density mixed use flatlet scheme (40 flats)	40	1,550,207	14,420,229	13,825,781	13,138,001	12,453,291	11,775,251	11,102,678	10,435,576	9,773,942	9,117,777	8,467,082	7,821,856
25 Medium density mixed use flatlet scheme (120 flats)	250	1,210,947,712	65,987,940	61,027,053	56,983,726	52,968,025	48,949,922	44,969,429	40,988,544	37,030,885	33,080,005	29,146,030	25,233,116
26 High density mixed use flatlet scheme (750 flats)	750	1,540,278	14,420,229	13,825,781	13,138,001	12,453,291	11,775,251	11,102,678	10,435,576	9,773,942	9,117,777	8,467,082	7,821,856
27 Medium density mixed use flatlet scheme (140 flats)	140	1,550,207	14,420,229	13,825,781	13,138,001	12,453,291	11,775,251	11,102,678	10,435,576	9,773,942	9,117,777	8,467,082	7,821,856
28 Medium density mixed use flatlet scheme (250 flats)	250	1,210,947,712	65,987,940	61,027,053	56,983,726	52,968,025	48,949,922	44,969,429	40,988,544	37,030,885	33,080,005	29,146,030	25,233,116
29 Medium density mixed use flatlet scheme (500 flats)	500	1,269,337,400	67,096,116	62,344,250	58,591,590	54,847,910	51,117,016	47,383,132	43,649,248	39,915,364	36,181,480	32,447,596	28,713,712
30 Medium density mixed use flatlet scheme (600 flats)	600	1,253,678	10,658,004	10,589,147	15,024,482	14,964,012	13,107,731	12,155,643	11,207,544	10,259,444	9,329,453	8,388,215	7,458,080
31 Medium density mixed use flatlet scheme (500 flats)	500	1,253,678	10,658,004	10,589,147	15,024,482	14,964,012	13,107,731	12,155,643	11,207,544	10,259,444	9,329,453	8,388,215	7,458,080
32 Intermedial scheme (80 flats)	80	1,417,847	3,157,497	3,599,492	3,599,492	3,599,492	7,493,193	7,493,193	7,493,193	7,493,193	7,493,193	7,493,193	7,493,193
33 Medium density mixed use flatlet scheme (350 flats)	350	2,200,858,34	95,076,495	90,230,697	83,986,052	77,954,704	71,531,947	65,351,927	59,125,542	52,922,528	46,709,095	40,497,508	34,291,768
34 Medium density mixed use flatlet scheme (180 flats)	180	1,146,451,7	99,718,615	95,515,301	91,325,789	87,150,079	83,008,711	78,884,717	74,793,788	70,746,487	66,735,335	62,761,848	58,826,546
35 High density mixed use flatlet scheme (600 flats)	500	1,269,337,400	67,096,116	62,344,250	58,591,590	54,847,910	51,117,016	47,383,132	43,649,248	39,915,364	36,181,480	32,447,596	28,713,712
36 Medium density mixed use flatlet scheme (150 flats)	1,500	1,269,337,400	67,096,116	62,344,250	58,591,590	54,847,910	51,117,016	47,383,132	43,649,248	39,915,364	36,181,480	32,447,596	28,713,712
37 High density mixed use flatlet scheme (30 flats)	30	1,228,702	11,883,591	11,253,852	10,626,825	10,002,513	9,380,913	8,762,027	8,145,853	7,532,365	6,921,647	6,313,614	5,708,294
38 Medium density mixed use flatlet scheme (150 flats)	150	1,403,356	41,603,356	42,582,412	43,561,468	44,540,524	45,519,580	46,498,636	47,477,692	48,456,748	49,435,804	50,414,860	51,393,916
39 High density mixed use flatlet scheme (300 flats)	300	1,540,278	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474	14,470,474
40 High density mixed use flatlet scheme (100 flats)	100	1,269,337,400	67,096,116	62,344,250	58,591,590	54,847,910	51,117,016	47,383,132	43,649,248	39,915,364	36,181,480	32,447,596	28,713,712
41 Purpose Built Student Accommodation (high density) 100 units	-	1,458,581	18,602,111	17,825,254	16,748,387	15,671,541	14,594,884	13,527,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
42 Purpose Built Student Accommodation (high density) 100 units	-	1,458,581	18,602,111	17,825,254	16,748,387	15,671,541	14,594,884	13,527,827	12,440,971	11,364,114	10,287,257	9,210,400	8,133,544
43 High density retirement flatlet scheme (60 flats)	60	1,834,323	16,442,710	15,825,118	15,209,585	14,594,884	13,980,352	13,365,820	12,751,288	12,136,756	11,522,224	10,907,692	10,293,160
44 High density retirement flatlet scheme (70 flats)	70	1,834,323	16,442,710	15,825,118	15,209,585	14,594,884	13,980,352	13,365,820	12,751,288	12,136,756	11,522,224	10,907,692	10,293,160
45 High density retirement flatlet scheme (80 flats)	80	1,834,323	16,442,710	15,825,118	15,209,585	14,594,884	13,980,352	13,365,820	12,751,288	12,136,756	11,522,224	10,907,692	10,293,160
46 Medium density extracare flatlet scheme (50 flats)	50	1,834,323	13,110,010	12,295,895	11,476,295	10,657,229	9,847,789	9,038,876	8,231,911	7,431,792	6,633,400	5,835,575	5,037,500
47 Medium density extracare flatlet scheme (60 flats)	60	1,834,323	13,110,010	12,295,895	11,476,295	10,657,229	9,847,789	9,038,876	8,231,911	7,431,792	6,633,400	5,835,575	5,037,500
48 High density extracare flatlet scheme (70 flats)	70	1,834,323	13,394,545	12,732,110	12,064,688	11,402,220	10,730,792	10,062,364	9,393,936	8,725,508	8,057,080	7,387,652	6,718,224
49 High density extracare flatlet scheme (80 flats)	80	1,834,323	13,394,545	12,732,110	12,064,688	11,402,220	10,730,792	10,062,364	9,393,936	8,725,508	8,057,080	7,387,652	6,718,224

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £6,088,685 PER H.A.

Description	No of units	BLV	Residual land values												
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Low density housing scheme (2 houses)	2	E304,434	1,111,000	1,068,000	1,025,000	982,000	939,000	896,000	853,000	810,000	767,000	724,000	681,000	638,000	595,000
2 Low density housing scheme (4 houses)	4	E908,809	2,201,270	2,095,802	1,990,330	1,885,847	1,781,367	1,677,821	1,574,457	1,471,050	1,367,177	1,257,200	1,155,670	1,052,190	948,260
3 Low density housing scheme (9 houses)	9	E1,382,311	4,953,668	4,716,076	4,479,510	4,243,948	4,009,408	3,775,890	3,543,388	3,310,944	3,078,917	2,847,900	2,617,300	2,386,700	2,156,100
4 Medium density flattened scheme (5 flats)	5	E2,029,366	2,022,993	1,913,001	1,803,881	1,696,233	1,587,058	1,476,355	1,372,124	1,265,365	1,157,019	1,053,264	947,922	842,960	737,996
5 Medium density flattened scheme (7 flats)	7	E2,243,547	2,834,719	2,681,263	2,528,596	2,376,295	2,224,942	2,074,151	1,924,021	1,774,551	1,625,744	1,477,597	1,330,110	1,182,623	1,035,136
6 Medium density flattened scheme (30 flats)	30	E17,676,363	3,441,793	3,443,790	3,445,787	3,447,784	3,449,781	3,451,778	3,453,775	3,455,772	3,457,769	3,459,766	3,461,763	3,463,760	3,465,757
7 Medium density flattened scheme (300 flats)	300	E91,301,303	11,447,860	10,828,163	10,211,710	9,596,260	8,985,153	8,376,150	7,769,816	7,166,152	6,562,150	5,958,634	5,356,834	4,754,934	4,153,034
8 Medium density flattened scheme (750 flats)	750	E2,313,700	29,440,437	25,007,883	23,581,499	22,161,289	20,747,290	19,333,367	17,937,600	16,542,170	15,155,188	13,768,643	12,382,300	10,995,956	9,609,612
9 Medium density flattened scheme (250 flats)	250	E5,950,387	67,046,017	61,162,599	55,279,181	50,505,800	45,732,419	40,959,038	36,185,657	31,412,276	26,638,895	21,865,514	17,092,133	12,318,752	7,545,371
10 Medium density mixed used flat scheme (250 flats)	250	E1,269,303	18,269,303	18,519,150	19,077,937	19,327,724	19,577,511	19,827,298	20,077,085	20,326,872	20,576,659	20,826,446	21,076,233	21,326,020	21,575,807
11 Medium density mixed used flat scheme (200 flats)	200	E2,055,596	51,599,940	48,404,115	45,222,150	42,054,042	38,896,793	35,750,043	32,632,910	29,520,192	26,412,385	23,336,429	20,265,332	17,194,235	14,123,138
12 Medium density mixed used flat scheme (400 flats)	400	E1,872,936	39,477,836	74,236,102	69,017,126	63,840,917	58,635,398	53,467,719	48,322,878	43,203,873	38,101,707	33,018,650	27,933,677	22,848,704	17,763,731
13 Medium density mixed used flat scheme (80 flats)	80	E2,177,346	30,470,588	31,175,289	31,656,590	32,132,490	32,608,389	27,140,088	26,047,786	24,102,065	22,602,962	21,103,860	19,604,757	18,105,654	16,606,551
14 Interconversion scheme (individual units with 12 flats)	9	E1,767,873	3,317,897	3,169,084	3,019,878	2,870,672	2,721,466	2,572,260	2,423,054	2,273,848	2,124,642	1,975,436	1,826,230	1,677,024	1,527,818
15 Medium density mixed used flat scheme (300 flats)	300	E1,479,590	11,883,591	11,253,852	10,629,855	10,002,513	9,380,913	8,762,027	8,145,853	7,532,390	6,921,947	6,313,614	5,705,286	5,096,959	4,488,632
16 Medium density mixed used flat scheme (75 flats)	75	E1,790,973	27,447,725	25,957,166	24,473,056	22,995,396	21,524,183	20,051,420	18,601,106	17,149,240	15,702,823	14,264,855	12,832,336	11,400,368	9,967,899
17 Medium density mixed used flat scheme (150 flats)	150	E4,383,883	45,243,305	42,582,442	39,933,034	37,295,171	34,648,855	32,053,994	29,500,677	26,958,877	24,478,593	21,948,704	19,420,784	16,902,864	14,384,944
18 Medium density mixed used flat scheme (300 flats)	300	E1,479,590	11,883,591	11,253,852	10,629,855	10,002,513	9,380,913	8,762,027	8,145,853	7,532,390	6,921,947	6,313,614	5,705,286	5,096,959	4,488,632
19 Medium density mixed used flat scheme (50 flats)	50	E1,765,719	16,958,004	16,589,147	15,904,482	14,964,010	13,707,731	12,155,643	11,207,747	10,204,044	9,234,583	8,389,215	7,458,089	6,526,962	5,595,835
20 High density mixed used flat scheme (150 flats)	150	E2,934,746	47,134,476	44,476,743	41,830,590	39,195,776	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913	18,519,645	15,970,377
21 High density mixed used flat scheme (480 flats)	480	E9,254,861	96,502,586	90,236,697	83,985,052	77,754,034	71,513,947	65,321,957	59,125,542	52,922,526	46,708,929	40,507,958	34,301,764	28,100,786	21,901,766
22 Medium density mixed used flat scheme (250 flats)	250	E1,269,303	18,269,303	18,519,150	19,077,937	19,327,724	19,577,511	19,827,298	20,077,085	20,326,872	20,576,659	20,826,446	21,076,233	21,326,020	21,575,807
23 High density mixed used flat scheme (450 flats)	450	E9,216,409	78,520,515	73,588,557	68,353,273	63,180,018	58,048,791	52,969,592	47,893,294	42,867,042	37,875,747	32,906,706	27,960,326	23,011,946	18,063,566
24 Medium density mixed used flat scheme (40 flats)	40	E3,653,211	14,620,229	13,825,781	13,138,861	12,453,291	11,775,251	11,102,678	10,435,675	9,773,942	9,117,777	8,467,082	7,821,856	7,186,920	6,547,888
25 Medium density mixed used flat scheme (250 flats)	250	E1,403,976	65,087,980	61,027,053	56,983,735	52,958,025	48,949,922	44,959,429	40,988,544	37,030,855	33,080,609	29,148,035	25,233,116	21,327,849	17,428,580
26 Medium density mixed used flat scheme (150 flats)	150	E2,934,746	47,134,476	44,476,743	41,830,590	39,195,776	36,572,544	33,960,813	31,360,584	28,771,855	26,194,628	23,626,181	21,068,913	18,519,645	15,970,377
27 Medium density mixed used flat scheme (140 flats)	140	E3,653,211	14,620,229	13,825,781	13,138,861	12,453,291	11,775,251	11,102,678	10,435,675	9,773,942	9,117,777	8,467,082	7,821,856	7,186,920	6,547,888
28 Medium density mixed used flat scheme (600 flats)	600	E2,171,285	56,482,369	58,776,891	62,072,752	65,391,157	68,704,651	72,023,139	75,328,475	78,630,210	81,923,653	85,208,968	88,496,289	91,782,605	95,069,921
29 Medium density mixed used flat scheme (500 flats)	500	E1,109,205	128,077,934	126,007,495	113,161,664	105,748,156	98,367,504	91,018,238	83,701,886	76,417,830	69,158,716	61,919,702	54,713,303	47,549,133	40,394,963
30 Interconversion scheme (individual units with 12 flats)	12	E3,374,561	8,380,418	8,097,533	7,806,734	7,587,020	7,367,306	7,147,592	6,927,878	6,708,164	6,488,450	6,268,736	6,049,022	5,829,308	5,609,594
31 Medium density mixed used flat scheme (350 flats)	350	E1,334,220	17,918,456	18,472,584	19,036,712	19,598,840	20,162,968	20,727,096	21,291,224	21,855,352	22,419,480	22,983,608	23,547,736	24,111,864	24,675,992
32 Medium density mixed used flat scheme (180 flats)	180	E7,610,856	99,818,015	96,515,301	93,226,790	90,050,478	86,884,171	83,740,463	80,705,758	77,585,251	74,478,546	71,386,848	68,306,366	65,228,884	62,151,402
33 High density mixed used flat scheme (600 flats)	600	E8,645,933	101,392,964	94,722,560	88,165,553	81,558,714	74,984,011	68,403,214	61,832,424	55,260,213	48,737,320	42,203,748	35,710,404	29,217,460	22,724,016
34 Medium density mixed used flat scheme (160 flats)	160	E1,334,220	17,918,456	18,472,584	19,036,712	19,598,840	20,162,968	20,727,096	21,291,224	21,855,352	22,419,480	22,983,608	23,547,736	24,111,864	24,675,992
35 High density mixed used flat scheme (300 flats)	300	E4,687,095	101,391,499	94,722,560	88,165,553	81,558,714	74,984,011	68,403,214	61,832,424	55,260,213	48,737,320	42,203,748	35,710,404	29,217,460	22,724,016
36 Medium density mixed used flat scheme (50 flats)	50	E2,282,813	17,932,797	16,959,182	15,990,958	15,026,326	14,065,887	13,109,640	12,157,584	11,209,621	10,266,051	9,326,575	8,391,287	7,456,999	6,522,711
37 High density mixed used flat scheme (400 flats)	400	E6,544,005	90,965,932	75,540,567	70,138,796	64,760,518	59,403,321	54,054,841	48,729,806	43,428,419	38,140,081	32,864,536	27,604,332	22,344,128	17,083,924
38 High density mixed used flat scheme (400 flats)	400	E6,580,214	91,840,243	76,396,978	70,973,355	65,551,385	60,207,947	54,834,368	49,484,546	44,140,444	38,815,243	33,504,943	28,216,541	22,937,139	17,652,737
39 High density mixed used flat scheme (400 flats)	400	E6,580,214	91,840,243	76,396,978	70,973,355	65,551,385	60,207,947	54,834,368	49,484,546	44,140,444	38,815,243	33,504,943	28,216,541	22,937,139	17,652,737
40 High density mixed used flat scheme (350 flats)	350	E5,662,477	79,738,413	73,655,195	68,094,053	63,554,395	58,926,507	53,911,606	48,544,454	43,547,453	38,568,002	33,671,901	28,767,501	23,863,101	18,958,701
41 Purpose Built Student Accommodation (high density) 100 units	-	E304,434	1,802,111	1,725,254	1,648,397	1,571,541	1,494,684	1,397,827	1,240,971	1,136,114	1,028,257	920,400	813,544	706,688	600,832
42 Purpose Built Student Accommodation (medium density) 100 units	-	E193,303	1,802,111	1,725,254	1,648,397	1,571,541	1,494,684	1,397,827	1,240,971	1,136,114	1,028,257	920,400	813,544	706,688	600,832
43 High density retirement flat scheme (80 flats)	80	E1,217,737	16,842,718	15,815,314	14,792,365	13,769,416	12,746,467	11,723,518	10,700,569	9,677,620	8,654,671	7,631,722	6,608,773	5,585,824	4,562,875
44 High density retirement flat scheme (70 flats)	70	E1,217,737	19,657,310	19,458,617	17,265,211	16,076,960	14,893,888	13,716,014	12,543,309	11,375,803	10,213,485	9,056,356	7,904,416	6,752,476	5,600,536
45 High density retirement flat scheme (80 flats)	80	E1,217,737	22,471,900	21,102,024	19,378,018	18,380,061	17,027,975	15,681,818	14,341,592	13,006,366	11,678,928	10,352,492	9,030,985	7,714,548	6,400,107
46 Medium density extracare flat scheme (50 flats)	50	E1,217,737	13,119,010	12,295,850	11,476,256	10,660,229	9,847,769	9,038,676	8,233,551	7,421,792	6,633,006	5,838,975	5,054,948	4,270,921	3,486,894
47 High density extracare flat scheme (50 flats)	50	E1,217,737	13,119,010	12,295,850	11,476,256	10,660,229	9,847,769	9,038,676	8,233,551	7,421,792	6,633,006	5,838,975	5,054,948	4,270,921	3,486,894
48 High density extracare flat scheme (70 flats)	70	E1,217,737	19,354,545	17,212,108	15,094,686	14,942,220	13,804,766	12,306,396	11,544,640	10,532,762	9,504,889	8,492,104	7,484,318	6,475,532	5,466,746

BENCHMARK LAND VALUE 4 (CLEARED LAND) £500,000 PER H.

Description	No of units	BLV	Residual land values									
			9% AH	9% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 Low density housing scheme (2 houses)	2	£25,000	£1,000,000	£47,047	£94,094	£92,464	£80,395	£68,326	£56,257	£44,188	£32,119	£20,050
2 Low density housing scheme (4 houses)	4	£50,000	2,201,207	2,095,662	1,990,330	1,885,847	1,781,507	1,677,821	1,574,487	1,471,606	1,369,177	1,267,200
3 Low density housing scheme (8 houses)	9	£113,500	4,953,668	4,716,476	4,479,051	4,243,946	4,009,408	3,776,889	3,543,368	3,311,904	3,081,438	2,851,961
4 Medium density flattened scheme (5 flats)	5	£166,667	2,022,343	1,913,011	1,803,881	1,695,233	1,587,058	1,478,355	1,374,124	1,265,395	1,156,666	1,047,937
5 Medium density flattened scheme (10 flats)	10	£333,333	2,834,719	2,681,255	2,528,555	2,375,855	2,223,155	2,070,455	1,917,755	1,765,055	1,612,355	1,459,655
6 Medium density flattened scheme (9 flats)	9	£330,000	3,164,063	3,043,748	2,923,342	2,802,936	2,682,530	2,562,124	2,441,718	2,321,312	2,200,906	2,080,500
7 Medium density flattened scheme (30 flats)	30	£75,000	1,144,866	1,082,823	1,021,170	959,626	8,965,153	8,376,150	7,786,816	7,196,152	6,605,158	5,966,834
8 Medium density flattened scheme (75 flats)	75	£190,000	26,440,437	25,007,883	23,581,499	22,161,289	20,742,250	19,338,395	17,937,690	16,542,160	15,152,819	13,769,643
9 Medium density flattened scheme (150 flats)	150	£380,000	£7,046,017	£6,162,560	£5,333,555	£4,504,550	£3,675,545	£2,846,540	£2,017,535	£1,188,530	£36,524,733	£24,124,733
10 Medium density flattened scheme (600 flats)	600	£124,250	116,290,303	108,519,150	100,778,337	93,056,625	85,334,913	77,614,200	70,005,906	62,494,337	54,914,040	47,397,703
11 Medium density mixed use flattened scheme (200 flats)	200	£390,000	£5,599,940	£4,804,115	£4,222,150	£3,640,242	£3,058,334	£2,476,426	£1,894,518	£1,312,610	£730,702	£152,794
12 Medium density mixed use flattened scheme (400 flats)	400	£785,000	£7,977,937	£7,236,102	£6,017,129	£5,330,917	£4,648,705	£3,967,493	£3,286,281	£2,605,069	£1,923,857	£1,242,645
13 Medium density mixed use flattened scheme (600 flats)	600	£1,177,500	£11,793,588	£10,726,564	£9,659,540	£8,592,516	£7,525,492	£6,458,468	£5,391,444	£4,324,420	£3,257,396	£2,190,372
14 intensification scheme (industrial with 9 flats)	9	£145,000	4,755,397	3,569,084	3,350,985	3,132,900	2,914,801	2,696,702	2,478,603	2,260,504	2,042,405	1,824,306
15 Medium density mixed use flattened scheme (30 flats)	30	£121,500	1,188,391	1,123,852	1,062,625	1,002,513	936,903	8,762,027	8,145,853	7,532,365	6,921,647	6,313,614
16 Medium density mixed use flattened scheme (75 flats)	75	£147,000	27,447,725	25,957,166	24,433,056	22,909,945	21,524,183	20,095,420	18,601,106	17,149,240	15,705,823	14,264,855
17 Medium density mixed use flattened scheme (150 flats)	150	£294,000	£6,343,363	£5,622,412	£4,901,461	£4,180,510	£3,459,560	£2,738,610	£2,017,660	£1,296,710	£575,760	£5,708,760
18 High density mixed use flattened scheme (600 flats)	600	£378,000	£6,095,116	£6,234,261	£6,373,406	£6,512,551	£6,651,696	£6,790,841	£6,929,986	£7,069,131	£7,208,276	£7,347,421
19 Medium density mixed use flattened scheme (200 flats)	50	£145,000	16,958,004	15,989,147	15,024,482	14,064,014	13,107,731	12,155,463	11,203,195	10,250,927	9,298,659	8,346,391
20 High density mixed use flattened scheme (150 flats)	150	£241,000	£7,134,479	£4,476,743	£4,830,590	£5,199,776	£5,569,244	£5,938,913	£6,308,582	£6,678,251	£7,047,920	£7,417,589
21 High density mixed use flattened scheme (450 flats)	480	£760,000	£6,502,286	£6,203,697	£6,088,052	£7,754,074	£7,153,947	£6,553,820	£5,953,693	£5,353,566	£4,753,439	£4,153,312
22 High density mixed use flattened scheme (100 flats)	100	£250,000	£6,502,286	£6,203,697	£6,088,052	£7,754,074	£7,153,947	£6,553,820	£5,953,693	£5,353,566	£4,753,439	£4,153,312
23 High density mixed use flattened scheme (450 flats)	450	£570,000	£7,820,515	£7,358,557	£6,833,273	£6,310,018	£5,084,791	£2,569,592	£4,893,294	£2,867,042	£3,755,747	£3,290,706
24 Medium density mixed use flattened scheme (400 flats)	400	£300,000	14,820,325	13,825,781	13,136,801	12,453,291	11,775,251	11,102,678	10,435,575	£9,773,942	£9,117,777	£8,467,082
25 Medium density mixed use flattened scheme (250 flats)	250	£190,000	£6,597,980	£6,107,053	£5,983,756	£5,968,025	£4,969,429	£4,969,429	£4,988,544	£3,950,885	£3,980,069	£2,946,030
26 Medium density mixed use flattened scheme (750 flats)	750	£500,000	£10,800,000	£6,289,122	£6,289,122	£6,289,122	£4,249,429	£4,249,429	£4,249,429	£4,249,429	£4,249,429	£4,249,429
27 Medium density mixed use flattened scheme (1400 flats)	1400	£300,000	£6,855,458	£4,283,805	£4,723,279	£3,173,883	£6,635,613	£4,306,474	£3,952,463	£2,609,579	£2,905,824	£2,111,196
28 Medium density mixed use flattened scheme (600 flats)	600	£1,755,000	£6,482,392	£8,776,891	£8,027,752	£7,391,157	£6,704,651	£6,023,139	£5,326,476	£4,602,310	£4,123,653	£3,604,988
29 Medium density mixed use flattened scheme (500 flats)	500	£1,405,000	£12,077,074	£12,047,495	£11,161,664	£10,545,786	£9,367,004	£8,016,298	£6,701,886	£5,741,830	£4,958,716	£4,173,133
30 intensification scheme (industrial with 9 flats)	9	£195,000	£4,399,418	£3,857,633	£3,618,773	£3,380,913	£3,143,053	£2,905,193	£2,667,333	£2,429,473	£2,191,613	£1,953,753
31 Medium density mixed use flattened scheme (180 flats)	30	£1,095,000	£5,076,495	£6,972,504	£4,890,842	£7,931,240	£4,793,788	£6,776,487	£4,785,335	£5,091,334	£4,805,485	£4,639,782
32 Medium density mixed use flattened scheme (350 flats)	180	£625,000	£9,718,615	£6,515,301	£5,325,789	£5,100,579	£4,968,171	£4,840,063	£4,705,756	£3,585,251	£3,478,548	£3,365,646
33 High density mixed use flattened scheme (600 flats)	300	£710,000	£10,392,364	£4,772,550	£8,155,553	£5,158,713	£7,494,011	£6,403,214	£8,132,424	£5,260,213	£4,817,320	£4,203,744
34 Medium density mixed use flattened scheme (250 flats)	1,750	£300,000	£10,392,364	£4,772,550	£8,155,553	£5,158,713	£7,494,011	£6,403,214	£8,132,424	£5,260,213	£4,817,320	£4,203,744
35 High density mixed use flattened scheme (300 flats)	30	£400,000	£10,311,499	£4,942,552	£8,525,619	£3,967,012	£7,763,982	£2,303,468	£6,625,629	£5,060,147	£4,577,320	£4,097,949
36 Medium density mixed use flattened scheme (500 flats)	50	£1,850,000	£7,193,797	£6,959,762	£5,950,968	£5,026,326	£4,065,887	£3,109,640	£2,157,584	£1,209,721	£1,206,051	£3,266,573
37 High density mixed use flattened scheme (400 flats)	400	£530,000	£9,065,932	£7,540,567	£7,139,756	£6,740,618	£5,409,521	£4,504,841	£4,729,808	£4,429,418	£3,843,081	£3,294,536
38 High density mixed use flattened scheme (100 flats)	100	£180,000	£1,840,243	£1,366,913	£1,097,733	£1,027,681	£851,388	£781,388	£658,388	£588,388	£518,388	£448,388
39 Medium density mixed use flattened scheme (100 flats)	100	£250,000	£3,520,969	£3,628,029	£2,754,318	£2,848,838	£2,591,255	£2,105,265	£2,241,705	£2,389,210	£1,844,875	£1,708,776
40 High density mixed use flattened scheme (350 flats)	350	£465,000	£7,838,413	£7,655,195	£6,854,033	£6,543,938	£5,626,007	£5,511,606	£4,518,454	£4,547,453	£3,568,002	£3,671,901
41 Purpose Built Student Accommodation (high density) 100 units	-	£25,000	£18,902,111	£17,825,254	£16,748,387	£15,671,541	£14,594,684	£13,517,827	£12,440,971	£11,364,114	£10,287,257	£9,210,400
42 Purpose Built Student Accommodation (high density) 100 units	-	£25,000	£18,902,111	£17,825,254	£16,748,387	£15,671,541	£14,594,684	£13,517,827	£12,440,971	£11,364,114	£10,287,257	£9,210,400
43 High density retirement flat scheme (60 flats)	60	£100,000	£6,842,719	£5,875,518	£5,792,365	£3,773,855	£2,759,800	£2,759,800	£5,745,025	£5,745,025	£7,752,491	£7,752,491
44 High density retirement flat scheme (70 flats)	70	£100,000	£14,653,380	£14,588,617	£17,265,211	£16,076,960	£16,076,960	£13,816,040	£12,543,309	£11,375,803	£10,213,485	£9,056,356
45 High density retirement flat scheme (80 flats)	80	£100,000	£22,491,900	£21,102,024	£19,738,078	£18,380,061	£17,027,975	£15,716,014	£14,341,592	£13,007,295	£11,678,928	£10,356,492
46 Medium density extracare flat scheme (50 flats)	50	£100,000	£13,110,010	£12,266,850	£11,476,256	£10,680,229	£9,847,769	£9,038,678	£8,233,551	£7,431,792	£6,633,600	£5,835,975
47 High density extracare flat scheme (70 flats)	70	£100,000	£15,511,774	£14,733,980	£13,740,442	£12,944,224	£12,148,006	£11,351,788	£10,555,570	£9,759,352	£8,963,134	£8,166,916
48 High density extracare flat scheme (70 flats)	70	£100,000	£18,354,545	£17,232,110	£16,084,668	£14,942,220	£13,804,766	£12,672,312	£11,544,860	£10,422,367	£9,304,889	£8,192,404

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £14,240 psm

£15,437,565 PER HA

0% AH

5% AH

10% AH

15% AH

20% AH

25% AH

30% AH

35% AH

40% AH

45% AH

50% AH

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£15,437.58 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH					
1 Low density housing scheme (2 houses)	2	£771,878	1,109,247	1,055,977	1,002,935	950,123	897,537	845,180	793,052	741,152	689,480	638,036	586,821
2 Low density housing scheme (4 houses)	4	£1,543,757	2,193,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520
3 Low density housing scheme (8 houses)	9	£3,047,327	4,387,380	4,225,666	4,013,509	3,806,219	3,591,908	3,378,480	3,165,052	2,951,624	2,738,196	2,524,768	2,311,340
4 Medium density flattened scheme (5 flats)	5	£1,543,757	2,193,373	2,112,833	2,006,750	1,901,123	1,795,954	1,691,240	1,586,983	1,483,182	1,379,838	1,276,951	1,174,520
5 Medium density flattened scheme (7 flats)	7	£2,058,327	2,918,881	2,665,271	2,514,319	2,363,024	2,212,386	2,062,406	1,913,084	1,764,419	1,616,411	1,468,061	1,320,369
6 Medium density flattened scheme (9 flats)	9	£2,625,254	3,620,700	3,424,496	3,229,138	3,034,624	2,840,950	2,648,134	2,456,158	2,264,032	2,072,436	1,880,298	1,696,702
7 Medium density flattened scheme (30 flats)	30	£2,315,635	11,347,406	10,732,960	10,121,161	9,512,010	8,905,506	8,301,649	7,700,440	7,101,878	6,505,964	5,912,697	5,322,072
8 Medium density flattened scheme (75 flats)	75	£5,866,275	28,066,269	24,672,177	23,264,178	21,862,272	20,466,458	19,076,737	17,683,109	16,315,574	14,944,133	13,578,783	12,219,527
9 Medium density flattened scheme (250 flats)	250	£22,893,221	105,029,978	61,267,807	57,521,887	53,792,220	50,078,805	46,381,642	42,700,731	39,036,072	35,387,665	31,755,510	28,139,608
10 Medium density flattened scheme (600 flats)	600	£58,439,538	110,824,302	103,302,538	98,813,460	94,301,997	89,793,019	85,283,586	80,773,366	76,264,146	71,754,926	67,245,706	62,736,486
11 Medium density mixed use flattened scheme (200 flats)	200	£30,566,379	50,126,493	47,007,241	44,301,997	40,810,040	37,731,612	34,669,912	31,615,380	28,571,497	25,553,181	22,542,393	19,542,288
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,253	75,949,437	70,877,441	66,827,140	60,799,073	55,793,039	50,868,914	46,018,699	40,871,438	35,938,308	31,019,300	26,119,281
13 Medium density mixed use flattened scheme (800 flats)	800	£34,854,517	134,354,874	124,844,816	117,344,816	109,844,816	102,344,816	94,844,816	87,344,816	79,844,816	72,344,816	64,844,816	57,344,816
14 Intensification scheme (industrial with 9 flats)	9	£4,676,894	8,727,390	8,540,055	8,353,544	8,167,942	7,982,340	7,796,738	7,611,136	7,425,534	7,239,932	7,054,330	6,868,728
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	11,781,497	11,157,081	10,535,354	9,913,627	9,291,900	8,670,173	8,048,446	7,426,719	6,805,000	6,183,273	5,561,546
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	27,212,610	25,896,360	24,298,564	22,763,121	21,306,000	19,855,388	18,411,117	16,973,223	15,541,716	14,116,917	12,697,864
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	44,455,170	41,835,362	39,215,554	36,595,746	33,975,938	31,356,130	28,736,322	26,116,514	23,496,706	20,876,898	18,257,090
18 High density mixed use flattened scheme (480 flats)	480	£27,446,994	126,246,172	118,125,596	110,005,020	101,884,444	93,763,868	85,643,292	77,522,716	69,402,140	61,281,564	53,160,988	45,040,412
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	16,720,761	15,764,272	14,811,322	13,863,712	12,916,039	11,976,708	11,043,913	10,122,258	9,184,743	8,261,365	7,342,123
20 High density mixed use flattened scheme (150 flats)	150	£17,440,907	63,671,607	63,751,844	64,141,331	64,531,818	64,922,305	65,312,792	65,703,279	66,093,766	66,484,253	66,874,740	67,265,227
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	118,910,340	111,945,816	104,981,292	98,016,768	91,052,244	84,087,720	77,123,196	70,158,672	63,194,148	56,229,624	49,265,100
22 Medium density mixed use flattened scheme (960 flats)	960	£46,930,198	237,820,680	223,891,632	210,962,584	198,033,536	185,104,488	172,175,440	159,246,392	146,317,344	133,388,296	120,459,248	107,530,200
23 High density mixed use flattened scheme (1440 flats)	1440	£70,395,297	356,730,520	335,787,488	314,948,832	294,110,176	273,271,520	252,432,864	231,594,208	210,755,552	189,916,896	169,078,240	148,239,584
24 Medium density mixed use flattened scheme (40 flats)	40	£2,962,539	14,369,853	13,683,529	13,002,612	12,327,695	11,652,992	10,978,289	10,303,994	9,629,700	9,030,615	8,387,534	7,740,453
25 Medium density mixed use flattened scheme (250 flats)	250	£35,064,000	43,311,121	59,824,823	56,384,086	51,441,439	47,516,041	43,591,643	39,667,245	35,742,847	31,818,449	27,894,051	23,969,653
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	64,573,899	60,055,091	56,654,041	53,252,991	49,851,941	46,450,891	43,049,841	39,648,791	36,247,741	32,846,691	29,445,641
27 Medium density mixed use flattened scheme (140 flats)	140	£14,444,444	44,444,444	44,444,444	44,444,444	44,444,444	44,444,444	44,444,444	44,444,444	44,444,444	44,444,444	44,444,444	44,444,444
28 Medium density mixed use flattened scheme (200 flats)	200	£54,185,855	88,967,967	82,057,167	75,835,343	69,613,519	63,391,695	57,169,871	50,948,047	44,726,223	38,504,399	32,282,575	26,060,751
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,559	126,557,444	117,923,870	110,161,973	103,381,854	96,603,735	89,825,616	83,047,497	76,269,378	69,491,259	62,713,140	55,935,021
30 Intensification scheme (industrial with 12 flats)	12	£6,020,651	5,268,560	5,081,825	4,770,145	4,522,543	4,276,016	4,030,489	3,784,962	3,539,435	3,293,908	3,048,381	2,802,854
31 Medium density mixed use flattened scheme (350 flats)	350	£33,868,068	106,910,961	97,084,768	87,272,125	77,286,942	67,301,759	57,316,576	47,331,393	37,346,210	27,361,027	17,375,844	7,390,661
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,343	91,865,092	84,948,571	78,032,050	71,115,529	64,199,008	57,282,487	50,365,966	43,449,445	36,532,924	29,616,403	22,700,882
33 High density mixed use flattened scheme (500 flats)	500	£22,921,343	100,490,001	90,084,571	80,679,141	71,273,711	61,868,281	52,462,851	43,057,421	33,651,991	24,246,561	14,841,131	5,435,701
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,120	904,802,700	846,417,070	786,204,748	724,029,271	663,864,794	603,700,317	543,535,840	483,371,363	423,206,886	363,042,409	302,877,932
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	9,968,508	9,444,723	8,933,464	8,424,739	7,918,524	7,404,843	6,893,568	6,385,060	5,876,552	5,368,044	4,858,536
36 Medium density mixed use flattened scheme (400 flats)	400	£23,465,099	118,910,340	111,945,816	104,981,292	98,016,768	91,052,244	84,087,720	77,123,196	70,158,672	63,194,148	56,229,624	49,265,100
37 High density mixed use flattened scheme (400 flats)	400	£16,383,819	77,240,354	71,994,891	66,772,614	61,550,337	56,328,060	51,105,783	45,883,506	40,661,229	35,438,952	30,216,675	25,000,398
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	78,023,663	72,756,206	67,517,630	62,283,932	57,101,105	51,961,620	46,727,136	41,587,650	36,444,164	31,333,675	26,246,188
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,763	33,757,745	31,180,422	28,311,223	25,450,148	22,597,198	19,744,392	16,891,232	14,038,072	11,184,912	8,331,752	5,478,592
40 High density mixed use flattened scheme (350 flats)	350	£14,356,336	73,024,781	67,771,885	62,520,245	57,268,605	52,016,965	46,765,325	41,513,685	36,262,045	31,010,405	25,758,765	20,507,125
41 Purpose Built Student Accommodation (high density) 100 units	100	£774,822,111	1,828,254	1,678,387	1,528,520	1,378,653	1,228,786	1,078,919	929,052	779,185	629,318	479,451	329,584
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,922,611	17,865,254	16,748,319	15,621,384	14,504,664	13,387,944	12,271,224	11,154,504	10,037,784	8,921,064	7,804,344
43 High density retirement student scheme (60 flats)	60	£3,087,513	19,302,668	18,126,951	17,015,237	15,958,491	14,726,767	13,590,043	12,458,319	11,331,594	10,209,870	9,083,206	7,981,500
44 High density retirement student scheme (70 flats)	70	£3,087,513	22,561,774	21,202,243	19,858,552	18,520,697	17,188,862	15,862,504	14,542,146	13,221,663	11,901,180	10,616,812	9,332,484
45 High density retirement student scheme (80 flats)	80	£3,087,513	25,792,886	24,231,336	22,670,786	21,110,236	19,549,686	17,989,136	16,428,586	14,868,036	13,307,486	11,746,936	10,186,386
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	15,134,070	14,205,862	13,281,673	12,363,503	11,445,332	10,527,161	9,608,991	8,690,821	7,772,651	6,854,481	5,936,311
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	18,160,849	17,050,924	15,946,963	14,843,003	13,743,043	12,643,083	11,543,123	10,443,163	9,343,203	8,243,243	7,143,283
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	21,025,828	19,806,192	18,612,252	17,324,504	16,041,383	14,764,834	13,483,285	12,201,736	10,920,187	9,640,638	8,460,818

Appendix 8 - Appraisal results – 70% social rent, 30% shared ownership

BLV 1

Maximum affordable housing percentages in each value zone (values per square metre)												70% Social Rent, 30% Shared Ownership											
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240											
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%											
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%											
3	Low density housing scheme (8 houses)	9	0.23	0%	0%	0%	0%	5%	15%	20%	25%	25%											
4	Medium density flattened scheme (5 flats)	5	0.03	15%	30%	40%	40%	50%	50%	50%	50%	50%											
5	Medium density flattened scheme (7 flats)	7	0.04	25%	35%	45%	50%	50%	50%	50%	50%	50%											
6	Medium density flattened scheme (9 flats)	9	0.06	15%	30%	40%	45%	50%	50%	50%	50%	50%											
7	Medium density flattened scheme (30 flats)	30	0.15	25%	40%	45%	50%	50%	50%	50%	50%	50%											
8	Medium density flattened scheme (75 flats)	75	0.38	20%	35%	45%	50%	50%	50%	50%	50%	50%											
9	Medium density flattened scheme (250 flats)	250	1.47	0%	0%	15%	25%	35%	40%	50%	50%	50%											
10	Medium density flattened scheme (600 flats)	600	2.49	0%	0%	15%	25%	35%	40%	50%	50%	50%											
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	25%	30%	25%											
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	40%											
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	5%	20%	30%	35%	45%	50%	50%	50%											
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%											
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	10%	25%	35%	40%	50%	50%	50%	50%	50%											
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%											
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	0%	15%	25%	35%	45%	50%	50%	50%	50%											
18	High density mixed use flattened scheme (300 flats)	300	0.76	0%	10%	25%	35%	45%	50%	50%	50%	50%											
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	0%	50%	25%	35%	40%	50%	50%	50%	50%											
20	High density mixed use flattened scheme (150 flats)	150	0.48	15%	30%	40%	45%	50%	50%	50%	50%	50%											
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	0%	15%	25%	35%	40%	45%	50%	50%											
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	5%	25%	35%	45%	50%	50%	50%	50%	50%											
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	10%	25%	35%	40%	45%	50%	50%	50%											
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	0%	0%	0%	15%	25%	30%	35%	35%	35%											
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	10%	25%	35%	45%	50%	50%	50%	50%											
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	0%	0%	15%	25%	30%	40%	40%	40%											
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	20%	35%	45%	50%	50%	50%	50%	50%	50%											
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	20%											
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	0%	0%	15%	25%	35%	40%	45%	50%	50%											
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	10%	25%	35%	45%	50%	50%	50%	50%											
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	0%	5%	20%	30%	40%	45%	50%	50%	50%											
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	0%	15%	30%	35%	45%	50%	50%	50%	50%											
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	5%	20%	30%	35%	45%	50%	50%	50%											
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%											
35	High density mixed use flattened scheme (30 flats)	30	0.08	35%	35%	50%	50%	50%	50%	50%	50%	50%											
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	0%	15%	30%	35%	45%	50%	50%	50%	50%											
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	5%	20%	30%	40%	45%	50%	50%	50%											
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	5%	20%	30%	40%	45%	50%	50%	50%											
39	Medium density mixed use flattened scheme (100 flats)	100	0.50	0%	20%	30%	40%	45%	50%	50%	50%	50%											
40	High density mixed use flattened scheme (350 flats)	350	0.93	0%	10%	25%	35%	45%	50%	50%	50%	50%											
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%											
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%											
43	High density retirement flattened scheme (60 flats)	60	0.20	20%	30%	40%	45%	50%	50%	50%	50%	50%											
44	High density retirement flattened scheme (70 flats)	70	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%											
45	High density retirement flattened scheme (80 flats)	80	0.20	5%	20%	40%	45%	50%	50%	50%	50%	50%											
46	Medium density extracare flattened scheme (50 flats)	50	0.20	5%	20%	30%	40%	45%	50%	50%	50%	50%											
47	High density extracare flattened scheme (80 flats)	80	0.20	15%	25%	35%	45%	50%	50%	50%	50%	50%											
48	High density extracare flattened scheme (70 flats)	70	0.20	20%	30%	40%	45%	50%	50%	50%	50%	50%											

Note: the affordable housing requirements have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)

EV charging

BNG

Accessibility

NZC 5%

UGF

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)																						
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240										
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	35%	40%	50%	50%	50%	50%										
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	50%	50%	50%	50%										
3	Low density housing scheme (8 houses)	9	0.23	0%	15%	25%	35%	40%	45%	50%	50%	50%										
4	Medium density flattened scheme (5 flats)	5	0.03	40%	50%	50%	50%	50%	50%	50%	50%	50%										
5	Medium density flattened scheme (7 flats)	7	0.04	45%	50%	50%	50%	50%	50%	50%	50%	50%										
6	Medium density flattened scheme (9 flats)	9	0.06	40%	50%	50%	50%	50%	50%	50%	50%	50%										
7	Medium density flattened scheme (30 flats)	30	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%										
8	Medium density flattened scheme (75 flats)	75	0.38	40%	50%	50%	50%	50%	50%	50%	50%	50%										
9	Medium density flattened scheme (250 flats)	250	1.47	10%	25%	35%	45%	50%	50%	50%	50%	50%										
10	Medium density flattened scheme (600 flats)	600	2.49	0%	5%	20%	30%	40%	45%	50%	50%	50%										
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	40%	45%	45%	45%										
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	15%	30%	35%	45%	50%	50%	50%										
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	35%	45%	50%	50%	50%	50%	50%	50%	50%										
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%										
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	35%	45%	50%	50%	50%	50%	50%	50%	50%										
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%										
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	15%	30%	40%	50%	50%	50%	50%	50%	50%										
18	High density mixed use flattened scheme (300 flats)	300	0.76	5%	25%	35%	45%	50%	50%	50%	50%	50%										
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	15%	30%	40%	50%	50%	50%	50%	50%	50%										
20	High density mixed use flattened scheme (150 flats)	150	0.48	30%	40%	50%	50%	50%	50%	50%	50%	50%										
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	10%	25%	35%	45%	50%	50%	50%	50%										
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	30%	40%	50%	50%	50%	50%	50%	50%	50%										
23	High density mixed use flattened scheme (450 flats)	450	1.02	5%	20%	35%	40%	50%	50%	50%	50%	50%										
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%										
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	0%	10%	20%	30%	40%	45%	45%	45%										
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	10%	25%	35%	40%	45%	50%	50%	50%										
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%										
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	15%	25%	30%	40%	40%	40%										
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	10%	25%	35%	45%	50%	50%	50%	50%	50%										
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%										
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	15%	30%	40%	50%	50%	50%	50%	50%	50%										
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	25%	40%	50%	50%	50%	50%	50%	50%	50%										
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	15%	30%	40%	45%	50%	50%	50%	50%										
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	30%	40%	10%	20%	30%	40%	45%	45%	45%										
35	High density mixed use flattened scheme (30 flats)	30	0.24	35%	45%	50%	50%	50%	50%	50%	50%	50%										
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	25%	40%	50%	50%	50%	50%	50%	50%	50%										
37	High density mixed use flattened scheme (400 flats)	400	1.16	0%	15%	30%	40%	45%	50%	50%	50%	50%										
38	High density mixed use flattened scheme (400 flats)	400	1.03	0%	20%	30%	40%	45%	50%	50%	50%	50%										
39	Medium density mixed use flattened scheme (100 flats)	100	0.55	20%	35%	45%	50%	50%	50%	50%	50%	50%										
40	High density mixed use flattened scheme (350 flats)	350	0.83	5%	25%	35%	45%	50%	50%	50%	50%	50%										
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%										
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%										
43	High density retirement flattened scheme (60 flats)	60	0.2	30%	40%	50%	50%	50%	50%	50%	50%	50%										
44	High density retirement flattened scheme (70 flats)	70	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%										
45	High density retirement flattened scheme (80 flats)	80	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%										
46	Medium density extracare flattened scheme (50 flats)	50	0.2	25%	35%	40%	50%	50%	50%	50%	50%	50%										
47	High density extracare flattened scheme (60 flats)	60	0.2	25%	35%	45%	50%	50%	50%	50%	50%	50%										
48	High density extracare flattened scheme (70 flats)	70	0.2	30%	40%	45%	50%	50%	50%	50%	50%	50%										

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

		Sales value £8,300 psm		£15,437,565 PER HA		A/H tenure		Rented 70%		SO 30%		Flat Hms 0%		Residual land values								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density housing scheme (2 houses)	2	£771,878	470,765	447,101	423,535	400,069	376,704	353,436	330,271	307,204	284,238	261,370	238,802								Max AH	
2 Low density housing scheme (4 houses)	4	£1,543,757	942,409	895,080	847,949	801,018	754,286	707,754	661,421	615,268	569,353	523,619	478,083								0%	
3 Low density housing scheme (8 houses)	8	£3,087,514	1,884,818	1,790,160	1,695,898	1,601,036	1,506,572	1,412,108	1,317,644	1,223,180	1,128,716	1,034,252	939,788								0%	
4 Medium density flattened scheme (5 flats)	5	£154,586	686,523	638,748	591,178	543,811	496,648	449,689	402,933	356,382	310,033	263,890	217,950								25%	
5 Medium density flattened scheme (7 flats)	7	£177,503	964,221	897,330	830,724	764,403	698,368	632,618	567,155	501,975	437,082	372,474	308,151								25%	
6 Medium density flattened scheme (9 flats)	9	£200,254	1,236,137	1,150,143	1,064,515	979,255	894,361	809,835	725,676	641,882	558,456	475,397	392,706								40%	
7 Medium density flattened scheme (30 flats)	30	£2,315,635	3,802,059	3,534,623	3,268,328	3,003,175	2,739,163	2,476,293	2,214,564	1,953,976	1,694,530	1,436,225	1,179,062								25%	
8 Medium density flattened scheme (75 flats)	75	£5,866,275	8,434,750	7,828,639	7,225,116	6,624,182	6,025,836	5,430,078	4,836,909	4,246,327	3,658,335	3,072,931	2,490,115								20%	
9 Medium density flattened scheme (250 flats)	250	£22,893,221	16,830,718	15,053,947	13,483,960	11,920,754	10,364,332	8,814,693	7,271,837	5,728,549	4,185,685	2,640,864	1,120,487								0%	
10 Medium density mixed use flattened scheme (200 flats)	200	£38,536,358	13,536,358	10,252,974	8,965,722	7,693,472	6,401,094	5,108,716	3,816,338	2,523,960	1,231,618	0	0								15%	
11 Medium density mixed use flattened scheme (400 flats)	400	£77,072,716	10,707,228	8,405,861	6,110,147	4,818,323	3,517,517	2,224,618	922,475	0	0	0	0								10%	
12 Medium density mixed use flattened scheme (600 flats)	600	£115,609,074	8,694,264	6,567,741	4,443,377	2,338,315	219,690	-1,928,746	-4,081,611	-6,247,655	-8,426,690	-10,622,668	-12,841,253								0%	
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	14,192,620	13,552,961	12,916,061	12,281,920	11,650,538	11,021,914	10,396,049	9,772,943	9,152,594	8,535,005	7,920,174								15%	
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	6,773,340	6,691,914	6,610,835	6,530,106	6,449,722	6,369,687	6,289,969	6,210,059	6,131,665	6,053,020	5,974,722								50%	
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	4,309,314	4,037,867	3,767,578	3,498,447	3,230,476	2,963,662	2,698,007	2,433,511	2,170,172	1,907,962	1,646,971								35%	
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	9,018,442	8,383,238	7,750,770	7,121,040	6,494,049	5,869,796	5,246,280	4,629,953	4,013,463	3,400,162	2,789,597								50%	
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	10,350,269	9,242,465	8,139,446	7,041,212	5,947,761	4,859,095	3,775,214	2,686,117	1,616,206	534,824	-500,302								15%	
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	9,928,462	8,156,114	6,391,476	4,634,550	2,871,490	1,109,064	-655,317	-2,451,135	-4,242,205	-6,052,689	-7,873,503								25%	
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	4,272,042	3,864,300	3,458,317	3,054,093	2,651,627	2,248,860	1,846,821	1,446,545	1,048,041	651,310	256,350								20%	
20 High density mixed use flattened scheme (150 flats)	150	£7,440,307	6,081,737	5,001,551	4,010,586	3,020,338	2,030,090	1,039,842	3,714,381	3,567,179	3,422,951	3,278,787	3,124,623								15%	
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	11,258,075	8,612,839	5,959,022	3,316,830	671,782	-2,012,812	-4,707,567	-7,420,228	-10,162,625	-12,909,928	-15,686,995								30%	
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	9,330,077	8,553,194	7,770,703	6,991,603	6,215,895	5,443,577	4,674,651	3,909,116	3,146,972	2,388,216	1,632,858								5%	
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	11,983,922	9,445,358	7,312,001	5,196,948	3,086,154	991,814	1,110,685	-3,229,880	-5,340,979	-7,463,572	-9,592,227								25%	
24 Medium density mixed use flattened scheme (40 flats)	40	£3,062,505	4,266,126	3,869,119	3,472,662	3,079,618	2,686,128	2,292,687	1,903,937	1,510,682	1,118,426	724,284	329,423								50%	
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,401	11,812,676	10,141,383	8,477,545	6,820,962	5,171,836	3,529,569	1,891,113	243,337	-1,418,410	-3,076,411	-4,734,329								0%	
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	13,772,760	12,101,668	10,437,828	8,781,245	7,131,919	5,489,849	3,855,034	2,227,476	593,101	1,055,851	2,708,393								0%	
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	13,960,395	12,917,154	11,848,544	10,784,566	9,725,222	8,670,508	7,620,426	6,574,977	5,534,160	4,497,975	3,461,742								20%	
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	8,845,155	4,013,797	1,179,378	-1,093,422	-4,590,347	-7,496,027	-10,433,893	-13,396,877	-16,400,085	-19,414,840	-22,415,891								25%	
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,526	10,373,025	7,963,049	5,550,717	3,143,843	729,837	-1,034,943	-2,353,915	-3,668,872	-5,000,949	-6,344,549	-7,689,462								45%	
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	5,219,687	5,111,120	5,003,016	4,895,375	4,788,198	4,681,484	4,575,233	4,469,446	4,364,122	4,259,261	4,154,864								50%	
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	27,872,522	25,793,442	23,723,403	21,662,408	19,609,038	17,556,774	15,513,985	13,479,502	11,454,493	9,438,571	7,431,624								15%	
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	19,237,959	17,901,999	16,571,745	15,247,199	13,928,361	12,615,230	11,307,807	10,006,092	8,710,083	7,419,783	6,134,397								25%	
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	12,730,889	9,960,586	7,198,708	4,440,955	1,691,886	-1,083,499	-3,884,799	-6,705,005	-9,536,429	-12,387,581	-15,274,763								20%	
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,336	43,397,247	34,376,953	25,396,013	16,360,355	7,352,660	-1,734,523	-10,938,243	-20,223,478	-29,591,667	-39,072,914	-48,714,514								15%	
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	2,524,646	2,274,257	2,024,948	1,776,717	1,529,588	1,283,497	1,038,506	794,595	551,764	310,011	69,339								25%	
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	5,735,027	5,323,206	4,913,144	4,504,640	4,098,295	3,693,508	3,290,478	2,889,207	2,489,695	2,091,942	1,695,946								35%	
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	9,342,222	7,085,059	4,821,864	2,557,733	303,571	-1,984,874	-4,286,076	-6,586,171	-8,905,643	-11,241,658	-13,584,956								15%	
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	5,206,416	4,708,774	4,213,274	3,719,914	3,228,697	2,739,621	2,252,686	1,767,993	1,285,242	804,733	323,421								40%	
39 Medium density mixed use flattened scheme (100 flats)	100	£3,087,513	6,081,737	5,001,551	4,010,586	3,020,338	2,030,090	1,039,842	3,714,381	3,567,179	3,422,951	3,278,787	3,124,623								50%	
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	12,026,475	9,922,063	7,812,794	5,704,703	3,605,865	1,516,281	-594,541	-2,725,568	-4,856,179	-7,002,685	-9,160,252								15%	
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538								50%	
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538								50%	
43 High density retirement flattened scheme (60 flats)	60	£100,000	5,206,416	4,708,774	4,213,274	3,719,914	3,228,697	2,739,621	2,252,686	1,767,993	1,285,242	804,733	323,421								40%	
44 High density retirement flattened scheme (70 flats)	70	£118,343,323	6,081,737	5,001,551	4,010,586	3,020,338	2,030,090	1,039,842	3,714,381	3,567,179	3,422,951	3,278,787	3,124,623								30%	
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	6,081,737	5,001,551	4,010,586	3,020,338	2,030,090	1,039,842	3,714,381	3,567,179	3,422,951	3,278,787	3,124,623								40%	
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	3,783,823	3,385,248	2,988,391	2,593,254	2,199,834	1,808,134	1,418,154	1,029,891	643,348	254,863	134,678								25%	
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	4,549,609	4,071,394	3,595,161	3,120,991	2,648,883	2,178,838	1,710,855	1,244,935	781,078	315,029	152,525								35%	
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	5,315,557	4,757,540	4,201,931	3,648,728	3,097,932	2,549,541	2,003,557	1,459,079	918,899	375,195	170,171								15%	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)														
£9,171,614 PER HA														
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Low density housing scheme (2 houses)	2	2,458.58	4,070.95	4,447.101	4,233.55	4,000.69	3,817.75	3,634.81	3,451.87	3,268.93	3,085.99	2,903.05	2,720.11	38,982
2 Low density housing scheme (4 houses)	4	2,917.161	992.490	895.080	847.940	801.018	754.280	707.544	661.241	615.280	569.353	523.619	478.063	
3 Low density housing scheme (8 houses)	8	2,081.956	2,214.213	2,014.720	1,905.676	1,803.861	1,697.938	1,593.237	1,488.989	1,385.180	1,281.386	1,178.933	1,076.480	
4 Medium density flatbed scheme (5 flats)	5	1,300.922	696.253	638.748	591.178	543.812	496.648	449.689	402.953	356.382	310.033	263.890	217.890	
5 Medium density flatbed scheme (10 flats)	10	994.21	3,380.863	3,283.370	3,232.718	3,182.066	3,131.414	3,080.762	3,030.110	2,979.458	2,928.806	2,878.154	2,827.502	
6 Medium density flatbed scheme (20 flats)	9	2,550.297	1,236.137	1,150.143	1,064.515	979.255	894.361	809.535	725.676	641.852	558.458	475.327	392.708	
7 Medium density flatbed scheme (30 flats)	30	1,175.742	3,802.059	3,534.823	3,268.328	3,003.175	2,738.163	2,476.263	2,214.564	1,953.976	1,694.530	1,435.275	1,170.218	
8 Medium density flatbed scheme (75 flats)	75	15,485.213	8,434.750	7,628.639	7,225.116	6,822.162	6,420.530	6,018.904	5,617.278	5,215.652	4,814.026	4,412.401	4,010.775	
9 Medium density flatbed scheme (250 flats)	250	13,482.272	10,630.718	10,533.947	13,483.950	11,624.154	10,984.332	10,344.583	9,701.637	9,058.549	8,415.464	7,772.379	7,129.297	
10 Medium density mixed use flatbed scheme (200 flats)	200	13,539.344	10,282.374	10,282.374	13,539.344	11,624.154	10,984.332	10,344.583	9,701.637	9,058.549	8,415.464	7,772.379	7,129.297	
11 Medium density mixed use flatbed scheme (400 flats)	200	11,859.795	10,707.228	6,405.861	8,110.147	6,813.323	5,517.517	4,227.415	2,943.018	1,664.320	391.328	90.148	2,302.103	
12 Medium density mixed use flatbed scheme (200 flats)	400	21,678.947	8,694.254	6,567.741	4,445.377	2,335.315	219.650	1,928.746	4,081.611	6,247.655	8,426.690	10,622.665	12,841.253	
13 Medium density mixed use flatbed scheme (80 flats)	400	24,486.762	14,192.620	13,552.961	12,916.061	12,281.920	11,650.538	11,021.914	10,396.490	9,772.931	9,150.394	8,535.005	7,920.174	
14 Intercorrelation scheme (industrial with 12 flats)	9	2,773.345	8,773.345	8,773.345	8,773.345	8,773.345	8,773.345	8,773.345	8,773.345	8,773.345	8,773.345	8,773.345	8,773.345	
15 Medium density mixed use flatbed scheme (30 flats)	30	6,226.772	4,539.314	4,037.867	3,677.578	3,398.447	3,220.476	2,963.662	2,698.007	2,433.511	2,172.592	1,907.292	1,646.591	
16 Medium density mixed use flatbed scheme (75 flats)	75	2,696.454	3,018.442	3,383.728	3,750.770	4,127.404	4,504.749	4,882.094	5,259.786	5,637.248	6,014.503	6,401.363	6,788.597	
17 Medium density mixed use flatbed scheme (150 flats)	150	2,603.562	2,909.299	3,242.465	3,579.446	3,916.424	4,253.402	4,590.380	4,927.358	5,264.336	5,601.314	5,938.292	6,275.270	
18 High density mixed use flatbed scheme (300 flats)	300	10,433.740	9,958.462	10,115.516	6,391.476	4,934.556	3,478.636	2,012.964	555.317	245.135	4,420.205	6,052.689	7,673.503	
19 Medium density mixed use flatbed scheme (600 flats)	600	12,724.822	3,884.350	3,884.350	12,724.822	11,624.154	10,984.332	10,344.583	9,701.637	9,058.549	8,415.464	7,772.379	7,129.297	
20 High density mixed use flatbed scheme (150 flats)	150	4,424.718	11,221.440	11,156.114	10,510.578	9,864.336	9,218.094	8,571.850	7,925.608	7,279.366	6,633.124	5,986.882	5,340.640	
21 High density mixed use flatbed scheme (480 flats)	480	21,940.853	11,298.075	8,612.839	5,959.022	3,316.830	671.782	2,012.812	4,707.567	7,420.238	10,152.925	12,899.929	15,686.999	
22 Medium density mixed use flatbed scheme (100 flats)	100	2,450.188	3,935.077	3,555.194	3,270.703	2,985.633	2,698.565	2,413.497	2,128.429	1,843.361	1,558.293	1,273.225	1,000.158	
23 High density mixed use flatbed scheme (450 flats)	450	9,592.922	9,445.358	9,445.358	9,592.922	9,592.922	9,592.922	9,592.922	9,592.922	9,592.922	9,592.922	9,592.922	9,592.922	
24 Medium density mixed use flatbed scheme (40 flats)	40	2,502.968	7,244.106	6,950.267	6,658.824	6,367.378	6,075.932	5,784.486	5,493.040	5,201.594	4,910.148	4,618.702	4,327.256	
25 Medium density mixed use flatbed scheme (250 flats)	250	21,094.712	11,812.476	10,141.383	8,471.545	6,820.962	5,171.638	3,525.566	1,891.113	2,335.454	4,960.480	6,385.814	7,811.416	
26 Medium density mixed use flatbed scheme (250 flats)	250	21,094.712	11,812.476	10,141.383	8,471.545	6,820.962	5,171.638	3,525.566	1,891.113	2,335.454	4,960.480	6,385.814	7,811.416	
27 Medium density mixed use flatbed scheme (140 flats)	140	5,567.189	13,772.760	12,101.698	10,437.828	8,781.245	7,131.919	5,484.840	3,835.034	2,227.476	590.101	1,059.851	2,706.303	
28 Medium density mixed use flatbed scheme (140 flats)	140	5,567.189	13,772.760	12,101.698	10,437.828	8,781.245	7,131.919	5,484.840	3,835.034	2,227.476	590.101	1,059.851	2,706.303	
29 Medium density mixed use flatbed scheme (600 flats)	600	12,724.822	3,884.350	3,884.350	12,724.822	11,624.154	10,984.332	10,344.583	9,701.637	9,058.549	8,415.464	7,772.379	7,129.297	
30 Medium density mixed use flatbed scheme (500 flats)	500	2,577.235	3,263.638	29,423.572	26,257.243	23,088.776	20,077.115	16,769.281	13,655.275	10,518.982	7,383.457	4,255.277	1,111.818	
31 Intercorrelation scheme (industrial with 12 flats)	12	4,573.929	2,198.687	5,111.120	5,003.016	4,895.375	4,788.198	4,681.484	4,573.929	4,466.496	4,349.122	4,236.261	4,118.884	
32 Medium density mixed use flatbed scheme (350 flats)	350	20,085.624	27,872.522	25,793.442	23,223.425	21,062.406	18,909.038	16,756.674	14,594.305	12,431.932	10,279.560	8,127.188	5,974.811	
33 High density mixed use flatbed scheme (150 flats)	150	2,577.235	3,263.638	29,423.572	26,257.243	23,088.776	20,077.115	16,769.281	13,655.275	10,518.982	7,383.457	4,255.277	1,111.818	
34 High density mixed use flatbed scheme (500 flats)	500	2,577.235	3,263.638	29,423.572	26,257.243	23,088.776	20,077.115	16,769.281	13,655.275	10,518.982	7,383.457	4,255.277	1,111.818	
35 High density mixed use flatbed scheme (500 flats)	500	2,577.235	3,263.638	29,423.572	26,257.243	23,088.776	20,077.115	16,769.281	13,655.275	10,518.982	7,383.457	4,255.277	1,111.818	
36 Medium density mixed use flatbed scheme (1750 flats)	1,750	9,497.265	4,337.247	3,341.963	25,386.013	16,769.281	13,655.275	10,518.982	7,383.457	4,255.277	1,111.818	590.101	1,059.851	
37 High density mixed use flatbed scheme (30 flats)	30	2,734.229	2,598.464	2,274.257	2,024.948	1,766.335	1,522.566	1,283.497	1,038.590	794.595	561.764	310.014	80.330	
38 Medium density mixed use flatbed scheme (50 flats)	50	2,393.497	3,530.206	3,530.206	3,530.206	3,530.206	3,530.206	3,530.206	3,530.206	3,530.206	3,530.206	3,530.206	3,530.206	
39 High density mixed use flatbed scheme (40 flats)	40	2,734.229	2,598.464	2,274.257	2,024.948	1,766.335	1,522.566	1,283.497	1,038.590	794.595	561.764	310.014	80.330	
40 High density mixed use flatbed scheme (400 flats)	400	10,363.924	11,147.75	8,880.113	6,642.801	4,400.340	2,136.187	1,076.828	2,397.129	4,688.054	6,987.974	9,296.900	11,594.924	
41 Medium density mixed use flatbed scheme (100 flats)	100	4,585.807	3,870.588	7,750.538	6,773.938	5,900.789	5,101.993	4,404.846	3,822.055	3,247.702	2,686.815	2,124.374	1,570.252	
42 High density mixed use flatbed scheme (350 flats)	350	58,626.601	12,026.475	9,922.063	7,812.754	5,704.703	3,605.885	1,516.281	594.647	2,725.558	4,086.119	7,020.085	9,916.870	
43 Purpose Built Student Accommodation (medium density) 100 units	100	2,458.58	4,070.95	4,447.101	4,233.55	4,000.69	3,817.75	3,634.81	3,451.87	3,268.93	3,085.99	2,903.05	2,720.11	
44 Purpose Built Student Accommodation (medium density) 100 units	-	1,375.42	18,062.111	17,825.254	16,748.336	15,671.939	14,594.583	13,517.235	12,440.967	11,364.110	10,287.253	9,210.395	8,133.538	
45 High density retirement flatbed scheme (60 flats)	60	1,834.323	5,206.416	5,178.724	4,213.274	3,191.914	2,268.667	1,296.621	2,220.660	1,767.893	1,285.242	894.733	323.421	
46 High density retirement flatbed scheme (70 flats)	70	1,834.323	5,091.737	5,061.151	4,923.062	4,347.472	3,734.381	3,126.788	2,535.691	2,070.660	1,600.000	948.400	394.362	
47 High density retirement flatbed scheme (80 flats)	80	1,834.323	4,987.058	4,957.527	5,633.860	4,915.000	4,300.005	3,685.000	3,070.000	2,455.000	1,840.000	1,225.000	605.000	
48 Medium density extracare flatbed scheme (50 flats)	50	1,834.323	4,987.058	4,957.527	5,633.860	4,915.000	4,300.005	3,685.000	3,070.000	2,455.000	1,840.000	1,225.000	605.000	
49 High density extracare flatbed scheme (60 flats)	60	1,834.323	4,549.890	4,071.394	3,505.161	3,120.991	2,648.883	2,178.838	1,703.555	1,244.936	781.078	315.029	152.525	
48 High density extracare flatbed scheme (70 flats)	70	1,834.323	3,515.057	4,757.540	4,201.931	3,648.728	3,097.952	2,546.541	2,005.552	1,459.579	918.809	375.195	170.170	

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

LANDMARK LOCAL PLAN VIABILITY		Sales value £8,806 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values												
BENCHMARK LAND VALUE (SEVERAL OFFICES)		£16,437,565 PER HA																						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Low density housing scheme (2 houses)	2	£771,878	501,248	332,869	504,611	476,472	448,452	420,553	392,773	365,112	337,571	310,150	282,848											
2 Low density housing scheme (4 houses)	4	£1,543,757	1,123,374	1,066,618	1,010,101	953,823	897,784	841,985	786,424	731,103	676,022	621,179	566,576											
3 Low density housing scheme (9 houses)	9	£3,504,327	2,528,383	2,400,681	2,273,517	2,146,892	2,020,805	1,895,257	1,770,245	1,645,773	1,521,840	1,398,444	1,275,586											
4 Medium density flattened scheme (5 flats)	5	£514,586	878,798	821,007	763,464	706,166	649,114	592,308	535,749	479,436	423,368	367,547	311,973											
5 Medium density flattened scheme (7 flats)	7	£671,503	1,233,405	1,152,493	1,071,924	991,700	911,821	832,286	753,096	674,251	595,750	517,594	439,782											
6 Medium density flattened scheme (9 flats)	9	£926,254	1,582,231	1,478,209	1,374,620	1,271,494	1,168,801	1,066,551	964,744	863,380	762,459	661,981	561,947											
7 Medium density flattened scheme (30 flats)	30	£2,315,635	4,910,799	4,586,246	4,262,407	3,939,953	3,618,884	3,299,201	2,980,903	2,663,961	2,348,464	2,034,322	1,721,566											
8 Medium density flattened scheme (75 flats)	75	£5,866,275	11,047,262	10,305,065	9,566,032	8,830,162	8,097,455	7,367,911	6,641,530	5,918,312	5,198,257	4,481,365	3,767,636											
9 Medium density flattened scheme (250 flats)	250	£2,693,221	23,988,123	22,037,303	20,094,845	18,607,747	16,226,887	14,268,642	12,378,804	10,467,377	8,564,358	6,669,748	4,783,194											
10 Medium density mixed use flattened scheme (200 flats)	600	£38,429,538	28,969,916	24,898,422	20,922,409	16,891,528	12,871,798	8,865,268	4,814,893	815,219	3,284,484	2,468,678	1,584,730											
11 Medium density mixed use flattened scheme (200 flats)	200	£16,566,379	16,812,617	15,193,223	13,580,823	11,975,420	10,377,011	8,785,598	7,201,180	5,622,945	4,037,280	2,458,678	887,140											
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	19,335,754	16,686,874	14,072,454	11,433,265	8,865,625	6,187,953	3,552,973	929,677	1,741,792	4,433,092	7,148,038											
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	16,953,538	16,170,063	15,389,556	14,613,214	13,839,837	13,069,827	12,303,184	11,539,590	10,779,994	10,023,448	9,270,268											
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	7,108,453	7,009,572	6,911,112	6,813,073	6,715,455	6,618,259	6,521,483	6,425,129	6,329,196	6,233,684	6,138,594											
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	5,426,362	5,096,729	4,768,499	4,441,672	4,116,252	3,792,234	3,469,621	3,148,412	2,828,607	2,510,206	2,193,205											
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	11,716,550	10,940,801	10,168,394	9,399,298	8,633,544	7,871,120	7,112,029	6,356,268	5,603,839	4,854,742	4,108,976											
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	15,318,445	13,959,390	12,606,179	11,258,813	9,914,950	8,570,081	7,231,097	5,887,998	4,570,784	3,240,455	1,934,011											
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	18,143,406	15,960,420	13,798,875	11,622,773	9,468,113	7,306,409	5,148,985	3,001,050	836,144	1,342,140	3,552,425											
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	6,028,362	5,529,135	5,032,052	4,537,114	4,044,320	3,553,671	3,065,169	2,578,807	2,094,592	1,609,924	1,125,862											
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	16,176,524	14,817,453	13,464,227	12,116,844	10,775,307	9,439,612	8,102,174	6,769,060	5,441,838	4,120,486	2,805,025											
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	23,598,476	20,348,619	17,112,843	13,869,670	10,630,116	7,404,787	4,156,964	922,061	2,378,576	5,704,913	9,061,561											
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	12,757,905	11,797,732	10,841,686	9,889,765	8,941,971	7,998,304	7,058,762	6,121,234	5,184,368	4,251,649	3,323,083											
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	21,581,236	18,931,032	16,289,083	13,661,459	11,056,285	8,472,562	5,884,987	3,320,106	757,194	1,822,144	4,425,097											
24 Medium density mixed use flattened scheme (40 flats)	40	£2,652,559	8,447,558	8,088,065	7,732,569	7,379,449	7,029,247	6,681,959	6,337,588	5,996,133	5,657,594	5,321,972	4,989,265											
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,400	17,485,105	15,434,451	13,392,691	11,347,980	9,307,038	7,275,056	5,252,061	3,238,028	1,229,852	803,933	226,850											
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,511	21,475,475	19,415,927	17,365,274	15,323,513	13,290,646	11,266,674	9,235,348	7,212,345	5,198,311	3,193,240	1,197,150											
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	18,734,587	17,414,221	16,099,532	14,780,518	13,487,180	12,189,517	10,897,530	9,611,219	8,330,583	7,055,622	5,786,338											
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	20,602,211	17,123,075	13,643,659	10,157,960	6,678,185	3,180,789	330,840	3,907,053	7,515,697	11,773,352	14,896,792											
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,529	18,963,813	16,099,420	13,268,875	10,457,960	7,643,382	4,831,193	2,937,013	1,955,747	1,131,336	589,614	1,934,786											
30 Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	5,666,507	5,534,654	5,403,384	5,272,665	5,142,508	5,012,912	4,883,879	4,755,406	4,627,496	4,500,147	4,373,360											
31 Medium density mixed use flattened scheme (350 flats)	350	£3,808,208	37,462,534	34,891,426	32,330,746	29,773,602	27,227,612	24,692,777	22,169,087	19,656,572	17,155,200	14,664,984	12,182,361											
32 Medium density mixed use flattened scheme (180 flats)	180	£18,296,957	25,172,063	23,526,996	21,888,942	20,267,901	18,633,873	17,016,858	15,406,856	13,803,868	12,207,890	10,618,927	9,036,976											
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	25,707,972	23,316,267	18,927,522	15,534,040	12,155,399	8,783,185	5,396,246	2,023,440	1,399,407	4,858,578	8,342,972											
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,338	85,949,977	74,806,835	63,711,992	52,665,452	41,667,212	30,633,298	19,613,860	8,523,640	2,642,483	14,026,185	25,548,754											
35 High density mixed use flattened scheme (30 flats)	30	£3,751,338	3,598,963	3,292,518	2,987,490	2,683,777	2,381,379	2,080,290	1,780,534	1,482,084	1,184,951	889,134	594,633											
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	7,491,347	6,988,040	6,486,878	5,987,860	5,490,988	4,996,260	4,503,677	4,013,238	3,524,943	3,038,794	2,554,789											
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	19,994,280	17,206,815	14,431,436	11,652,316	8,873,368	6,106,624	3,336,238	559,928	2,250,844	5,085,377	7,942,936											
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	21,772,207	18,984,742	16,209,362	13,446,067	10,678,421	7,911,678	5,157,145	2,362,522	377,097	3,196,430	6,025,167											
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,763	11,853,937	10,872,440	9,895,160	8,922,097	7,953,252	6,988,624	6,028,213	5,072,020	4,120,045	3,172,287	2,228,746											
40 High density mixed use flattened scheme (350 flats)	350	£5,826,091	21,827,693	19,233,007	16,641,143	14,046,964	11,464,104	8,862,565	6,324,405	3,747,030	1,181,114	1,419,424	4,036,778											
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538											
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538											
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	6,983,993	6,393,758	5,806,054	5,220,884	4,638,246	4,058,141	3,480,568	2,905,528	2,333,020	1,763,044	1,195,001											
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	8,155,577	7,466,964	6,781,307	6,098,604	5,418,855	4,742,061	4,068,222	3,397,337	2,729,407	2,064,431	1,402,411											
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	9,327,161	8,540,171	7,756,559	6,970,323	6,199,464	5,425,981	4,655,876	3,889,147	3,125,794	2,365,919	1,609,220											
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	5,212,233	4,739,253	4,268,305	3,799,389	3,332,508	2,867,659	2,404,843	1,944,061	1,485,312	1,028,594	573,912											
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	6,263,782	5,696,199	5,131,057	4,568,355	4,008,091	3,450,286	2,894,863	2,341,939	1,791,434	1,243,369	697,745											
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	7,315,336	6,653,147	5,993,808	5,337,319	4,683,674	4,032,676	3,384,922	2,739,817	2,097,587	1,458,148	881,578											

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

LANDWORK LOCAL PLAN VIABILITY		Sales value £9,583 psm		£16,437.565 PER HA		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values										
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)																								
Description	No of units	2 BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Low density housing scheme (2 houses)	2	£771,878	681,730	618,638	565,687	522,875	505,875	520,201	487,668	455,275	423,020	390,905	368,930	327,094										
2 Low density housing scheme (4 houses)	4	£1,543,757	1,304,339	1,236,155	1,172,252	1,106,627	1,041,282	976,215	911,427	846,919	782,689	718,739	655,061	574,192										
3 Low density housing scheme (9 houses)	9	£3,504,327	2,935,552	2,786,641	2,638,358	2,490,702	2,343,674	2,197,275	2,051,503	1,906,358	1,761,842	1,617,953	1,474,602	1,331,852										
4 Medium density flattened scheme (5 flats)	5	£514,586	1,071,072	1,003,266	935,749	868,521	801,581	734,929	668,955	602,490	536,703	471,205	405,995	339,791										
5 Medium density flattened scheme (7 flats)	7	£787,503	1,502,580	1,407,655	1,313,124	1,218,997	1,125,273	1,031,954	938,038	846,527	754,419	662,714	571,414	514,414										
6 Medium density flattened scheme (9 flats)	9	£926,254	1,828,326	1,806,276	1,684,745	1,563,733	1,443,240	1,323,267	1,203,812	1,084,877	966,462	848,565	731,167	634,167										
7 Medium density flattened scheme (30 flats)	30	£2,315,635	6,009,985	5,628,354	5,248,345	4,869,959	4,493,197	4,118,059	3,744,543	3,372,652	3,002,354	2,632,419	2,264,070	1,900,174										
8 Medium density flattened scheme (75 flats)	75	£5,866,275	13,641,031	12,765,694	11,894,083	11,026,197	10,162,037	9,301,600	8,444,890	7,590,297	6,738,179	5,889,800	5,045,158	4,206,800										
9 Medium density flattened scheme (250 flats)	250	£22,893,221	31,298,923	28,967,285	26,645,617	24,333,918	22,032,188	19,740,427	17,488,638	15,186,812	12,922,242	10,655,532	8,398,856	6,147,581										
10 Medium density flattened scheme (600 flats)	600	£38,459,538	44,162,114	39,943,258	34,605,073	29,857,558	25,090,759	20,343,801	15,595,984	10,851,962	6,101,589	1,331,593	3,524,600	3,924,600										
11 Medium density mixed use flattened scheme (200 flats)	200	£30,566,379	22,865,811	20,941,060	19,024,591	17,116,406	15,216,502	13,314,278	11,418,547	9,531,155	7,652,101	5,781,385	3,911,827	2,911,827										
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	29,810,627	26,650,779	23,504,374	20,360,302	17,224,057	14,082,571	10,970,071	7,854,287	4,708,630	1,583,400	1,618,462	1,618,462										
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	19,714,454	18,787,166	17,863,849	16,944,507	16,029,137	15,117,741	14,210,319	13,306,869	12,407,393	11,511,890	10,620,360	9,729,860										
14 Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,884	7,443,568	7,327,231	7,211,388	7,096,040	6,981,188	6,866,830	6,752,967	6,639,599	6,526,726	6,414,348	6,302,465	6,190,582										
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	6,543,411	6,155,590	5,769,419	5,384,898	5,002,027	4,620,806	4,241,235	3,863,313	3,487,042	3,112,420	2,739,447	2,369,447										
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	14,390,682	13,477,571	12,568,369	11,663,080	10,761,700	9,864,231	8,970,673	8,081,028	7,194,216	6,309,323	5,428,355	4,547,355										
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	20,263,531	18,646,887	17,037,176	15,434,397	13,838,549	12,249,634	10,667,650	9,092,598	7,519,763	5,946,833	4,380,489	2,799,489										
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	28,244,355	23,656,977	21,080,149	18,514,470	15,959,940	13,404,682	10,850,829	8,308,221	5,759,920	3,212,963	656,142	1,656,142										
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	7,784,083	7,193,969	6,605,786	6,020,134	5,437,013	4,856,424	4,278,355	3,702,837	3,129,840	2,559,374	1,991,430	1,421,430										
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	21,121,610	19,504,951	17,895,225	16,292,430	14,696,566	13,107,638	11,525,636	9,950,569	8,382,433	6,817,664	5,251,503	3,681,503										
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	35,852,225	31,964,071	28,092,697	24,238,101	20,400,284	16,579,246	12,769,953	8,942,685	5,122,854	1,283,067	2,619,681	2,619,681										
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	16,176,073	15,037,848	13,904,502	12,776,034	11,652,445	10,533,733	9,419,900	8,310,945	7,206,868	6,107,669	5,013,308	3,918,308										
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	31,437,675	28,274,544	25,129,960	21,997,545	18,861,661	15,732,310	12,743,886	9,690,021	6,659,573	3,625,806	604,416	1,604,416										
24 Medium density mixed use flattened scheme (40 flats)	40	£2,065,520	9,226,944	8,606,314	8,006,613	7,407,881	6,803,681	6,209,012	5,618,784	5,137,267	4,580,191	3,985,647	3,413,833	2,843,833										
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,400	27,237,517	24,777,251	22,327,570	19,888,475	17,439,966	15,042,042	12,634,705	10,236,930	7,829,164	5,432,082	3,045,682	1,545,682										
26 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	23,463,095	21,900,631	20,344,863	18,795,790	17,249,139	15,708,527	14,174,634	12,647,461	11,127,006	9,613,271	8,106,255	6,591,255										
27 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	54,188,289	50,010,937	45,841,739	41,690,693	37,557,801	33,443,062	29,322,602	25,202,166	21,081,589	16,962,462	12,843,589	8,723,589										
28 Medium density mixed use flattened scheme (500 flats)	500	£43,379,589	43,379,589	40,010,937	35,841,739	31,690,693	27,557,801	23,443,062	19,322,602	15,202,166	11,081,589	6,962,462	2,843,589	1,608,295										
29 Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	6,113,326	5,958,209	5,803,752	5,649,956	5,496,819	5,344,342	5,192,524	5,041,367	4,890,869	4,741,033	4,591,855	4,441,855										
30 Medium density mixed use flattened scheme (350 flats)	350	£38,808,268	46,972,385	43,905,910	40,852,644	37,812,586	34,785,734	31,772,091	28,771,655	25,784,427	22,810,405	19,843,674	16,883,257	13,913,257										
31 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	31,058,435	29,110,558	27,170,972	25,230,677	23,316,673	21,401,960	19,495,537	17,597,406	15,705,696	13,818,070	11,938,761	10,058,761										
32 High density mixed use flattened scheme (500 flats)	500	£21,921,343	38,497,690	34,468,140	30,455,983	26,437,492	22,428,408	18,436,856	14,441,974	10,446,419	6,453,038	2,446,348	1,608,295	1,608,295										
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,320	128,318,625	115,081,402	101,782,732	88,541,708	75,358,332	62,232,602	49,164,518	36,154,083	23,106,135	10,008,834	3,240,912	3,240,912										
34 High density mixed use flattened scheme (30 flats)	30	£1,235,005	4,073,080	4,310,780	3,950,031	3,590,835	3,233,192	2,877,100	2,522,561	2,169,574	1,818,139	1,468,256	1,119,926	869,926										
35 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	9,247,067	8,652,874	8,060,613	7,470,881	6,883,681	6,299,012	5,716,874	5,137,267	4,580,191	3,985,647	3,413,833	2,843,833										
36 High density mixed use flattened scheme (400 flats)	400	£16,363,819	30,499,239	27,188,764	23,892,580	20,601,500	17,308,181	14,025,274	10,757,184	7,470,595	4,198,572	906,485	2,426,136	2,426,136										
37 High density mixed use flattened scheme (400 flats)	400	£17,444,449	32,250,445	28,939,971	25,643,786	22,361,890	19,084,107	15,803,200	12,536,705	9,275,640	6,003,627	2,739,081	553,345	553,345										
38 Medium density mixed use flattened scheme (100 flats)	100	£10,367,163	15,337,286	14,174,342	13,018,381	11,863,405	10,715,411	9,572,401	8,434,375	7,301,334	6,173,274	5,050,200	3,932,108	2,822,108										
39 High density mixed use flattened scheme (350 flats)	350	£14,356,936	31,525,634	28,441,913	25,354,568	22,260,582	19,219,957	16,172,689	13,127,352	10,079,029	7,044,190	4,002,801	960,063	960,063										
40 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,602,111	17,825,254	16,748,366	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	7,056,681										
41 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,602,111	17,825,254	16,748,366	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	7,056,681										
42 High density retirement flattened scheme (60 flats)	60	£1,000,000	8,750,823	8,077,279	7,398,836	6,721,853	6,047,795	5,376,660	4,708,449	4,043,161	3,380,797	2,721,356	2,064,835	1,406,835										
43 High density retirement flattened scheme (70 flats)	70	£1,000,000	10,223,764	9,430,959	8,639,551	7,840,735	7,063,329	6,280,334	5,500,750	4,724,576	3,951,814	3,182,462	2,416,521	1,646,521										
44 High density retirement flattened scheme (80 flats)	80	£1,000,000	11,690,706	10,784,639	9,880,267	8,977,616	8,078,862	7,184,007	6,283,050	5,405,991	4,522,831	3,643,568	2,768,204	1,888,204										
45 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	6,640,644	6,093,257	5,548,217	5,005,526	4,465,181	3,927,184	3,391,534	2,858,231	2,327,275	1,798,667	1,272,406	822,406										
46 High density extracare flattened scheme (60 flats)	60	£3,087,513	7,977,874	7,321,005	6,666,953	6,015,718	5,367,299	4,721,698	4,079,912	3,438,943	2,801,791	2,167,456	1,536,839	936,839										
47 High density extracare flattened scheme (70 flats)	70	£3,087,513	9,315,105	8,548,753	7,785,688	7,025,910	6,260,417	5,516,210	4,766,200	4,016,655	3,267,301	2,536,249	1,799,449	1,049,449										

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £10,359 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£15,437,565 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,550
2 Low density housing scheme (4 houses)	4	£1,543,757	2,970,604	2,819,388	2,668,806	2,517,864	2,366,542	2,215,220	2,063,898	1,912,576	1,761,254	1,609,932	1,458,610
3 Low density housing scheme (9 houses)	9	£3,504,327	6,722,122	6,372,602	6,023,182	5,673,762	5,324,342	4,974,922	4,625,502	4,276,082	3,926,662	3,577,242	3,227,822
4 Medium density flattened scheme (5 flats)	5	£514,586	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018
5 Medium density flattened scheme (7 flats)	7	£671,503	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,903	913,087	807,834	703,046
6 Medium density flattened scheme (9 flats)	9	£926,251	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,962	1,442,880	1,306,374	1,170,463	1,036,148	900,428
7 Medium density flattened scheme (30 flats)	30	£2,315,635	7,109,172	6,670,284	6,233,260	5,796,102	5,358,809	4,933,381	4,508,919	4,076,122	3,650,290	3,226,323	2,804,222
8 Medium density flattened scheme (75 flats)	75	£5,866,275	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007
9 Medium density flattened scheme (250 flats)	250	£22,893,221	58,585,850	55,883,697	53,193,077	50,507,090	47,821,367	45,135,331	42,449,295	39,763,259	37,077,223	34,391,187	31,705,151
10 Medium density mixed use flattened scheme (200 flats)	200	£18,566,379	46,933,117	44,383,883	41,834,649	39,285,415	36,736,181	34,186,947	31,637,713	29,088,479	26,539,245	23,989,011	21,439,777
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	76,050,326	72,474,022	68,897,718	65,312,414	61,727,110	58,141,806	54,556,502	50,971,198	47,385,894	43,800,590	40,215,286
12 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	22,475,372	21,404,267	20,337,743	19,270,800	18,203,857	17,136,914	16,070,000	15,003,086	13,936,172	12,869,258	11,802,344
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	7,778,683	7,644,889	7,511,095	7,377,301	7,243,507	7,109,713	6,975,919	6,842,125	6,708,331	6,574,537	6,440,743
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	7,660,459	7,214,452	6,770,340	6,326,128	5,882,016	5,437,904	5,012,848	4,578,214	4,143,579	3,718,943	3,294,308
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	17,063,847	16,011,492	14,963,634	13,920,276	12,881,415	11,842,055	10,817,192	9,791,829	8,776,464	7,751,099	6,726,734
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	25,207,896	23,334,386	21,468,175	19,600,962	17,759,810	15,917,657	14,083,524	12,257,411	10,430,316	8,620,242	6,820,966
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	34,260,945	31,272,178	28,296,249	25,333,158	22,362,906	19,424,864	16,479,608	13,547,281	10,609,824	7,677,041	4,740,070
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	9,541,003	8,858,804	8,179,520	7,503,155	6,829,707	6,156,176	5,491,563	4,826,968	4,163,087	3,506,226	2,850,282
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	26,053,079	24,186,297	22,326,222	20,468,015	18,617,827	16,775,659	14,941,510	13,115,381	11,297,272	9,487,182	7,685,112
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	48,105,971	43,579,524	39,072,550	34,585,051	30,117,026	25,668,476	21,239,400	16,829,798	12,439,671	8,052,514	3,617,167
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	19,594,239	18,277,964	16,967,318	15,662,303	14,362,918	13,069,162	11,781,037	10,498,542	9,221,677	7,950,442	6,684,837
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	41,217,486	37,525,213	33,863,504	30,232,360	26,631,781	23,061,767	19,505,124	15,969,214	12,464,112	8,958,092	5,476,617
24 Medium density mixed use flattened scheme (40 flats)	40	£3,653,211	8,262,529	7,646,885	7,026,240	6,406,595	5,791,739	5,177,775	4,563,928	3,950,081	3,336,234	2,722,387	2,108,540
25 Medium density mixed use flattened scheme (250 flats)	250	£35,505,420	84,887,772	82,043,104	79,210,642	76,383,250	73,555,858	70,728,466	67,901,074	65,073,682	62,246,290	59,418,898	56,591,506
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	36,789,577	33,944,909	31,124,447	28,292,192	25,464,143	22,636,096	19,817,459	17,002,142	14,317,103	11,554,340	8,803,507
27 Medium density mixed use flattened scheme (140 flats)	140	£19,262,539	28,163,301	26,356,004	24,556,438	22,764,601	20,980,495	19,204,120	17,435,476	15,674,661	13,921,378	12,170,919	10,426,171
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	147,794,396	142,898,799	138,024,374	133,171,094	128,338,959	123,527,967	118,726,119	113,969,415	109,255,554	104,541,693	99,827,832
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,058	109,422,167	104,515,862	99,609,557	94,702,252	89,794,947	84,887,642	79,980,337	75,073,032	70,165,727	65,258,422	60,351,117
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	6,580,145	6,381,753	6,204,121	6,027,246	5,851,129	5,675,770	5,501,169	5,327,328	5,154,243	4,981,917	4,810,350
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	56,482,236	52,920,396	49,373,856	45,842,615	42,326,674	38,826,032	35,340,691	31,870,640	28,415,906	24,976,462	21,552,318
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	36,937,359	34,683,250	32,438,726	30,203,786	27,978,430	25,762,058	23,556,470	21,350,968	19,172,847	16,995,411	14,827,559
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	51,207,459	48,515,862	45,842,615	43,171,094	40,499,557	37,828,020	35,156,483	32,484,946	29,813,409	27,141,872	24,470,335
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,329	169,452,167	154,389,764	139,313,503	124,193,488	109,019,350	93,747,931	78,513,403	63,345,868	48,245,327	33,211,777	18,142,697
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	5,744,228	5,327,697	4,912,573	4,497,894	4,085,004	3,673,901	3,264,588	2,857,063	2,451,327	2,047,379	1,645,220
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	11,003,988	10,317,709	9,634,347	8,953,902	8,276,374	7,601,765	6,930,072	6,261,297	5,595,439	4,932,499	4,272,475
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	40,893,028	37,064,972	33,253,385	29,436,106	25,630,965	21,842,412	18,066,792	14,277,581	10,505,110	6,720,494	2,939,600
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	42,617,915	38,789,859	34,978,273	31,163,158	27,352,171	23,543,617	19,735,663	15,927,710	12,119,757	8,311,803	4,504,070
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,763	18,806,061	17,467,754	16,134,571	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,928,112	5,635,470
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	41,131,008	37,551,410	33,966,592	30,377,155	26,803,098	23,278,768	19,849,496	16,335,721	12,837,443	9,326,064	5,825,261
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	10,517,967	9,746,685	8,978,701	8,214,012	7,452,621	6,694,525	5,936,330	5,180,795	4,428,574	3,679,668	2,934,077
44 High density retirement flattened scheme (70 flats)	70	£11,834,323	12,278,433	11,378,600	10,482,613	9,590,473	8,702,178	7,817,729	6,933,278	6,051,816	5,174,221	4,300,493	3,430,632
45 High density retirement flattened scheme (80 flats)	80	£11,834,323	14,038,998	13,010,514	11,986,526	10,960,933	9,951,736	8,940,933	7,930,226	6,922,836	5,919,867	4,921,318	3,927,187
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	8,058,044	7,439,559	6,823,723	6,210,533	5,597,855	4,986,709	4,378,224	3,772,401	3,169,239	2,568,739	1,970,900
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	9,678,618	8,936,432	8,197,423	7,461,589	6,726,507	5,993,126	5,262,940	4,535,947	3,812,148	3,091,543	2,374,131
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	11,299,192	10,433,304	9,571,123	8,712,646	7,855,160	6,999,545	6,147,657	5,299,494	4,455,057	3,614,346	2,777,362

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	742,212	704,407	666,762	629,276	591,951	554,783	517,775	480,928	444,239	407,710	371,341
2 Low density housing scheme (4 houses)	4	£917,161	1,485,302	1,409,694	1,334,403	1,259,432	1,184,779	1,110,445	1,036,431	962,735	889,357	816,299	743,550
3 Low density housing scheme (9 houses)	9	£2,081,956	3,342,722	3,172,602	3,003,189	2,834,512	2,666,544	2,499,293	2,332,760	2,166,943	2,001,845	1,837,463	1,673,798
4 Medium density flattened scheme (5 flats)	5	£305,720	1,263,346	1,185,525	1,108,035	1,030,876	954,046	877,548	801,381	725,544	650,037	574,862	500,018
5 Medium density flattened scheme (7 flats)	7	£406,875	1,771,774	1,662,818	1,554,324	1,446,293	1,338,727	1,231,622	1,124,981	1,018,903	913,087	807,834	703,046
6 Medium density flattened scheme (9 flats)	9	£550,297	2,274,419	2,134,342	1,994,858	1,855,972	1,717,679	1,579,962	1,442,880	1,306,374	1,170,463	1,036,148	900,428
7 Medium density flattened scheme (30 flats)	30	£1,376,742	7,109,172	6,670,284	6,233,260	5,796,102	5,358,809	4,933,381	4,508,919	4,076,122	3,650,290	3,226,323	2,804,222
8 Medium density flattened scheme (75 flats)	75	£3,485,213	16,229,390	15,219,228	14,213,359	13,211,785	12,214,505	11,221,520	10,232,829	9,248,432	8,268,329	7,292,521	6,321,007
9 Medium density flattened scheme (250 flats)	250	£14,822,272	38,585,850	35,883,697	33,193,077	30,507,090	27,821,367	25,135,331	22,449,295	19,763,259	17,077,223	14,391,187	11,705,151
10 Medium density flattened scheme (600 flats)	600	£22,837,319	59,119,792	56,118,087	53,116,372	50,114,657	47,112,942	44,111,227	41,109,512	38,107,797	35,106,082	32,104,367	29,102,652
11 Medium density mixed use flattened scheme (200 flats)	200	£16,159,795	28,903,117	26,963,883	25,424,288	23,884,693	22,345,100	20,805,507	19,265,914	17,726,321	16,186,728	14,647,135	13,107,542
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	40,150,326	36,974,022	32,813,340	29,168,477	25,517,859	21,976,001	18,255,278	14,833,959	11,000,354	7,966,179	5,733,142
13 Medium density mixed use flattened scheme (800 flats)	800	£46,446,762	22,475,372	21,044,267	20,377,343	19,275,800	18,218,437	17,165,054	16,117,452	15,073,832	14,073,324	13,070,452	12,070,452
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,778,983	7,644,889	7,511,665	7,379,008	7,246,921	7,115,402	6,984,451	6,854,204	6,724,257	6,595,013	6,466,337
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	7,960,459	7,214,452	6,770,340	6,328,123	5,887,593	5,449,378	5,012,648	4,574,970	4,145,245	3,714,933	3,285,668
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,452	10,847,847	10,011,492	9,180,633	8,350,278	7,520,423	6,690,568	5,860,713	5,030,858	4,200,999	3,371,140	2,541,281
17 Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	25,207,596	23,334,366	21,468,175	19,600,982	17,750,812	15,917,587	14,083,524	12,251,411	10,409,316	8,629,242	6,836,966
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	34,260,945	31,272,178	28,269,249	25,335,158	22,382,906	19,434,864	16,479,608	13,547,291	10,636,912	7,677,041	4,740,070
19 Medium density mixed use flattened scheme (50 flats)	50	£2,629,768	9,541,003	8,880,584	8,179,520	7,468,155	6,829,707	6,189,192	5,549,563	4,826,966	4,105,207	3,506,226	2,890,282
20 High density mixed use flattened scheme (150 flats)	150	£4,450,718	28,053,019	24,186,297	22,306,222	20,403,155	18,617,827	16,775,689	14,941,510	13,115,381	11,287,249	9,487,162	7,695,112
21 Medium density mixed use flattened scheme (300 flats)	300	£8,055,871	43,079,524	38,077,554	34,077,554	30,077,554	26,077,554	22,077,554	18,077,554	14,077,554	10,077,554	6,077,554	2,077,554
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	19,594,239	18,277,964	16,967,318	15,662,303	14,352,918	13,069,162	11,781,037	10,495,542	9,211,677	7,950,442	6,684,837
23 High density mixed use flattened scheme (450 flats)	450	£3,395,046	21,471,286	23,525,213	33,863,504	30,352,300	23,061,767	15,926,154	10,569,214	5,126,924	12,464,112	8,958,092	5,476,817
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	10,894,461	10,365,282	9,880,058	9,388,792	8,921,482	8,448,129	7,978,733	7,513,292	7,051,807	6,594,279	6,140,709
25 Medium density mixed use flattened scheme (250 flats)	250	£21,084,712	38,897,772	32,043,104	29,210,642	26,385,259	23,560,107	20,748,233	17,936,058	15,123,883	12,311,708	9,500,534	6,689,366
26 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	19,594,239	18,277,964	16,967,318	15,662,303	14,352,918	13,069,162	11,781,037	10,495,542	9,211,677	7,950,442	6,684,837
27 Medium density mixed use flattened scheme (400 flats)	400	£2,192,365	47,794,366	42,896,799	38,024,974	33,171,094	28,390,459	23,527,967	18,738,119	13,869,415	9,326,554	4,841,504	0,496,191
28 Medium density mixed use flattened scheme (500 flats)	500	£2,672,235	7,911,978	6,603,174	6,417,035	6,203,681	5,979,267	5,754,847	5,530,427	5,306,006	5,081,585	4,857,164	4,632,743
29 Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,980,145	6,381,763	6,204,121	6,023,486	5,846,851	5,670,216	5,493,581	5,316,946	5,140,311	4,963,676	4,787,041
30 Medium density mixed use flattened scheme (350 flats)	350	£2,085,836	52,620,986	45,820,986	39,020,986	32,220,986	25,420,986	18,620,986	11,820,986	5,020,986	21,820,986	15,020,986	8,220,986
31 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	36,937,359	34,683,250	32,438,726	30,203,786	27,974,339	25,742,684	23,506,470	21,269,856	19,032,642	16,795,417	14,527,559
32 High density mixed use flattened scheme (500 flats)	500	£13,023,692	21,507,459	45,816,862	41,844,517	37,128,228	32,624,913	27,951,341	23,347,383	18,737,894	14,147,895	9,532,048	4,916,551
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	169,452,167	154,369,764	139,315,634	124,193,468	109,109,359	93,747,031	78,513,043	63,265,688	48,018,237	33,217,977	18,142,697
34 High density mixed use flattened scheme (250 flats)	250	£3,742,226	5,322,697	4,887,894	4,443,091	4,008,288	3,573,485	3,138,682	2,703,879	2,269,076	1,834,273	1,409,470	1,084,667
35 Medium density mixed use flattened scheme (50 flats)	50	£3,302,457	11,003,988	10,317,769	9,634,347	8,950,927	8,276,513	7,601,795	6,930,072	6,255,357	5,580,643	4,905,929	4,242,665
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	40,893,028	37,064,972	33,253,385	29,436,106	25,630,965	21,842,412	18,066,762	14,277,581	10,505,110	6,720,494	2,939,800
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	42,671,915	37,880,859	34,978,273	31,183,158	27,382,121	23,581,073	19,821,653	16,055,508	12,283,037	8,525,549	4,745,470
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	18,806,661	17,467,754	16,134,551	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,912,112	5,635,470
40 High density mixed use flattened scheme (350 flats)	350	£8,520,601	41,133,868	37,551,410	33,968,962	30,386,514	26,803,066	23,219,618	19,636,170	16,052,722	12,469,274	8,885,824	5,302,376
41 Purpose Built Student Accommodation (medium density) 100 units	-	£4,585,807	18,806,661	17,467,754	16,134,551	14,804,712	13,477,571	12,156,179	10,840,537	9,530,646	8,226,505	6,912,112	5,635,470
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,874,322	18,902,111	17,825,254	16,748,396	15,671,539	14,544,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flat scheme (60 flats)	60	£1,834,323	10,517,967	9,786,585	8,978,701	8,174,817	7,424,621	6,694,522	5,936,330	5,180,795	4,428,274	3,670,668	2,934,077
44 High density retirement flat scheme (70 flats)	70	£1,834,323	12,028,443	11,378,609	10,482,613	9,590,473	8,702,178	7,817,729	6,933,278	6,051,816	5,174,221	4,300,493	3,430,632
45 High density retirement flat scheme (80 flats)	80	£1,834,323	13,098,896	12,310,514	11,388,529	10,456,544	9,524,559	8,592,574	7,660,589	6,728,604	5,796,619	4,864,634	3,932,649
46 Medium density estracare flattened scheme (50 flats)	50	£1,834,323	10,517,967	9,786,585	8,978,701	8,174,817	7,424,621	6,694,522	5,936,330	5,180,795	4,428,274	3,670,668	2,934,077
47 High density estracare flattened scheme (60 flats)	60	£1,834,323	9,676,818	8,936,432	8,197,423	7,461,589	6,726,507	5,993,126	5,262,940	4,535,947	3,812,148	3,091,543	2,374,131
48 High density estracare flattened scheme (70 flats)	70	£1,834,323	11,209,102	10,433,304	9,571,123	8,712,846	7,857,560	6,999,545	6,147,657	5,299,404	4,450,057	3,641,346	2,777,362

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

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,673	456,490	415,586
2 Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,590	996,025	913,859	832,050
3 Low density housing scheme (8 houses)	8	£3,087,514	3,332,534	3,162,462	2,993,108	2,824,472	2,655,554	2,486,708	2,317,861	2,148,914	1,979,967	1,811,020	1,642,073
4 Medium density flattened scheme (5 flats)	5	£514,586	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040
5 Medium density flattened scheme (7 flats)	7	£721,503	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677
6 Medium density flattened scheme (9 flats)	9	£928,254	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668
7 Medium density flattened scheme (30 flats)	30	£2,315,635	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725
8 Medium density flattened scheme (75 flats)	75	£5,866,275	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719
9 Medium density flattened scheme (250 flats)	250	£22,893,221	45,828,471	42,749,051	39,682,758	36,620,590	33,559,547	30,502,629	27,446,836	24,394,510	21,343,535	18,292,746	15,241,142
10 Medium density mixed use flattened scheme (200 flats)	200	£18,420,596	34,969,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,762,218	17,244,193	14,726,168	12,208,143	9,690,118
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	50,385,262	46,197,439	42,027,592	37,870,606	33,711,537	29,570,554	25,447,658	21,318,762	17,200,438	13,081,448	8,961,248
12 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	25,236,290	24,021,369	22,811,637	21,607,093	20,407,737	19,213,568	18,024,587	16,840,795	15,662,190	14,487,987	13,316,128
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,894	8,113,797	7,962,548	7,811,940	7,661,976	7,512,654	7,363,973	7,215,935	7,068,540	6,921,787	6,775,676	6,630,208
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	8,777,508	8,273,314	7,771,260	7,271,346	6,773,576	6,277,946	5,784,462	5,293,115	4,803,910	4,316,947	3,831,924
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	19,737,012	18,545,412	17,358,898	16,177,471	15,001,131	13,829,877	12,663,711	11,502,531	10,346,638	9,195,732	8,049,912
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	30,106,999	27,985,039	25,872,143	23,768,311	21,673,543	19,585,680	17,496,397	15,422,222	13,354,155	11,296,194	9,245,341
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	42,271,744	38,865,696	35,474,249	32,097,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	11,297,324	10,523,637	9,753,254	8,986,175	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,708,125
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	30,952,162	28,830,201	26,717,295	24,613,446	22,518,666	20,432,948	18,358,295	16,280,193	14,212,110	12,153,135	10,103,266
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	60,174,919	55,101,930	50,017,936	44,932,001	39,833,769	34,757,706	29,703,813	24,672,089	19,662,535	14,676,152	9,705,269
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	23,012,407	21,518,079	20,030,135	18,548,572	17,073,391	15,604,592	14,142,175	12,686,140	11,236,487	9,793,216	8,356,326
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	50,965,774	46,771,156	42,589,256	38,437,424	34,320,382	30,238,130	26,190,672	22,178,003	18,194,778	14,219,413	10,273,924
24 Medium density mixed use flattened scheme (40 flats)	40	£3,653,211	12,057,912	11,503,619	10,953,803	10,408,464	9,867,601	9,331,215	8,796,305	8,271,871	7,748,914	7,230,434	6,716,429
25 Medium density mixed use flattened scheme (250 flats)	250	£10,986,746	42,501,168	39,259,920	36,032,533	32,810,699	29,619,464	26,433,741	23,261,899	20,084,087	16,920,773	13,770,829	10,634,657
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	44,402,973	41,161,725	37,934,358	34,720,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,596	15,701,652	12,565,678
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	32,863,507	30,811,378	28,768,012	26,733,412	24,707,574	22,680,503	20,662,196	18,642,052	16,621,874	14,709,859	12,736,006
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	61,190,332	55,702,089	50,194,275	44,651,496	39,120,118	33,612,873	28,129,763	22,670,767	17,235,947	11,825,241	6,404,006
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,589	48,647,233	42,749,051	36,620,590	30,502,629	24,394,510	18,292,746	12,208,143	6,904,959	1,794,016	8,687,935	7,586,719
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	7,006,964	6,805,298	6,604,488	6,404,535	6,205,439	6,007,199	5,809,815	5,613,288	5,417,617	5,222,803	5,028,846
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	65,992,086	61,934,881	57,895,067	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,021,405	30,103,332	26,202,649
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	42,816,282	40,255,943	37,706,480	35,167,895	32,640,187	30,123,357	27,617,402	25,122,327	22,638,127	20,164,806	17,702,361
33 High density mixed use flattened scheme (500 flats)	500	£12,921,343	33,917,229	30,953,584	27,993,928	25,039,262	22,090,542	19,145,828	16,200,925	13,260,945	10,318,143	7,379,143	4,438,143
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,103,328	209,621,512	192,669,994	175,718,328	158,762,901	141,844,223	124,855,471	107,769,263	90,537,654	73,289,361	56,117,405	39,021,788
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	6,808,543	6,336,572	5,866,616	5,398,675	4,932,740	4,468,837	4,006,616	3,544,553	3,084,515	2,626,502	2,170,513
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,960	8,182,606
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	52,954,430	48,587,948	44,240,210	39,911,216	35,600,967	31,309,462	27,036,701	22,755,352	18,488,225	14,230,916	9,961,777
39 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	22,257,809	20,739,132	19,228,639	17,721,232	16,222,009	14,729,272	13,243,019	11,759,959	10,279,734	8,806,025	7,338,834
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	50,667,079	46,609,874	42,570,060	38,547,637	34,520,261	30,509,665	26,516,562	22,540,953	18,563,839	14,592,103	10,635,961
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	12,279,111	11,416,092	10,556,758	9,701,106	8,849,139	8,000,856	7,156,257	6,315,341	5,476,352	4,637,981	3,803,315
44 High density retirement flattened scheme (70 flats)	70	£11,834,323	14,333,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,396,628	5,418,524	4,444,742
45 High density retirement flattened scheme (80 flats)	80	£13,667,920	16,387,900	15,236,390	14,090,601	12,940,724	11,813,760	10,682,707	9,556,567	8,435,338	7,316,904	6,199,068	5,086,171
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	9,473,249	8,781,048	8,091,804	7,405,519	6,722,193	6,041,824	5,364,414	4,686,571	4,011,203	3,338,812	2,669,395
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	11,376,864	10,546,218	9,719,120	8,895,573	8,075,576	7,259,129	6,446,232	5,632,951	4,822,505	4,015,629	3,212,324
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	13,280,479	12,311,386	11,346,436	10,385,626	9,428,559	8,476,434	7,528,499	6,579,332	5,633,807	4,692,448	3,755,254

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,673	456,490	415,586
2 Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,590	996,025	913,859	832,050
3 Low density housing scheme (8 houses)	8	£1,834,322	3,332,534	3,162,462	2,993,108	2,824,472	2,655,554	2,486,708	2,317,861	2,148,914	1,979,967	1,811,020	1,642,073
4 Medium density flattened scheme (5 flats)	5	£514,586	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040
5 Medium density flattened scheme (7 flats)	7	£736,865	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677
6 Medium density flattened scheme (9 flats)	9	£950,297	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668
7 Medium density flattened scheme (30 flats)	30	£2,315,742	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,298,196	3,818,907	3,341,725
8 Medium density flattened scheme (75 flats)	75	£5,867,751	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,020,767	10,904,959	9,794,016	8,687,935	7,586,719
9 Medium density flattened scheme (250 flats)	250	£21,832,472	45,828,471	42,749,051	39,682,758	36,620,590	33,559,547	30,502,629	27,446,836	24,394,510	21,343,535	18,292,746	15,241,142
10 Medium density flattened scheme (600 flats)	600	£22,837,319	73,841,482	67,604,290	61,363,860	55,188,834	49,097,439	42,815,217	36,635,973	30,441,320	24,260,434	18,070,921	11,902,404
11 Medium density mixed use flattened scheme (200 flats)	200	£18,126,795	34,969,207	32,366,922	29,835,525	27,312,095	24,791,197	22,281,238	19,762,218	17,244,193	14,726,168	12,208,143	9,690,118
12 High density mixed use flattened scheme (400 flats)	400	£31,478,864	50,385,262	46,197,439	42,027,592	37,851,758	33,710,548	29,573,584	25,437,153	21,300,458	17,163,533	13,026,608	8,891,683
13 Medium density mixed use flattened scheme (80 flats)	80	£9,446,762	25,296,290	24,021,399	22,811,637	21,607,993	20,407,739	19,213,586	18,024,587	16,840,795	15,662,190	14,478,487	13,316,128
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,113,797	7,962,548	7,811,940	7,661,976	7,512,654	7,363,973	7,215,925	7,068,540	6,921,787	6,775,676	6,630,208
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	8,777,558	8,273,314	7,771,260	7,271,348	6,773,576	6,277,949	5,784,462	5,293,115	4,803,910	4,314,847	3,831,624
16 Medium density mixed use flattened scheme (150 flats)	150	£10,937,012	37,017,112	34,545,412	31,988,888	29,431,937	26,875,813	24,320,488	21,765,813	19,211,438	16,657,063	14,102,688	11,548,313
17 Medium density mixed use flattened scheme (150 flats)	150	£6,683,562	30,366,399	27,985,039	25,675,143	23,368,311	21,073,545	18,785,080	16,499,397	14,222,932	13,354,155	11,295,194	9,245,341
18 High density mixed use flattened scheme (300 flats)	300	£6,693,740	42,271,744	38,865,696	35,474,249	32,087,402	28,735,157	25,387,513	22,054,470	18,731,315	15,402,457	12,088,311	8,766,742
19 Medium density mixed use flattened scheme (50 flats)	50	£2,658,768	11,297,344	10,523,637	9,753,254	8,986,075	8,222,400	7,461,928	6,704,760	5,950,896	5,200,335	4,453,079	3,700,125
20 High density mixed use flattened scheme (100 flats)	100	£5,217,352	22,592,616	20,847,272	19,100,509	17,353,246	15,606,498	13,859,750	12,112,999	10,366,250	8,619,501	6,872,752	5,125,999
21 High density mixed use flattened scheme (480 flats)	480	£19,940,853	50,174,919	55,101,930	50,079,936	44,932,001	39,833,769	34,757,706	29,703,813	24,628,190	19,562,190	14,487,897	9,795,209
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	23,012,407	21,516,079	20,073,196	18,548,572	17,073,391	15,604,592	14,142,175	12,676,480	11,202,537	9,735,125	8,358,326
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	50,965,774	51,155,116	45,899,256	38,437,424	32,340,382	26,328,130	20,190,972	12,778,033	9,178,178	6,419,213	4,027,339
24 Medium density mixed use flattened scheme (250 flats)	250	£4,550,968	40,287,912	37,353,619	34,420,883	31,492,605	28,560,601	25,630,215	22,700,219	19,770,223	16,840,227	13,910,231	10,980,235
25 High density mixed use flattened scheme (250 flats)	250	£23,104,711	50,965,774	51,155,116	45,899,256	38,437,424	32,340,382	26,328,130	20,190,972	12,778,033	9,178,178	6,419,213	4,027,339
26 Medium density mixed use flattened scheme (250 flats)	250	£16,417,189	44,402,973	41,176,25	37,934,358	34,702,872	31,521,268	28,335,545	25,163,704	22,005,743	18,851,594	15,701,652	12,556,672
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,967	32,865,507	30,811,378	28,688,012	26,733,412	24,777,574	22,860,503	20,882,198	18,882,682	16,891,874	14,908,659	12,936,608
28 High density mixed use flattened scheme (100 flats)	100	£3,192,106	19,360,779	18,252,089	16,974,275	15,692,118	14,410,126	13,128,136	11,846,146	10,564,156	9,282,166	8,000,176	6,718,186
29 Medium density mixed use flattened scheme (500 flats)	500	£27,722,735	86,847,233	82,648,945	76,731,385	70,240,355	62,954,845	55,668,240	48,385,725	41,107,612	33,826,100	26,545,584	19,264,068
30 Intensification scheme (industrial with 12 flats)	12	£5,576,929	7,006,964	6,805,298	6,604,488	6,400,353	6,195,498	5,997,109	5,790,815	5,513,288	5,347,617	5,222,803	5,028,846
31 Medium density mixed use flattened scheme (350 flats)	350	£20,088,834	65,992,096	61,934,881	57,895,067	53,872,645	49,867,614	45,879,975	41,909,727	37,956,870	34,041,405	30,103,332	26,202,649
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,512	32,816,252	30,255,943	27,708,480	25,167,395	22,640,187	20,123,357	17,617,402	15,225,327	12,838,127	10,464,660	7,702,361
33 High density mixed use flattened scheme (220 flats)	220	£10,823,663	32,816,252	30,255,943	27,708,480	25,167,395	22,640,187	20,123,357	17,617,402	15,225,327	12,838,127	10,464,660	7,702,361
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,285	209,621,512	192,660,914	175,718,326	158,782,910	141,844,223	124,855,471	107,769,263	90,537,654	72,399,361	56,111,405	40,021,789
35 High density mixed use flattened scheme (30 flats)	30	£374,229	8,808,543	8,336,572	7,866,616	7,396,675	6,932,749	6,468,837	6,004,920	5,544,053	5,089,124	4,634,195	4,179,260
36 Medium density mixed use flattened scheme (50 flats)	50	£3,393,497	12,760,338	11,982,942	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,019
37 High density mixed use flattened scheme (100 flats)	100	£6,787,984	25,520,676	23,965,864	22,415,520	20,860,188	19,304,856	17,749,524	16,194,192	14,638,860	13,083,528	11,528,196	9,972,864
38 High density mixed use flattened scheme (400 flats)	400	£20,383,924	52,954,430	48,587,948	44,240,210	39,901,216	35,600,967	31,309,462	27,036,701	22,755,362	18,488,225	14,220,918	9,961,771
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	22,597,809	20,739,132	18,826,939	17,221,323	15,622,200	14,029,272	12,543,019	11,059,699	9,576,734	8,066,025	6,733,834
40 High density mixed use flattened scheme (350 flats)	350	£8,526,601	50,667,079	46,609,874	42,570,680	38,547,637	34,520,261	30,492,725	26,465,252	22,440,963	18,418,639	14,402,103	10,355,651
41 Purpose Built Student Accommodation (medium density) 100 units	-	£458,581	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,673	456,490	415,586
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,825,254	16,748,356	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	12,229,111	11,416,092	10,556,798	9,701,106	8,849,188	8,000,656	7,156,257	6,315,341	5,476,352	4,637,381	3,803,315
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	14,333,100	13,281,241	12,323,079	11,365,415	10,411,448	9,341,782	8,306,472	7,375,340	6,391,625	5,416,524	4,444,742
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	15,397,788	14,256,330	13,199,603	12,142,876	11,086,149	10,029,422	8,972,695	7,917,968	6,863,242	5,808,515	4,753,788
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	14,333,100	13,281,241	12,323,079	11,365,415	10,411,448	9,341,782	8,306,472	7,375,340	6,391,625	5,416,524	4,444,742
47 High density extracare flattened scheme (60 flats)	60	£1,834,323	11,376,854	10,546,218	9,719,120	8,895,573	8,075,576	7,259,129	6,444,232	5,632,951	4,822,505	4,015,629	3,212,324
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	13,260,479	12,311,366	11,346,436	10,385,826	9,428,859	8,476,434	7,528,469	6,579,352	5,633,807	4,692,448	3,755,243

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £11,911 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£15,437,565 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832
2 Low density housing scheme (4 houses)	4	£1,543,757	1,847,231	1,752,700	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543
3 Low density housing scheme (9 houses)	9	£3,504,327	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012
4 Medium density flattened scheme (5 flats)	5	£514,586	1,647,896	1,550,044	1,452,607	1,355,588	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063
5 Medium density flattened scheme (7 flats)	7	£707,503	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,306
6 Medium density flattened scheme (9 flats)	9	£926,254	2,968,008	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,908
7 Medium density flattened scheme (30 flats)	30	£2,315,635	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229
8 Medium density flattened scheme (75 flats)	75	£5,866,275	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,806,706	12,561,488	11,319,702	10,083,350	8,852,431
9 Medium density flattened scheme (250 flats)	250	£22,693,221	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134
10 Medium density mixed use flattened scheme (200 flats)	200	£18,496,538	48,406,770	45,139,647	41,882,540	38,637,933	35,403,859	32,189,445	28,995,451	25,829,728	22,693,983	19,569,538	16,450,202
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	80,544,334	75,849,279	71,168,159	66,487,519	61,829,097	57,169,893	52,506,511	47,843,127	43,179,744	38,516,361	33,852,979
12 Medium density mixed use flattened scheme (800 flats)	800	£15,900,662	27,997,026	26,638,472	25,285,531	23,938,385	22,597,036	21,261,481	19,931,722	18,606,096	17,284,913	15,969,538	14,650,969
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,448,912	8,280,207	8,112,217	7,944,943	7,778,386	7,612,544	7,447,419	7,283,011	7,119,318	6,956,341	6,794,080
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	9,894,556	9,332,175	8,772,181	8,214,574	7,659,354	7,106,521	6,556,076	6,008,017	5,462,345	4,919,060	4,378,162
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	22,410,178	21,079,333	19,754,163	18,434,667	17,120,847	15,812,701	14,510,230	13,213,434	11,922,313	10,636,866	9,357,095
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	35,006,103	32,628,949	30,261,937	27,905,069	25,558,341	23,221,750	20,895,313	18,579,012	16,268,993	13,961,147	11,663,496
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	50,282,544	46,450,215	42,652,249	38,861,647	35,087,408	31,329,531	27,588,019	23,862,869	20,154,082	16,455,202	12,749,871
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	13,053,044	12,188,471	11,326,988	10,469,196	9,615,094	8,764,681	7,917,959	7,074,426	6,235,583	5,399,932	4,567,969
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	35,851,285	33,474,116	31,107,090	28,750,205	26,403,463	24,068,863	21,740,404	19,424,088	17,117,914	14,819,087	12,521,420
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	72,037,520	66,391,666	60,762,260	55,126,971	49,494,930	43,846,935	38,168,226	32,514,381	26,885,401	21,281,287	15,702,038
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	26,430,574	24,758,196	23,092,951	21,434,841	19,783,864	18,140,021	16,503,312	14,873,737	13,251,295	11,635,988	10,027,815
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	60,597,143	55,904,976	51,245,635	46,604,897	42,002,903	37,414,496	32,859,025	28,342,575	23,865,142	19,426,725	15,011,930
24 Medium density mixed use flattened scheme (40 flats)	40	£3,653,219	13,261,364	12,641,957	12,027,549	11,418,135	10,813,719	10,214,300	9,619,877	9,030,450	8,446,021	7,866,587	7,292,151
25 Medium density mixed use flattened scheme (250 flats)	250	£10,998,746	50,114,565	46,476,736	42,854,465	39,247,749	35,658,589	32,080,985	28,520,937	24,976,445	21,447,500	17,918,141	14,396,679
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	52,016,368	48,378,541	44,756,269	41,140,553	37,558,394	33,962,790	30,422,742	26,878,250	23,340,314	19,835,933	16,327,501
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	37,563,713	35,266,750	32,979,587	30,702,222	28,434,655	26,176,885	23,928,915	21,680,744	19,462,370	17,243,794	15,035,018
28 Medium density mixed use flattened scheme (600 flats)	600	£14,859,180	74,207,205	68,130,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172
29 Medium density mixed use flattened scheme (500 flats)	500	£13,780,828	68,130,053	62,070,663	55,985,506	49,866,853	43,697,778	37,521,406	31,372,159	25,250,038	19,155,042	13,087,172	10,972,229
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	7,453,784	7,228,843	7,004,857	6,781,826	6,559,749	6,338,627	6,118,461	5,899,249	5,680,991	5,463,689	5,247,341
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	75,031,937	70,949,366	66,416,279	61,902,675	57,408,554	52,933,917	48,478,763	44,043,092	39,626,905	35,230,200	30,852,979
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	48,688,926	45,826,433	42,974,234	40,132,004	37,301,944	34,484,054	31,678,335	28,884,786	26,103,408	23,334,201	20,577,164
33 High density mixed use flattened scheme (500 flats)	500	£12,921,343	76,573,411	70,603,616	64,621,389	58,657,251	52,718,893	46,808,312	40,919,510	35,058,487	29,223,242	23,413,776	17,610,637
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£18,101,339	249,195,677	230,300,361	211,476,585	192,663,201	173,858,455	155,070,741	136,240,824	117,346,227	98,284,425	79,023,033	59,798,356
35 High density mixed use flattened scheme (30 flats)	30	£3,751,338	7,872,859	7,345,448	6,820,296	6,297,373	5,776,709	5,258,295	4,742,130	4,228,214	3,716,547	3,206,624	2,695,807
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	14,516,629	13,647,377	12,781,815	11,919,944	11,061,762	10,207,270	9,356,468	8,509,357	7,665,935	6,826,204	5,990,163
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	61,423,721	56,569,285	51,715,071	46,861,746	42,009,308	37,251,695	32,451,877	27,673,077	22,897,756	18,123,476	13,357,316
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	63,254,881	58,379,780	53,502,145	48,630,273	43,797,418	38,976,582	34,176,764	29,397,965	24,640,183	19,874,683	15,121,990
39 Medium density mixed use flattened scheme (100 flats)	100	£5,711,809	25,708,955	24,010,508	22,319,307	20,635,348	18,958,634	17,289,164	15,626,937	13,971,956	12,324,217	10,683,724	9,042,196
40 High density mixed use flattened scheme (350 flats)	350	£14,356,930	60,176,930	55,624,359	51,091,272	46,577,637	42,083,547	37,608,909	33,151,998	28,688,694	24,244,998	19,820,907	15,388,629
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	14,040,256	13,085,499	12,134,813	11,188,200	10,245,658	9,307,186	8,372,787	7,442,458	6,516,201	5,594,016	4,672,552
44 High density retirement flattened scheme (70 flats)	70	£10,387,513	16,387,769	15,273,882	14,164,745	13,050,356	11,960,721	10,865,834	9,775,697	8,690,309	7,608,672	6,533,785	5,458,854
45 High density retirement flattened scheme (80 flats)	80	£10,387,513	18,735,283	17,462,265	16,194,677	14,932,516	13,675,785	12,424,482	11,178,606	9,938,160	8,703,143	7,473,553	6,245,155
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	10,888,454	10,122,535	9,359,885	8,600,505	7,844,395	7,091,553	6,341,983	5,595,681	4,852,649	4,108,883	3,367,890
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	13,075,110	12,156,002	11,240,818	10,329,556	9,422,219	8,518,804	7,619,314	6,723,747	5,832,104	4,939,717	4,050,519
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	15,261,767	14,189,469	13,121,749	12,058,607	11,000,043	9,946,055	8,896,645	7,851,814	6,811,558	5,770,549	4,733,147

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,814 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	923,176	875,945	828,913	782,081	735,448	689,014	642,779	596,744	550,907	505,270	459,832
2 Low density housing scheme (4 houses)	4	£917,161	1,847,231	1,752,700	1,658,706	1,565,041	1,471,774	1,378,906	1,286,437	1,194,365	1,102,693	1,011,419	920,543
3 Low density housing scheme (9 houses)	9	£2,081,956	4,157,061	3,944,522	3,732,879	3,522,133	3,312,283	3,103,330	2,895,274	2,688,114	2,481,850	2,276,483	2,072,012
4 Medium density flattened scheme (5 flats)	5	£305,720	1,647,896	1,550,044	1,452,607	1,355,588	1,258,979	1,162,788	1,067,012	971,652	876,707	782,177	688,063
5 Medium density flattened scheme (7 flats)	7	£408,926	2,310,143	2,173,143	2,036,725	1,900,888	1,765,632	1,630,958	1,496,865	1,363,354	1,230,424	1,098,076	966,306
6 Medium density flattened scheme (9 flats)	9	£550,297	2,968,008	2,790,474	2,615,088	2,440,448	2,266,558	2,093,414	1,921,018	1,749,369	1,578,468	1,408,314	1,238,908
7 Medium density flattened scheme (30 flats)	30	£1,375,742	9,307,546	8,754,144	8,203,091	7,654,387	7,108,033	6,564,027	6,022,370	5,483,061	4,946,102	4,411,492	3,879,229
8 Medium density flattened scheme (75 flats)	75	£3,485,213	21,406,111	20,126,294	18,851,911	17,582,959	16,319,442	15,061,358	13,806,706	12,561,488	11,319,702	10,083,350	8,852,431
9 Medium density flattened scheme (250 flats)	250	£14,859,180	53,071,091	49,614,407	46,172,439	42,745,191	39,332,662	35,934,850	32,551,758	29,183,383	25,829,728	22,490,790	19,156,134
10 Medium density flattened scheme (600 flats)	600	£22,837,319	88,406,770	81,439,647	74,502,370	67,592,933	60,681,845	53,800,751	46,921,965	40,058,135	33,176,876	26,278,048	19,392,158
11 Medium density mixed use flattened scheme (200 flats)	200	£18,159,795	80,890,210	74,833,367	68,746,326	62,659,280	56,588,098	50,548,098	44,543,088	38,574,061	32,648,028	26,785,003	20,932,977
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	80,544,834	75,495,279	69,156,159	63,816,159	57,487,819	51,227,097	45,019,893	38,866,511	32,736,476	26,630,795	20,545,483
13 Medium density mixed use flattened scheme (800 flats)	800	£34,445,702	160,269,256	150,838,472	139,288,385	127,688,385	116,088,385	104,488,385	92,888,385	81,288,385	69,688,385	58,088,385	46,488,385
14 Intercultural scheme (industrial with 200 flats)	9	£2,659,765	8,448,812	8,230,207	7,992,212	7,754,217	7,516,222	7,278,227	7,040,232	6,802,237	6,564,242	6,326,247	6,088,252
15 Medium density mixed use flattened scheme (300 flats)	300	£2,228,702	8,984,556	8,332,175	7,672,181	7,021,574	6,369,354	5,718,521	5,066,078	4,415,245	3,764,412	3,113,579	2,462,746
16 Medium density mixed use flattened scheme (75 flats)	75	£2,628,454	22,410,758	21,079,333	19,746,163	18,413,547	17,080,931	15,748,315	14,415,699	13,083,083	11,750,467	10,417,851	9,085,235
17 Medium density mixed use flattened scheme (150 flats)	150	£3,085,153	26,805,153	25,259,349	23,713,545	22,167,741	20,621,937	19,076,133	17,530,329	15,984,525	14,438,721	12,892,917	11,347,113
18 High density mixed use flattened scheme (300 flats)	300	£8,933,740	40,252,544	40,459,215	42,652,245	44,845,275	47,038,305	49,231,335	51,424,365	53,617,395	55,810,425	58,003,455	60,196,485
19 Medium density mixed use flattened scheme (600 flats)	600	£15,926,768	13,053,644	12,186,417	11,328,988	10,469,196	9,610,504	8,754,681	7,917,959	7,074,236	6,235,563	5,392,892	4,567,969
20 High density mixed use flattened scheme (150 flats)	150	£14,420,718	38,981,295	33,474,716	31,107,090	28,750,205	26,403,463	24,056,863	21,740,404	19,424,088	17,117,174	14,810,287	12,514,402
21 High density mixed use flattened scheme (450 flats)	450	£14,390,853	72,037,250	66,381,966	60,762,260	55,136,971	49,514,930	43,894,930	38,269,228	32,644,581	27,019,934	21,395,287	15,770,638
22 Medium density mixed use flattened scheme (200 flats)	200	£4,955,064	24,758,198	24,072,874	23,387,550	22,702,226	22,016,902	21,331,578	20,646,254	19,960,930	19,275,606	18,590,282	17,904,958
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	60,597,143	55,904,956	51,245,635	46,584,139	41,922,643	37,261,147	32,599,652	27,938,157	23,286,142	18,624,725	13,971,311
24 Medium density mixed use flattened scheme (400 flats)	400	£4,550,962	12,361,364	12,641,957	12,027,549	11,418,187	10,802,919	10,214,300	9,617,879	9,030,458	8,442,037	7,866,587	7,292,151
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	50,114,585	46,736,736	42,854,465	39,247,749	35,658,588	32,068,365	28,520,937	24,974,455	21,427,973	17,884,141	14,337,709
26 Medium density mixed use flattened scheme (200 flats)	200	£14,016,468	40,758,151	44,749,255	48,740,359	52,731,463	56,722,567	60,713,671	64,704,775	68,695,879	72,686,983	76,678,087	80,669,191
27 Medium density mixed use flattened scheme (1400 flats)	1400	£5,502,968	37,563,113	35,296,750	32,978,587	30,702,222	28,434,655	26,166,885	23,928,915	21,696,744	19,462,570	17,248,394	15,035,018
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	74,207,205	68,130,252	62,060,653	55,985,065	49,909,853	43,829,776	37,752,461	31,672,159	25,592,038	19,511,942	13,087,172
29 Medium density mixed use flattened scheme (500 flats)	500	£22,772,235	102,724,949	95,583,582	88,920,851	82,286,595	75,695,997	69,106,766	62,506,436	55,907,876	49,309,477	42,695,945	36,092,605
30 Intercultural scheme (industrial with 200 flats)	9	£2,659,765	8,448,812	8,230,207	7,992,212	7,754,217	7,516,222	7,278,227	7,040,232	6,802,237	6,564,242	6,326,247	6,088,252
31 Medium density mixed use flattened scheme (350 flats)	350	£20,085,834	75,551,357	70,940,366	66,416,279	61,902,675	57,408,554	52,933,917	48,475,783	44,043,902	39,618,005	35,200,209	30,852,979
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	48,688,926	45,826,433	42,974,234	40,123,044	37,311,944	34,484,054	31,678,335	28,864,786	26,052,408	23,244,201	20,577,164
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	76,573,411	70,063,616	64,621,398	59,267,591	53,872,893	48,636,312	43,419,510	38,205,487	33,022,242	27,834,776	22,647,037
34 High density mixed use flattened scheme (500 flats)	1,750	£29,494,258	120,487,258	112,487,258	104,487,258	96,487,258	88,487,258	80,487,258	72,487,258	64,487,258	56,487,258	48,487,258	40,487,258
35 High density mixed use flattened scheme (30 flats)	30	£732,759	7,782,559	7,344,448	6,820,286	6,297,375	5,776,709	5,255,296	4,742,130	4,228,214	3,716,547	3,204,674	2,696,807
36 Medium density mixed use flattened scheme (500 flats)	500	£39,921,147	154,616,828	136,647,377	121,851,116	111,981,944	101,762,120	92,077,270	83,566,438	75,809,357	68,695,335	62,826,204	56,990,163
37 High density mixed use flattened scheme (400 flats)	400	£5,929,711	41,623,721	39,569,295	37,515,071	35,460,846	33,406,621	31,352,396	29,298,171	27,243,946	25,189,721	23,135,496	21,081,271
38 High density mixed use flattened scheme (300 flats)	300	£10,363,902	63,256,981	59,779,760	56,302,539	52,825,318	49,348,097	45,870,876	42,393,655	38,916,434	35,439,213	31,961,992	28,484,771
39 High density mixed use flattened scheme (100 flats)	100	£3,085,807	20,176,300	19,024,520	17,872,740	16,720,960	15,569,180	14,417,400	13,265,620	12,113,840	10,962,060	9,810,280	8,658,500
40 High density mixed use flattened scheme (350 flats)	350	£58,526,601	60,716,930	55,624,359	51,017,272	46,577,607	42,083,547	37,608,909	33,151,988	28,684,964	24,244,968	19,802,907	15,362,912
41 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	14,040,256	13,085,499	12,134,816	11,188,200	10,245,658	9,307,188	8,372,767	7,442,458	6,516,201	5,594,015	4,672,532
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	16,387,295	15,272,862	14,164,745	13,058,368	11,960,721	10,865,834	9,775,667	8,690,309	7,600,672	6,513,755	5,458,864
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	18,735,293	17,462,265	16,194,677	14,932,516	13,675,768	12,444,482	11,178,600	9,938,160	8,703,143	7,473,553	6,245,155
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	19,684,654	18,102,536	16,520,418	14,938,300	13,356,182	11,774,064	10,191,946	8,609,828	7,027,710	5,445,592	3,863,474
47 High density extracare flattened scheme (60 flats)	60	£1,834,323	21,075,110	19,350,102	17,625,094	15,900,086	14,175,078	12,450,070	10,725,062	9,000,054	7,275,046	5,550,038	3,825,030
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	22,465,567	20,615,559	18,765,551	16,915,543	15,065,535	13,215,527	11,365,519	9,515,511	7,665,503	5,815,495	3,965,487

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £12,688 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078
2 Low density housing scheme (4 houses)	4	£1,543,757	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,361	1,108,978	1,009,034
3 Low density housing scheme (9 houses)	9	£3,504,327	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118
4 Medium density flattened scheme (5 flats)	5	£154,586	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,705	990,041	885,834	782,085
5 Medium density flattened scheme (7 flats)	7	£207,503	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940
6 Medium density flattened scheme (9 flats)	9	£269,254	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150
7 Medium density flattened scheme (30 flats)	30	£2,315,635	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733
8 Medium density flattened scheme (75 flats)	75	£5,866,275	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,586,644	14,216,015	12,845,389	11,478,765	10,118,142
9 Medium density flattened scheme (250 flats)	250	£22,693,221	60,301,660	56,477,259	52,662,121	48,860,793	45,075,776	41,307,072	37,554,679	33,816,598	30,098,826	26,395,370	22,708,223
10 Medium density mixed use flattened scheme (200 flats)	200	£18,439,538	48,288,214	45,528,531	42,768,423	39,995,455	37,246,673	34,500,943	31,760,443	29,020,448	26,280,147	23,540,446	20,799,582
11 Medium density mixed use flattened scheme (400 flats)	400	£37,879,379	96,571,213	91,055,830	85,543,967	80,032,104	74,520,246	69,008,388	63,496,530	57,984,672	52,472,814	46,960,956	41,449,100
12 Medium density mixed use flattened scheme (800 flats)	800	£75,758,758	193,142,426	182,111,660	171,067,814	160,023,968	148,980,496	137,937,016	126,893,544	115,850,072	104,806,600	93,763,128	82,719,656
13 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	70,747,168	65,425,385	60,225,940	55,040,832	49,894,061	44,755,880	39,617,896	34,502,305	29,405,467	24,299,449	19,212,552
14 Medium density mixed use flattened scheme (800 flats)	800	£60,206,446	141,494,336	132,850,770	124,441,624	116,033,664	107,625,312	99,216,960	90,808,608	82,400,256	74,001,904	65,603,552	57,205,200
14 Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,884	8,784,026	8,597,865	8,412,493	8,227,910	8,044,118	7,861,116	7,678,904	7,497,481	7,316,848	7,137,004	6,957,951
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	11,011,604	10,391,037	9,773,102	9,157,799	8,545,130	7,935,094	7,327,690	6,722,918	6,120,790	5,521,273	4,924,401
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	25,083,344	23,613,254	22,149,427	20,691,863	19,240,562	17,795,524	16,356,749	14,924,236	13,497,986	12,078,000	10,644,276
17 Medium density mixed use flattened scheme (150 flats)	150	£11,175,047	39,905,205	37,272,859	34,651,733	32,041,826	29,443,139	26,855,671	24,279,424	21,714,396	19,160,587	16,617,969	14,081,650
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	58,284,648	54,052,733	49,830,250	45,625,891	41,439,659	37,271,550	33,121,568	28,989,711	24,875,978	20,780,372	16,702,890
19 Medium density mixed use flattened scheme (500 flats)	500	£14,476,894	14,809,965	13,853,306	12,900,723	11,952,217	11,007,787	10,067,433	9,131,156	8,198,956	7,270,831	6,346,784	5,426,812
20 High density mixed use flattened scheme (150 flats)	150	£7,440,307	40,730,389	38,118,027	35,496,885	32,880,963	30,268,261	27,700,778	25,124,515	22,559,472	20,005,648	17,453,044	14,931,661
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	83,749,953	77,540,419	71,338,222	65,157,875	58,967,785	52,782,311	46,585,577	40,396,673	34,108,267	27,897,422	21,694,138
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	29,825,462	27,979,983	26,142,369	24,312,617	22,490,730	20,675,450	18,864,449	17,061,334	15,266,105	13,478,761	11,699,304
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	70,142,917	64,956,324	59,804,405	54,678,896	49,596,057	44,540,996	39,513,792	34,507,145	29,530,155	24,596,409	19,705,908
24 Medium density mixed use flattened scheme (40 flats)	40	£3,652,520	14,464,815	13,780,296	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,030	9,143,127	8,502,741	7,867,871
25 Medium density mixed use flattened scheme (250 flats)	250	£15,500,450	37,699,350	33,680,319	29,676,376	25,672,432	21,673,488	17,674,544	13,675,600	9,676,656	5,677,712	1,678,768	1,678,768
26 Medium density mixed use flattened scheme (250 flats)	250	£15,500,450	37,699,350	33,680,319	29,676,376	25,672,432	21,673,488	17,674,544	13,675,600	9,676,656	5,677,712	1,678,768	1,678,768
27 Medium density mixed use flattened scheme (140 flats)	140	£10,262,539	42,263,918	39,722,124	37,191,162	34,671,032	32,161,734	29,653,268	27,175,635	24,698,834	22,232,866	19,777,729	17,333,425
28 Medium density mixed use flattened scheme (600 flats)	600	£14,859,185	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,991,343	40,373,530	33,764,129	27,156,443	20,548,678
29 Medium density mixed use flattened scheme (500 flats)	500	£14,859,185	86,991,294	80,328,951	73,667,821	67,011,422	60,341,933	53,641,322	46,991,343	40,373,530	33,764,129	27,156,443	20,548,678
30 Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	7,900,003	7,652,387	7,405,226	7,159,116	6,914,060	6,670,057	6,427,107	6,185,209	5,944,365	5,704,574	5,465,836
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	85,011,787	79,963,852	74,937,491	69,932,705	64,949,494	59,967,858	55,047,799	50,129,313	45,232,404	40,357,070	35,503,311
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	54,526,780	51,360,196	48,207,049	45,067,337	41,941,063	38,828,225	35,726,825	32,642,860	29,568,690	26,503,596	23,451,965
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,714,907	30,265,759	23,845,185
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,722,722	288,379,219	267,528,386	246,766,731	226,048,274	205,367,796	184,716,962	164,087,565	143,424,599	122,872,533	101,775,147	80,574,924
35 High density mixed use flattened scheme (30 flats)	30	£3,176,742	8,937,174	8,354,323	7,773,556	7,196,071	6,620,670	6,047,752	5,477,317	4,909,368	4,343,898	3,780,913	3,220,412
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	16,272,948	15,312,211	14,355,549	13,402,964	12,454,455	11,510,023	10,569,667	9,633,387	8,701,183	7,773,056	6,849,005
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	71,566,385	66,186,032	60,828,653	55,494,291	50,182,948	44,868,498	39,576,038	34,288,357	29,008,066	23,751,066	18,481,340
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	73,456,962	68,076,564	62,695,231	57,333,345	51,963,871	46,643,703	41,316,828	36,013,244	30,732,953	25,475,953	20,232,547
39 High density mixed use flattened scheme (100 flats)	100	£4,585,807	29,160,102	27,281,886	25,411,673	23,540,465	21,695,258	19,849,056	18,010,856	16,180,660	14,358,467	12,544,276	10,738,089
40 High density mixed use flattened scheme (350 flats)	350	£5,826,091	69,681,859	64,638,844	59,612,483	54,607,697	49,624,487	44,662,851	39,722,792	34,804,306	29,907,157	24,999,599	20,113,760
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	15,801,399	14,754,906	13,712,870	12,675,293	11,642,176	10,613,517	9,589,316	8,569,575	7,554,292	6,543,469	5,537,103
44 High density retirement flattened scheme (70 flats)	70	£11,834,323	18,442,437	17,221,523	16,005,811	14,795,301	13,589,962	12,389,886	11,194,962	10,005,279	8,820,779	7,641,480	6,467,383
45 High density retirement flattened scheme (80 flats)	80	£13,834,323	21,083,475	19,698,141	18,298,752	16,915,306	15,537,809	14,166,256	12,800,647	11,440,983	10,087,264	8,739,491	7,397,662
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	12,303,659	11,464,022	10,627,966	9,795,492	8,966,597	8,141,284	7,319,551	6,501,400	5,686,830	4,875,840	4,066,384
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	14,773,357	13,765,787	12,762,514	11,763,540	10,768,861	9,778,481	8,792,397	7,810,610	6,833,120	5,859,929	4,888,712
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	17,243,053	16,067,551	14,897,063	13,731,587	12,571,126	11,415,678	10,265,242	9,119,820	7,978,411	6,844,016	5,711,040

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,971,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,013,658	961,714	909,989	858,483	807,197	756,129	705,281	654,651	604,241	554,050	504,078
2 Low density housing scheme (4 houses)	4	£917,161	2,028,196	1,924,307	1,820,858	1,717,846	1,615,273	1,513,136	1,411,439	1,310,181	1,209,361	1,108,978	1,009,034
3 Low density housing scheme (9 houses)	9	£2,081,956	4,564,231	4,330,482	4,097,720	3,865,943	3,635,153	3,405,349	3,176,531	2,948,699	2,721,852	2,495,992	2,271,118
4 Medium density flattened scheme (5 flats)	5	£305,720	1,840,171	1,732,303	1,624,893	1,517,940	1,411,445	1,305,408	1,199,828	1,094,705	990,041	885,834	782,085
5 Medium density flattened scheme (7 flats)	7	£407,560	2,579,327	2,428,305	2,277,924	2,128,185	1,979,084	1,830,626	1,682,807	1,535,629	1,389,092	1,243,196	1,097,940
6 Medium density flattened scheme (9 flats)	9	£550,297	3,312,702	3,118,540	2,925,202	2,732,687	2,540,996	2,350,129	2,160,086	1,970,866	1,782,471	1,594,898	1,408,150
7 Medium density flattened scheme (30 flats)	30	£3,176,742	10,406,733	9,796,074	9,188,007	8,582,531	7,979,645	7,379,350	6,781,645	6,186,531	5,594,008	5,004,076	4,416,733
8 Medium density flattened scheme (75 flats)	75	£3,485,213	23,994,470	22,579,827	21,171,186	19,768,547	18,371,910	16,981,277	15,586,644	14,216,015	12,845,389	11,478,765	10,116,141
9 Medium density flattened scheme (150 flats)	150	£6,970,426	47,988,940	45,159,654	42,342,372	39,525,089	36,707,806	33,890,523	31,073,240	28,255,957	25,438,674	22,621,391	19,804,108
10 Medium density flattened scheme (600 flats)	600	£22,837,319	162,555,514	156,515,331	147,055,455	137,595,625	127,246,673	116,897,724	106,548,366	96,199,435	85,850,504	75,501,574	65,152,648
11 Medium density mixed use flattened scheme (200 flats)	200	£18,159,795	46,871,213	43,705,800	40,553,967	37,416,624	34,280,800	31,179,496	28,081,712	24,997,448	21,964,704	18,940,352	15,920,025
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	70,747,188	65,255,375	60,225,940	55,048,832	49,894,081	44,755,889	39,617,686	34,502,305	29,445,667	24,399,449	19,212,532
13 Medium density mixed use flattened scheme (600 flats)	600	£24,445,702	98,455,255	90,285,975	82,119,455	74,000,425	65,889,402	57,780,379	49,671,356	41,562,333	33,453,310	25,344,287	17,235,264
14 Intercorrelation scheme (interstitial with flat scheme)	9	£2,659,575	13,044,025	12,537,885	12,031,745	11,525,605	11,021,465	10,517,325	10,013,185	9,509,045	9,004,905	8,500,765	8,000,625
15 Medium density mixed use flat topped scheme (30 flats)	30	£2,226,702	11,011,604	10,391,037	9,773,102	9,157,793	8,545,130	7,935,094	7,327,660	6,722,918	6,120,780	5,521,273	4,934,401
16 Medium density mixed use flat topped scheme (75 flats)	75	£2,626,454	25,083,344	23,613,254	22,149,427	20,681,999	19,214,562	17,754,126	16,356,749	14,924,238	13,497,988	12,078,000	10,684,276
17 Medium density mixed use flat topped scheme (150 flats)	150	£5,253,562	39,982,625	37,212,895	34,443,173	31,673,448	28,903,723	26,155,017	23,406,301	20,657,585	17,908,869	15,160,159	12,411,560
18 High density mixed use flat topped scheme (600 flats)	300	£6,933,740	49,694,645	46,102,173	42,509,709	38,917,245	35,324,781	31,732,317	28,139,853	24,547,389	20,954,925	17,362,461	13,769,997
19 Medium density mixed use flat topped scheme (50 flats)	50	£2,585,768	14,809,985	13,853,360	12,900,723	11,952,217	11,007,787	10,067,483	9,131,156	8,198,956	7,270,831	6,346,794	5,426,812
20 High density mixed use flat topped scheme (150 flats)	150	£4,420,718	40,730,399	38,118,027	35,496,886	32,866,963	30,289,261	27,700,718	25,124,515	22,550,472	20,008,647	17,463,944	14,931,681
21 High density mixed use flat topped scheme (450 flats)	450	£13,940,853	83,740,853	77,540,419	71,338,222	65,136,025	58,927,785	52,728,541	46,525,297	40,326,053	34,126,809	27,927,482	21,694,138
22 High density mixed use flat topped scheme (600 flats)	600	£4,420,718	40,730,399	38,118,027	35,496,886	32,866,963	30,289,261	27,700,718	25,124,515	22,550,472	20,008,647	17,463,944	14,931,681
23 High density mixed use flat topped scheme (450 flats)	450	£5,395,046	70,142,917	64,956,324	59,804,405	54,672,898	49,550,957	44,540,996	39,531,792	34,507,145	29,530,155	24,502,499	19,505,795
24 Medium density mixed use flat topped scheme (400 flats)	400	£14,668,815	14,668,815	13,786,236	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,930	9,143,127	8,506,741	7,867,871
25 Medium density mixed use flat topped scheme (250 flats)	250	£21,094,712	27,699,350	25,680,919	23,676,316	21,671,713	19,673,110	17,674,507	15,675,904	13,677,301	11,678,698	9,679,095	7,679,492
26 High density mixed use flat topped scheme (150 flats)	150	£14,668,815	14,668,815	13,786,236	13,101,293	12,427,807	11,759,838	11,097,385	10,440,449	9,789,930	9,143,127	8,506,741	7,867,871
27 Medium density mixed use flat topped scheme (140 flats)	140	£5,502,968	42,963,350	39,722,124	37,191,162	34,671,032	32,161,734	29,653,268	27,175,635	24,698,834	22,232,868	19,777,729	17,333,422
28 Medium density mixed use flat topped scheme (600 flats)	600	£32,192,365	86,991,294	80,428,951	73,867,821	67,301,422	60,741,933	54,182,322	48,691,341	43,075,330	38,129,124	32,964,843	27,935,673
29 Medium density mixed use flat topped scheme (500 flats)	500	£25,972,235	115,255,236	106,436,969	100,101,133	93,768,235	86,487,195	79,212,174	71,968,718	64,744,006	57,534,832	50,350,153	43,163,626
30 Intercorrelation scheme (interstitial with flat scheme)	9	£2,659,575	13,044,025	12,537,885	12,031,745	11,525,605	11,021,465	10,517,325	10,013,185	9,509,045	9,004,905	8,500,765	8,000,625
31 Medium density mixed use flat topped scheme (350 flats)	350	£20,085,834	85,011,797	79,963,852	74,937,491	69,932,705	64,949,944	59,987,588	55,047,796	50,129,913	45,232,404	40,357,070	35,503,311
32 Medium density mixed use flat topped scheme (180 flats)	180	£11,464,517	54,526,780	51,360,196	48,207,049	45,062,337	41,941,063	38,828,225	35,728,825	32,642,680	29,568,680	26,507,590	23,451,591
33 High density mixed use flat topped scheme (500 flats)	500	£13,023,692	89,062,457	82,482,692	75,923,830	69,355,888	62,797,244	56,233,798	49,698,927	43,192,629	36,743,907	30,295,759	23,845,185
34 High density mixed use flat topped scheme (150 flats)	150	£1,592,718	28,391,918	26,722,338	24,769,713	22,817,088	20,864,463	18,911,838	16,959,213	14,986,588	13,013,963	11,041,338	9,068,713
35 High density mixed use flat topped scheme (30 flats)	30	£733,299	8,937,174	8,354,323	7,765,476	7,186,971	6,603,670	6,047,752	5,497,317	4,960,396	4,443,938	3,928,478	3,405,012
36 Medium density mixed use flat topped scheme (50 flats)	50	£3,931,467	16,272,948	15,312,211	14,355,549	13,402,944	12,454,455	11,510,023	10,568,067	9,633,987	8,701,183	7,773,056	6,849,005
37 High density mixed use flat topped scheme (400 flats)	400	£29,921,911	11,596,385	10,686,032	9,828,653	9,042,491	8,302,948	7,588,488	6,876,030	6,208,337	5,549,299	4,897,261	4,243,340
38 High density mixed use flat topped scheme (200 flats)	200	£10,363,902	49,879,584	46,379,584	42,879,584	39,379,584	35,879,584	32,379,584	28,879,584	25,379,584	21,879,584	18,379,584	14,879,584
39 Medium density mixed use flat topped scheme (150 flats)	100	£4,585,807	26,450,102	24,680,102	22,910,102	21,140,102	19,370,102	17,600,102	15,830,102	14,060,102	12,290,102	10,520,102	8,750,102
40 High density mixed use flat topped scheme (300 flats)	350	£28,526,601	69,681,589	64,638,844	59,612,483	54,607,687	49,624,487	44,682,851	39,722,792	34,804,306	29,957,167	25,094,579	20,173,760
41 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flat topped scheme (60 flats)	60	£1,834,323	15,801,399	14,754,905	13,712,876	12,675,833	11,642,790	10,613,517	9,589,316	8,559,755	7,554,292	6,543,829	5,537,103
44 High density retirement flat topped scheme (70 flats)	70	£1,834,323	16,842,437	15,798,121	14,755,811	13,715,301	12,680,992	11,649,682	10,605,297	9,570,912	8,541,488	7,517,063	6,492,638
45 High density retirement flat topped scheme (80 flats)	80	£1,834,323	17,083,475	16,028,141	14,982,752	13,945,308	12,907,864	11,869,420	10,831,976	9,794,532	8,762,089	7,734,645	6,707,202
46 Medium density extracare flat topped scheme (50 flats)	50	£1,834,323	12,933,699	11,464,922	10,027,145	8,590,368	7,153,591	5,716,814	4,280,037	2,843,260	1,406,483	0,000,000	0,000,000
47 High density extracare flat topped scheme (50 flats)	50	£1,834,323	14,703,372	13,765,197	12,827,022	11,888,847	10,949,672	9,990,497	8,990,322	7,990,147	6,990,000	5,990,000	4,990,000
48 High density extracare flat topped scheme (70 flats)	70	£1,834,323	17,243,053	16,067,551	14,897,053	13,731,587	12,571,126	11,415,678	10,265,242	9,119,820	7,979,411	6,848,016	5,711,040

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

LANDS/WORLAND LOCAL PLAN VI (SEVERITY)		Sales value £14,240 psm		A11 tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values									
BENCHMARK LAND VALUE (SEVERITY)		£16,437,565 PER HA																			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Low density housing scheme (2 houses)	2	£771.878	1,109,247	1,052,324	995,641	939,198	882,994	827,032	771,309	715,827	660,585	605,583	550,820								
2 Low density housing scheme (4 houses)	4	£1,543.757	2,219,373	2,105,526	1,992,106	1,879,274	1,766,888	1,654,943	1,543,497	1,432,532	1,322,049	1,212,045	1,102,521								
3 Low density housing scheme (9 houses)	9	£3,504.327	4,994,380	4,738,225	4,483,151	4,229,157	3,976,245	3,724,412	3,473,661	3,223,900	2,975,400	2,727,890	2,481,462								
4 Medium density flattened scheme (5 flats)	5	£154.586	2,011,280	1,894,500	1,778,214	1,662,423	1,547,128	1,432,329	1,318,024	1,204,215	1,090,900	978,082	865,758								
5 Medium density flattened scheme (7 flats)	7	£201.753	2,818,981	2,655,381	2,492,574	2,330,461	2,169,042	2,008,315	1,848,282	1,688,941	1,530,296	1,372,342	1,215,082								
6 Medium density flattened scheme (9 flats)	9	£260.720	3,620,700	3,410,495	3,201,180	2,992,758	2,785,227	2,578,588	2,372,839	2,167,982	1,964,017	1,760,943	1,558,761								
7 Medium density flattened scheme (30 flats)	30	£2,315.635	11,347,406	10,687,749	10,030,890	9,376,827	8,725,563	8,077,096	7,431,426	6,788,555	6,148,480	5,511,203	4,876,725								
8 Medium density flattened scheme (75 flats)	75	£5,866.275	28,086,269	24,562,664	23,045,522	21,534,842	20,030,626	18,532,870	17,041,578	15,556,748	14,078,382	12,606,477	11,141,035								
9 Medium density flattened scheme (250 flats)	250	£22,893.221	65,029,978	60,950,357	56,888,086	52,843,164	48,815,591	44,805,367	40,812,493	36,836,968	32,878,790	28,937,963	25,014,484								
10 Medium density mixed use flattened scheme (200 flats)	200	£38,490.598	110,824,302	102,689,456	94,589,387	86,493,095	78,403,581	70,407,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716								
11 Medium density mixed use flattened scheme (200 flats)	200	£38,490.598	110,824,302	102,689,456	94,589,387	86,493,095	78,403,581	70,407,401	62,470,594	54,498,629	46,526,077	38,560,374	30,582,716								
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103.223	75,949,375	70,422,613	64,919,478	59,430,967	53,977,379	48,518,398	43,083,180	37,671,660	32,266,689	26,867,732	21,485,142								
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900.662	34,346,710	32,727,934	31,116,051	29,510,555	27,908,825	26,314,002	24,726,088	23,145,082	21,570,983	20,003,794	18,443,512								
14 Intensification scheme (industrial with 9 flats)	9	£4,476.884	8,727,370	8,526,270	8,326,022	8,126,627	7,928,085	7,730,397	7,533,561	7,337,577	7,142,447	6,948,171	6,754,746								
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751.338	11,781,499	11,111,135	10,443,616	9,778,937	9,117,104	8,458,113	7,801,964	7,148,658	6,498,197	5,850,577	5,205,801								
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538.644	27,172,610	25,585,038	24,004,226	22,430,172	20,862,877	19,302,342	17,748,564	16,201,547	14,661,288	13,127,789	11,601,048								
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115.047	44,455,170	41,623,020	38,802,934	35,994,911	33,198,952	30,415,056	27,643,223	24,883,455	22,135,749	19,400,108	16,676,526								
18 High density mixed use flattened scheme (300 flats)	300	£11,670.799	64,388,825	59,902,040	55,434,420	50,985,964	46,556,673	42,146,547	37,755,587	33,383,790	29,031,159	24,697,691	20,383,390								
19 Medium density mixed use flattened scheme (500 flats)	500	£4,476.884	16,720,761	15,689,999	14,663,626	13,641,643	12,624,048	11,610,844	10,602,027	9,597,602	8,597,565	7,601,917	6,610,658								
20 High density mixed use flattened scheme (150 flats)	150	£7,440.307	46,371,667	43,539,502	40,719,401	37,911,363	35,115,388	32,331,477	29,559,630	26,799,845	24,052,125	21,316,467	18,592,874								
21 High density mixed use flattened scheme (480 flats)	480	£23,465.099	91,891,406	85,337,329	78,786,104	72,248,696	65,722,293	59,193,808	52,652,600	46,091,965	39,529,520	32,968,002	26,491,412								
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842.283	31,694,827	29,702,342	27,718,343	25,742,830	23,775,802	21,817,260	19,867,204	17,925,632	16,002,548	14,067,948	12,151,834								
23 High density mixed use flattened scheme (450 flats)	450	£16,746.317	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243								
24 Medium density mixed use flattened scheme (40 flats)	40	£3,625.580	14,369,853	13,631,901	12,899,892	12,173,827	11,453,705	10,739,527	10,031,292	9,329,001	8,632,654	7,942,259	7,257,789								
25 Medium density mixed use flattened scheme (250 flats)	250	£27,833.242	64,573,989	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755								
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833.242	64,573,989	60,277,732	55,999,809	51,727,152	47,471,907	43,235,057	39,016,604	34,816,548	30,634,888	26,471,623	22,326,755								
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262.539	46,156,049	43,419,485	40,694,536	37,981,261	35,279,642	32,589,676	29,911,387	27,244,711	24,589,711	21,946,368	19,314,675								
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185.855	88,674,967	81,713,223	74,735,522	67,770,611	60,797,617	53,796,180	46,745,292	39,693,258	32,612,392	25,562,693	18,604,160								
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378.623	125,267,544	117,353,172	109,472,503	101,625,535	93,812,268	86,032,704	78,267,847	70,527,663	62,821,305	55,119,782	47,443,320								
30 Interinfrastructure scheme (industrial with 12 flats)	12	£8,020.651	8,268,580	8,000,446	7,733,450	7,467,500	7,202,888	6,939,282	6,676,835	6,415,525	6,155,351	5,896,315	5,638,415								
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808.268	91,991,862	86,640,985	81,312,963	76,007,795	70,725,481	65,466,022	60,229,417	55,015,667	49,824,771	44,656,731	39,511,544								
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296.957	58,834,350	55,426,679	52,033,463	48,654,701	45,288,004	41,933,342	38,593,155	35,267,446	31,956,212	28,659,454	25,377,173								
33 High density mixed use flattened scheme (500 flats)	500	£21,927.343	66,495,091	62,546,679	58,606,086	54,689,935	50,786,922	46,883,940	42,989,991	39,096,041	35,202,192	31,316,467	27,429,526								
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,722.722	304,802,790	282,808,539	260,908,309	239,025,707	217,208,588	195,418,622	173,664,135	151,861,819	130,015,625	108,031,213	85,805,193								
35 High density mixed use flattened scheme (30 flats)	30	£3,751.338	9,998,508	9,370,163	8,744,493	8,121,498	7,501,179	6,883,535	6,268,567	5,656,273	5,046,655	4,439,714	3,835,447								
36 Medium density mixed use flattened scheme (450 flats)	450	£33,497.497	75,239,803	69,745,126	64,295,382	58,890,571	53,522,265	48,178,930	42,880,776	37,598,334	32,355,477	27,158,113	22,006,243								
37 High density mixed use flattened scheme (400 flats)	400	£16,363.919	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134								
38 High density mixed use flattened scheme (400 flats)	400	£17,444.449	78,023,663	72,322,097	66,644,909	60,992,099	55,333,448	49,669,919	44,062,870	38,494,360	32,930,310	27,390,960	21,849,722								
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718.783	33,057,745	31,034,247	29,019,366	27,013,103	25,015,456	23,026,425	21,046,011	19,074,214	17,111,034	15,156,471	13,210,524								
40 High density mixed use flattened scheme (350 flats)	350	£16,363.919	77,240,354	71,564,403	65,912,719	60,278,998	54,650,566	49,046,512	43,466,837	37,880,144	32,316,153	26,776,690	21,226,134								
41 Purpose Built Student Accommodation (high density) 100 units	-	£777.878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538								
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315.635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538								
43 High density retirement flattened scheme (60 flats)	60	£3,087.513	19,323,689	18,093,718	16,868,963	15,649,491	14,435,213	13,226,178	12,022,977	10,829,809	9,630,475	8,442,375	7,299,507								
44 High density retirement flattened scheme (70 flats)	70	£3,087.513	22,591,774	21,166,905	19,694,143	18,265,146	16,848,538	15,437,891	14,033,552	12,632,516	11,242,992	9,856,870	8,476,864								
45 High density retirement flattened scheme (80 flats)	80	£3,087.513	25,879,850	24,198,926	22,509,582	20,820,914	19,142,841	17,464,812	15,786,884	14,108,951	12,429,824	10,751,897	9,074,972								
46 Medium density extracare flattened scheme (50 flats)	50	£3,087.513	15,134,700	14,116,905	13,164,128	12,265,167	11,321,002	10,437,743	9,274,089	8,312,336	7,352,961	6,401,747	5,452,507								
47 High density extracare flattened scheme (60 flats)	60	£3,087.513	18,169,849	16,985,357	15,805,909	14,631,506	13,467,147	12,297,832	11,138,562	9,984,936	8,834,315	7,681,016	6,551,923								
48 High density extracare flattened scheme (70 flats)	70	£3,087.513	21,205,628	19,923,716	18,447,690	17,077,540	15,713,293	14,354,921	13,005,435	11,655,933	10,315,174	8,960,285	7,651,393								

Appendix 9 - Appraisal results – 70% social rent, 30% shared ownership (sensitivity - growth)

BLV 1

Maximum affordable housing percentages in each value zone (values per square metre)												70% Social Rent, 30% Shared Ownership											
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240											
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	10%	20%	30%	35%	40%	40%											
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	10%	20%	30%	35%	40%	40%											
3	Low density housing scheme (8 houses)	9	0.23	0%	0%	0%	10%	20%	30%	35%	40%	40%											
4	Medium density flattened scheme (5 flats)	5	0.03	30%	40%	50%	50%	50%	50%	50%	50%	50%											
5	Medium density flattened scheme (7 flats)	7	0.04	40%	50%	50%	50%	50%	50%	50%	50%	50%											
6	Medium density flattened scheme (9 flats)	9	0.06	30%	40%	50%	50%	50%	50%	50%	50%	50%											
7	Medium density flattened scheme (30 flats)	30	0.15	40%	50%	50%	50%	50%	50%	50%	50%	50%											
8	Medium density flattened scheme (75 flats)	75	0.38	35%	45%	50%	50%	50%	50%	50%	50%	50%											
9	Medium density flattened scheme (250 flats)	250	1.47	0%	20%	30%	40%	45%	50%	50%	50%	50%											
10	Medium density flattened scheme (600 flats)	600	2.49	0%	20%	30%	40%	45%	50%	50%	50%	50%											
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	0%	10%	20%	25%	35%	40%	35%											
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	15%	25%	35%	40%	45%	50%	50%											
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	10%	20%	30%	40%	45%	50%	50%	50%											
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%											
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	25%	35%	45%	50%	50%	50%	50%	50%	50%											
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	45%	50%	50%	50%	50%	50%	50%	50%	50%											
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	10%	25%	35%	45%	50%	50%	50%	50%	50%											
18	High density mixed use flattened scheme (300 flats)	300	0.76	5%	25%	35%	45%	50%	50%	50%	50%	50%											
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	10%	25%	35%	45%	50%	50%	50%	50%	50%											
20	High density mixed use flattened scheme (150 flats)	150	0.48	25%	35%	45%	50%	50%	50%	50%	50%	50%											
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	10%	25%	35%	40%	50%	50%	50%	50%											
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	20%	35%	45%	50%	50%	50%	50%	50%	50%											
23	High density mixed use flattened scheme (450 flats)	450	1.02	5%	20%	35%	40%	50%	50%	50%	50%	50%											
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	0%	0%	10%	20%	30%	35%	40%	40%	40%											
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	10%	25%	35%	40%	45%	50%	50%	50%											
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	0%	15%	25%	35%	40%	45%	50%	50%											
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	25%	40%	50%	50%	50%	50%	50%	50%	50%											
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	5%	15%	25%	30%	35%	35%											
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	0%	20%	30%	40%	45%	50%	50%	50%	50%											
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	15%	25%	35%	45%	50%	50%	50%	50%											
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	0%	15%	25%	35%	45%	50%	50%	50%	50%											
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	15%	30%	40%	50%	50%	50%	50%	50%	50%											
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	15%	30%	40%	45%	50%	50%	50%	50%											
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	0%	15%	25%	30%	35%	40%	40%											
35	High density mixed use flattened scheme (30 flats)	30	0.08	45%	50%	50%	50%	50%	50%	50%	50%	50%											
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	15%	30%	40%	50%	50%	50%	50%	50%	50%											
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	20%	30%	40%	45%	50%	50%	50%	50%											
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	20%	30%	40%	45%	50%	50%	50%	50%											
39	Medium density mixed use flattened scheme (100 flats)	100	0.50	15%	30%	40%	45%	50%	50%	50%	50%	50%											
40	High density mixed use flattened scheme (350 flats)	350	0.93	20%	35%	45%	50%	50%	50%	50%	50%	50%											
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%											
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%											
43	High density retirement flattened scheme (60 flats)	60	0.20	30%	40%	50%	50%	50%	50%	50%	50%	50%											
44	High density retirement flattened scheme (70 flats)	70	0.20	35%	45%	50%	50%	50%	50%	50%	50%	50%											
45	High density retirement flattened scheme (80 flats)	80	0.20	40%	45%	50%	50%	50%	50%	50%	50%	50%											
46	Medium density extracare flattened scheme (50 flats)	50	0.20	20%	30%	40%	45%	50%	50%	50%	50%	50%											
47	High density extracare flattened scheme (60 flats)	60	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%											
48	High density extracare flattened scheme (70 flats)	70	0.20	30%	40%	45%	50%	50%	50%	50%	50%	50%											

Note: the affordable housing requirements have been tested alongside the following other policies:
10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)																						
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240										
1	Low density housing scheme (2 houses)	2	0.05	20%	30%	40%	50%	50%	50%	50%	50%	50%										
2	Low density housing scheme (4 houses)	4	0.10	20%	30%	40%	50%	50%	50%	50%	50%	50%										
3	Low density housing scheme (9 houses)	9	0.23	20%	30%	40%	50%	50%	50%	50%	50%	50%										
4	Medium density flattened scheme (5 flats)	5	0.03	50%	50%	50%	50%	50%	50%	50%	50%	50%										
5	Medium density flattened scheme (7 flats)	7	0.04	50%	50%	50%	50%	50%	50%	50%	50%	50%										
6	Medium density flattened scheme (9 flats)	9	0.06	50%	50%	50%	50%	50%	50%	50%	50%	50%										
7	Medium density flattened scheme (25 flats)	25	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%										
8	Medium density flattened scheme (75 flats)	75	0.38	50%	50%	50%	50%	50%	50%	50%	50%	50%										
9	Medium density flattened scheme (250 flats)	250	1.47	25%	40%	50%	50%	50%	50%	50%	50%	50%										
10	Medium density flattened scheme (600 flats)	600	2.49	5%	20%	30%	40%	50%	50%	50%	50%	50%										
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	10%	20%	30%	40%	45%	50%	50%	50%										
12	Medium density mixed use flattened scheme (400 flats)	400	1.98	0%	15%	30%	40%	45%	50%	50%	50%	50%										
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	30%	45%	50%	50%	50%	50%	50%	50%	50%										
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%										
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%										
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%										
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	25%	40%	50%	50%	50%	50%	50%	50%	50%										
18	High density mixed use flattened scheme (300 flats)	300	0.76	20%	35%	45%	50%	50%	50%	50%	50%	50%										
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	30%	40%	50%	50%	50%	50%	50%	50%	50%										
20	High density mixed use flattened scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%										
21	High density mixed use flattened scheme (480 flats)	480	1.52	5%	25%	35%	45%	50%	50%	50%	50%	50%										
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	40%	50%	50%	50%	50%	50%	50%	50%	50%										
23	High density mixed use flattened scheme (450 flats)	450	1.02	20%	35%	45%	50%	50%	50%	50%	50%	50%										
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%										
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	10%	25%	35%	40%	45%	50%	50%	50%										
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	5%	25%	35%	45%	50%	50%	50%	50%	50%										
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%										
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	15%	25%	35%	40%	45%	50%	45%										
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	25%	35%	45%	50%	50%	50%	50%	50%	50%										
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%										
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	25%	35%	45%	50%	50%	50%	50%	50%	50%										
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	40%	50%	50%	50%	50%	50%	50%	50%	50%										
33	High density mixed use flattened scheme (500 flats)	500	0.42	10%	25%	40%	45%	50%	50%	50%	50%	50%										
34	Medium density mixed use flattened scheme (150 flats)	150	0.63	30%	40%	50%	50%	50%	50%	50%	50%	50%										
35	High density mixed use flattened scheme (30 flats)	30	0.08	45%	50%	50%	50%	50%	50%	50%	50%	50%										
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	40%	50%	50%	50%	50%	50%	50%	50%	50%										
37	High density mixed use flattened scheme (400 flats)	400	1.06	15%	30%	40%	50%	50%	50%	50%	50%	50%										
38	High density mixed use flattened scheme (400 flats)	400	1.13	15%	30%	40%	50%	50%	50%	50%	50%	50%										
39	Medium density mixed use flattened scheme (100 flats)	100	0.5	30%	40%	50%	50%	50%	50%	50%	50%	50%										
40	High density mixed use flattened scheme (300 flats)	300	0.93	20%	35%	45%	50%	50%	50%	50%	50%	50%										
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%										
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%										
43	High density retirement flattened scheme (60 flats)	60	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%										
44	High density retirement flattened scheme (70 flats)	70	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%										
45	High density retirement flattened scheme (80 flats)	80	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%										
46	Medium density extracare flattened scheme (50 flats)	50	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%										
47	High density extracare flattened scheme (60 flats)	60	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%										
48	High density extracare flattened scheme (70 flats)	70	0.2	40%	50%	50%	50%	50%	50%	50%	50%	50%										

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

LANDS/WARDS LOCAL PLAN VIABILITY		Sales value £8,030 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values												
BENCHMARK LAND VALUE (SECONDARY OFFICES)		£15,437,565 PER HA																						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Low density housing scheme (2 houses)	2	£771,878	905,709	857,498	829,355	801,332	773,428	745,524	717,620	689,716	661,812	633,908	606,004	0%										
2 Low density housing scheme (4 houses)	4	£1,543,757	1,712,397	1,115,875	1,059,591	1,003,543	947,734	891,925	836,029	780,133	724,237	668,341	612,445	0%										
3 Low density housing scheme (9 houses)	9	£3,504,327	2,638,686	2,511,510	2,384,870	2,258,763	2,133,193	2,008,157	1,883,656	1,759,690	1,636,257	1,513,361	1,391,000	0%										
4 Medium density flattened scheme (5 flats)	5	£514,586	900,832	843,399	786,208	729,263	672,562	616,105	559,893	503,925	448,202	392,722	337,487	30%										
5 Medium density flattened scheme (7 flats)	7	£671,503	1,264,253	1,183,839	1,103,767	1,024,037	944,648	865,602	786,898	708,536	630,517	552,838	475,503	30%										
6 Medium density flattened scheme (9 flats)	9	£926,254	1,621,893	1,518,512	1,415,571	1,313,069	1,211,007	1,109,385	1,008,203	907,460	807,159	707,296	607,873	30%										
7 Medium density flattened scheme (30 flats)	30	£2,315,635	5,034,564	4,702,388	4,381,585	4,062,151	3,744,088	3,427,396	3,112,076	2,798,126	2,485,547	2,174,339	1,864,501	30%										
8 Medium density flattened scheme (75 flats)	75	£5,866,275	11,272,264	10,540,137	9,811,126	9,085,231	8,362,453	7,642,790	6,926,246	6,212,816	5,502,505	4,795,309	4,091,229	35%										
9 Medium density flattened scheme (250 flats)	250	£22,693,221	24,022,290	22,110,816	20,285,120	18,300,952	16,405,013	14,517,300	12,637,815	10,766,556	8,903,526	7,048,722	5,202,144	40%										
10 Medium density mixed use flattened scheme (200 flats)	200	£38,439,528	27,019,658	23,056,617	19,077,261	15,115,046	11,170,177	7,206,624	3,251,417	1,170,177	726,874	488,224	248,659	45%										
11 Medium density mixed use flattened scheme (200 flats)	200	£38,439,528	15,363,502	13,670,614	12,102,480	10,532,192	8,968,748	7,412,140	5,851,292	4,294,221	2,744,159	1,200,956	-	34%										
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	17,473,630	14,896,765	12,325,044	9,764,538	7,214,263	4,647,589	2,092,257	-	477,169	-	8,347,232	0%										
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	14,677,048	13,904,134	13,134,541	12,368,267	11,605,313	10,840,680	10,089,366	9,336,372	8,586,699	7,840,345	7,097,310	0%										
14 Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,884	6,612,739	6,514,690	6,417,058	6,319,843	6,223,045	6,126,665	6,030,702	5,935,155	5,840,027	5,745,515	5,651,021	50%										
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	5,454,951	5,128,091	4,802,621	4,478,543	4,155,855	3,834,558	3,514,651	3,196,136	2,876,011	2,553,277	2,248,934	50%										
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	11,419,627	10,653,156	9,889,977	9,130,087	8,373,490	7,620,182	6,870,166	6,123,440	5,380,005	4,639,862	3,903,009	40%										
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	14,513,962	13,179,767	11,845,214	10,514,401	9,189,360	7,870,090	6,556,594	5,248,869	3,946,917	2,650,737	1,355,652	30%										
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	15,925,017	13,781,858	11,647,974	9,509,590	7,373,863	5,247,501	3,124,101	990,939	-	1,150,027	-	35%										
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	5,586,032	5,093,413	4,602,909	4,114,521	3,628,249	3,144,093	2,662,053	2,179,980	1,698,331	1,218,816	741,435	10%										
20 High density mixed use flattened scheme (150 flats)	150	£7,440,397	14,461,593	13,127,382	11,792,014	10,461,186	9,136,129	7,816,844	6,503,332	5,195,592	3,893,623	2,597,427	1,301,513	25%										
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	20,286,383	17,067,721	13,856,084	10,658,439	7,459,844	4,253,577	1,059,191	-	2,194,985	-	12,091,460	0%										
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	12,243,084	11,297,303	10,355,587	9,417,935	8,484,345	7,550,523	6,626,259	5,694,080	4,771,988	3,853,978	2,940,055	20%										
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	19,973,974	17,353,262	14,754,598	12,177,984	9,620,956	7,061,692	4,525,697	2,002,830	-	3,078,604	-	35%										
24 Medium density mixed use flattened scheme (40 flats)	40	£3,262,470	7,695,473	7,340,030	6,987,489	6,637,790	6,290,992	5,947,074	5,606,039	5,267,885	4,932,612	4,600,221	4,270,711	30%										
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,401	23,114,156	19,616,695	14,178,324	12,162,842	10,156,143	8,158,227	6,169,056	4,188,747	2,217,182	236,428	-	0%										
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	20,434,512	18,417,051	16,408,304	14,408,273	12,410,378	10,412,462	8,423,330	6,442,981	4,471,416	2,508,635	546,562	10%										
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	18,711,536	15,412,809	14,119,662	12,832,096	11,550,112	10,273,709	9,002,888	7,737,649	6,477,991	5,223,915	3,969,020	25%										
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	16,240,144	12,790,027	9,354,970	5,896,881	2,451,308	-	1,035,088	-	1,452,919	-	19,044,088	0%										
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,548	15,453,963	12,402,808	9,354,970	5,896,881	2,451,308	-	1,035,088	-	1,452,919	-	19,044,088	0%										
30 Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	5,219,126	5,088,394	4,958,216	4,828,597	4,699,534	4,571,027	4,443,075	4,315,080	4,186,842	4,062,560	3,936,834	0%										
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	32,774,812	30,240,243	27,716,641	25,204,004	22,698,549	20,195,250	17,702,984	15,221,752	12,751,535	10,292,340	7,831,644	25%										
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	25,911,618	23,574,907	21,965,081	20,362,136	18,766,077	17,176,052	15,594,610	14,019,201	12,450,677	10,889,035	9,334,277	15%										
33 High density mixed use flattened scheme (500 flats)	500	£21,921,963	22,222,162	18,862,704	15,517,822	12,187,517	8,842,769	5,505,496	2,177,318	1,91,869	-	11,488,453	-	30%										
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,327	77,249,032	66,300,905	55,399,772	44,537,483	33,619,269	22,749,046	11,812,444	876,168	-	21,550,676	-	30%										
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	3,420,927	3,118,490	2,817,351	2,517,513	2,218,973	1,921,731	1,625,789	1,331,146	1,037,802	745,756	455,005	35%										
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	7,650,621	7,153,498	6,658,490	6,165,599	5,674,824	5,186,164	4,699,620	4,215,193	3,732,880	3,252,684	2,774,604	45%										
37 High density mixed use flattened scheme (400 flats)	400	£16,363,519	18,609,237	15,873,788	13,130,187	10,392,502	7,686,799	4,950,171	2,215,804	-	514,161	-	8,879,450	30%										
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	18,613,641	17,078,192	16,352,760	15,615,283	14,880,658	14,026,641	13,285,102	12,550,005	11,820,829	11,094,829	10,369,312	35%										
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,763	10,626,291	9,859,066	9,089,997	8,317,083	7,549,824	6,781,733	6,017,721	5,250,273	4,492,740	3,740,581	3,014,033	20%										
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	20,367,870	17,800,124	15,243,692	12,698,373	10,164,166	7,636,473	5,097,476	2,569,714	47,488	2,529,795	5,103,850	10%										
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	1,762,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%										
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	1,762,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417	50%										
43 High density retirement flattened scheme (60 flats)	60	£3,087,513	6,921,782	6,337,743	5,756,208	5,177,180	4,600,658	4,026,641	3,455,130	2,886,124	2,319,626	1,755,633	1,194,145	45%										
44 High density retirement flattened scheme (70 flats)	70	£3,087,513	6,921,782	6,337,743	5,756,208	5,177,180	4,600,658	4,026,641	3,455,130	2,886,124	2,319,626	1,755,633	1,194,145	45%										
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	6,921,782	6,337,743	5,756,208	5,177,180	4,600,658	4,026,641	3,455,130	2,886,124	2,319,626	1,755,633	1,194,145	45%										
46 High density retirement flattened scheme (90 flats)	90	£3,087,513	6,921,782	6,337,743	5,756,208	5,177,180	4,600,658	4,026,641	3,455,130	2,886,124	2,319,626	1,755,633	1,194,145	45%										
47 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	5,123,094	4,655,178	4,189,273	3,725,379	3,263,498	2,803,627	2,346,769	1,889,922	1,436,087	984,263	534,451	40%										

Max AH30%50%50%

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

BENCHMARK LAND PLAN VIABILITY		Sales value £9,583 psm		£16,437.565 PER HA		AH tenure		Rented 70%		SO 30%		First Hms 0%												
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1	Low density housing scheme (2 houses)	2	£771,878	1,969,551	757,309	718,233	678,322	640,577	601,997	563,581	525,331	487,247	449,327	411,573										
2	Low density housing scheme (4 houses)	4	£1,543,757	1,593,979	1,515,496	1,437,344	1,359,523	1,282,032	1,204,871	1,128,041	1,051,541	975,372	899,533	824,024										
3	Low density housing scheme (9 houses)	9	£3,504,327	3,587,244	3,410,659	3,234,816	3,059,718	2,885,363	2,711,751	2,538,883	2,366,758	2,195,377	2,024,740	1,854,846										
4	Medium density flattened scheme (5 flats)	5	£514,586	1,348,762	1,267,996	1,187,572	1,107,491	1,027,754	948,358	869,306	790,597	712,230	634,206	556,526										
5	Medium density flattened scheme (7 flats)	7	£671,503	1,891,356	1,778,276	1,665,676	1,553,556	1,441,916	1,330,756	1,220,077	1,109,876	1,000,156	890,916	782,157										
6	Medium density flattened scheme (9 flats)	9	£926,254	2,428,168	2,282,788	2,138,026	1,993,880	1,850,352	1,707,440	1,565,147	1,423,470	1,282,410	1,141,967	1,002,142										
7	Medium density flattened scheme (30 flats)	30	£2,315,635	7,587,446	7,132,412	6,679,310	6,228,141	5,778,903	5,331,597	4,886,222	4,442,761	4,001,270	3,561,691	3,124,944										
8	Medium density flattened scheme (75 flats)	75	£6,866,275	17,314,890	16,269,557	15,228,663	14,192,207	13,160,190	12,132,613	11,109,474	10,090,774	9,076,513	8,066,690	7,061,307										
9	Medium density flattened scheme (250 flats)	250	£22,693,221	41,036,349	38,246,812	35,468,464	32,693,690	29,930,847	27,179,939	24,440,965	21,713,924	18,998,816	16,295,843	13,604,402										
10	Medium density flattened scheme (600 flats)	600	£38,439,538	95,413,590	85,413,590	75,413,590	65,413,590	55,413,590	45,413,590	35,413,590	25,413,590	15,413,590	5,342,033	11,167,258										
11	Medium density mixed use flattened scheme (200 flats)	200	£30,566,379	29,384,193	27,075,107	24,775,927	22,486,651	20,207,281	17,937,816	15,675,256	13,422,312	11,167,258	8,922,180	6,687,075										
12	Medium density mixed use flattened scheme (400 flats)	400	£30,103,253	41,789,821	38,007,721	34,242,085	30,483,881	26,725,482	22,963,481	19,257,818	15,520,413	11,795,754	8,064,409	4,334,415										
13	Medium density mixed use flattened scheme (80 flats)	80	£16,900,662	21,108,989	20,001,038	18,897,821	17,799,339	16,705,592	15,616,579	14,532,301	13,452,759	12,377,951	11,307,878	10,242,538										
14	Intensification scheme (industrial with 9 flats)	9	£4,476,884	7,393,436	7,254,720	7,116,594	6,979,056	6,842,107	6,705,747	6,569,976	6,434,794	6,300,201	6,166,197	6,032,782										
15	Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	8,057,270	7,594,857	7,134,405	6,675,918	6,219,393	5,764,831	5,312,233	4,861,588	4,412,926	3,966,217	3,521,472										
16	Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	17,663,570	16,573,787	15,488,660	14,408,189	13,332,373	12,261,212	11,194,707	10,132,858	9,075,664	8,023,125	6,975,242										
17	Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	26,034,228	24,099,945	22,173,932	20,256,190	18,346,719	16,445,518	14,552,588	12,667,929	10,791,538	8,923,420	7,059,738										
18	High density mixed use flattened scheme (300 flats)	300	£11,670,709	34,789,004	31,698,742	28,621,748	25,544,548	22,483,704	19,426,210	16,382,092	13,342,306	10,298,503	7,268,178	4,220,788										
19	Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	9,677,625	8,971,876	8,269,142	7,560,424	6,872,723	6,179,036	5,486,366	4,800,712	4,116,074	3,434,452	2,755,845										
20	High density mixed use flattened scheme (150 flats)	150	£7,440,907	25,981,859	24,047,561	22,121,533	20,203,776	18,294,289	16,393,072	14,500,127	12,615,451	10,730,046	8,870,912	7,006,413										
21	High density mixed use flattened scheme (480 flats)	480	£23,465,099	48,833,189	44,150,793	39,488,532	34,846,410	30,224,424	25,622,577	21,040,866	16,479,291	11,928,998	7,359,557	2,777,478										
22	Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	20,206,179	18,845,604	17,490,844	16,141,899	14,788,769	13,461,456	12,129,957	10,804,273	9,484,406	8,170,353	6,862,116										
23	High density mixed use flattened scheme (450 flats)	450	£16,746,317	42,895,379	39,075,994	35,268,202	31,452,003	27,637,398	24,114,385	20,426,543	16,770,064	13,144,186	9,517,850	5,920,269										
24	Medium density mixed use flattened scheme (40 flats)	40	£2,062,538	10,499,081	9,991,947	9,488,907	8,989,959	8,495,105	8,004,344	7,517,676	7,035,101	6,556,619	6,082,230	5,611,934										
25	Medium density mixed use flattened scheme (250 flats)	250	£3,505,400	18,112,428	17,176,902	16,242,427	15,308,603	14,374,821	13,441,039	12,507,256	11,573,473	10,639,690	9,705,907	8,772,125										
26	Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	38,299,413	35,363,887	32,440,951	29,530,603	26,628,083	23,727,720	20,840,013	17,964,964	15,102,572	12,252,836	9,415,758										
27	Medium density mixed use flattened scheme (140 flats)	140	£9,282,355	27,739,285	25,871,429	24,011,557	22,159,658	20,314,118	18,471,731	16,637,358	14,810,996	12,992,648	11,182,312	9,379,989										
28	Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	87,937,557	82,872,342	77,829,199	72,807,027	67,808,527	62,830,998	57,875,342	52,941,556	48,048,738	43,197,165	38,397,155										
29	Medium density mixed use flattened scheme (500 flats)	500	£43,378,548	78,732,348	73,238,363	67,677,850	62,319,961	56,989,647	51,442,940	46,021,731	40,609,170	35,180,407	29,782,219	24,401,485										
30	Intensification scheme (industrial with 12 flats)	12	£6,020,651	6,260,054	6,075,099	5,890,931	5,707,548	5,524,949	5,343,135	5,162,108	4,981,865	4,802,408	4,623,736	4,445,846										
31	Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	55,018,070	51,335,061	47,657,866	44,016,482	40,380,911	36,761,152	33,157,208	29,569,071	25,966,103	22,422,956	18,865,699										
32	Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	38,918,515	36,589,943	34,271,261	31,962,468	29,663,563	27,374,547	25,066,422	22,826,185	20,566,838	18,317,380	16,077,811										
33	High density mixed use flattened scheme (500 flats)	500	£2,192,343	52,015,310	47,163,889	42,333,334	37,523,644	32,734,821	27,963,025	23,176,969	18,411,952	13,644,893	8,874,290	4,087,277										
34	Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,330	248,885,870	225,252,695	203,623,645	182,000,625	160,377,605	138,754,585	117,131,565	95,508,545	73,885,525	52,264,505	30,649,485										
35	High density mixed use flattened scheme (30 flats)	30	£1,235,005	5,923,464	5,490,670	5,059,726	4,630,632	4,203,387	3,777,992	3,354,445	2,932,748	2,512,909	2,094,902	1,678,754										
36	Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	11,742,214	11,031,961	10,324,724	9,620,502	8,919,297	8,221,108	7,525,934	6,833,776	6,144,634	5,458,509	4,775,388										
37	High density mixed use flattened scheme (400 flats)	400	£16,363,819	43,007,715	39,049,305	35,102,036	31,151,696	27,218,493	23,302,433	19,399,614	15,484,065	11,585,808	7,681,917	3,776,663										
38	High density mixed use flattened scheme (400 flats)	400	£17,444,449	44,176,190	40,217,780	36,276,394	32,337,999	28,404,798	24,488,736	20,589,815	16,688,470	12,790,213	8,904,699	4,999,446										
39	Medium density mixed use flattened scheme (100 flats)	100	£1,834,323	18,941,235	17,551,306	16,167,316	14,789,268	13,417,159	12,050,990	10,690,762	9,336,474	7,988,127	6,645,720	5,309,254										
40	High density mixed use flattened scheme (350 flats)	350	£14,356,936	42,890,969	39,190,713	35,506,345	31,837,867	28,185,277	24,533,422	20,887,136	17,256,852	13,642,572	10,014,436	6,398,553										
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417										
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417										
43	High density retirement flattened scheme (60 flats)	60	£1,044,481	10,444,481	10,248,625	9,456,168	8,667,110	7,881,452	7,098,315	6,315,650	5,536,402	4,760,569	3,988,154	3,219,155										
44	High density retirement flattened scheme (70 flats)	70	£1,834,323	12,892,700	11,964,196	11,039,658	10,119,087	9,202,482	8,288,932	7,375,817	6,466,689	5,561,548	4,660,362	3,763,223										
45	High density retirement flattened scheme (80 flats)	80	£1,834,323	14,740,918	13,679,766	12,623,149	11,571,063	10,523,512	9,479,548	8,435,985	7,396,978	6,362,527	5,332,631	4,307,291										
46	Medium density extracare flattened scheme (50 flats)	50	£3,087,513	8,442,576	7,804,428	7,169,011	6,535,242	5,902,218	5,271,938	4,644,401	4,019,609	3,397,559	2,778,254	2,161,691										
47	High density extracare flattened scheme (60 flats)	60	£3,087,513	10,140,057	9,374,274	8,611,769	7,851,377	7,091,743	6,335,401	5,582,353	4,832,586	4,086,132	3,342,960	2,603,080										
48	High density extracare flattened scheme (70 flats)	70	£3,087,513	11,837,537	10,944,120	10,054,525	9,167,512	8,281,268	7,398,886	6,520,305	5,645,584	4,774,705	3,907,668	3,044,468										

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£9,171,614 PER HA					
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WANDSWORTH LOCAL PLAN VIABILITY

Sales value £10,359 psm

£15,437,565 PER HA

0% AH

5% AH

10% AH

15% AH

20% AH

25% AH

30% AH

35% AH

40% AH

45% AH

50% AH

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	Residual land value										
			0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
1 Low density housing scheme (2 houses)	2	£771,878	901,946	857,214	812,671	768,317	724,151	680,174	636,385	592,784	549,371	506,147	463,112
2 Low density housing scheme (4 houses)	4	£1,543,757	1,804,770	1,715,308	1,626,222	1,537,513	1,449,181	1,361,225	1,273,647	1,186,445	1,099,620	1,013,173	927,101
3 Low density housing scheme (8 houses)	8	£3,087,514	3,609,540	3,430,616	3,252,444	3,074,026	2,895,362	2,716,450	2,537,540	2,358,630	2,179,720	2,000,810	1,821,900
4 Medium density flattened scheme (5 flats)	5	£1,543,757	1,572,728	1,480,295	1,388,254	1,296,806	1,205,349	1,114,485	1,024,013	933,942	844,754	754,949	666,045
5 Medium density flattened scheme (7 flats)	7	£1,807,503	2,234,807	2,075,494	1,946,630	1,816,316	1,690,550	1,563,333	1,436,665	1,310,537	1,184,256	1,059,956	935,484
6 Medium density flattened scheme (9 flats)	9	£2,096,253	2,531,305	2,354,128	2,199,236	2,044,344	1,890,252	1,735,160	1,580,068	1,424,976	1,269,884	1,114,792	959,700
7 Medium density flattened scheme (30 flats)	30	£2,316,635	3,857,790	3,846,073	3,725,559	3,605,046	3,484,533	3,364,020	3,243,507	3,123,000	3,002,493	2,881,986	2,761,479
8 Medium density flattened scheme (75 flats)	75	£5,866,275	10,209,862	19,127,480	17,930,200	16,738,022	15,545,946	14,368,972	13,192,100	12,020,330	10,853,662	9,686,994	8,535,366
9 Medium density flattened scheme (250 flats)	250	£22,693,221	49,472,894	46,243,711	43,028,477	39,824,993	36,639,258	33,465,273	30,305,037	27,158,500	24,016,360	20,886,588	17,788,822
10 Medium density flattened scheme (600 flats)	600	£56,934,538	127,407,649	121,581,594	115,323,641	109,065,691	102,807,740	96,549,789	90,291,838	84,033,887	77,775,936	71,517,985	65,260,034
11 Medium density mixed use flattened scheme (200 flats)	200	£13,683,060	27,366,120	26,744,463	26,122,806	25,501,149	24,879,492	24,257,835	23,636,178	23,014,521	22,392,864	21,771,207	21,149,550
12 Medium density mixed use flattened scheme (400 flats)	400	£27,366,120	53,703,259	49,330,249	44,958,831	40,587,422	36,216,013	31,844,604	27,473,195	23,101,786	18,730,377	14,358,968	9,988,559
13 Medium density mixed use flattened scheme (800 flats)	800	£18,900,692	24,344,960	23,049,489	21,754,467	20,459,445	19,164,423	17,869,401	16,574,379	15,279,357	14,000,335	12,721,313	11,442,291
14 Intensification scheme (industrial with 9 flats)	9	£4,476,894	7,783,733	7,624,735	7,466,361	7,308,662	7,151,637	6,995,287	6,839,613	6,684,613	6,530,288	6,376,638	6,223,662
15 Medium density mixed use flattened scheme (30 flats)	30	£3,715,328	1,938,513	1,828,240	1,700,297	1,574,605	1,449,261	1,323,917	1,200,573	1,077,229	953,885	830,541	707,197
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	2,177,325	1,932,344	1,687,363	1,442,382	1,197,401	952,420	707,439	462,458	217,477	12,416	1,151
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	31,756,398	29,532,125	27,316,757	25,110,886	22,914,280	20,718,104	18,531,465	16,354,363	14,186,890	12,028,774	9,880,295
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	44,120,140	40,543,821	36,982,823	33,427,146	29,866,791	26,311,755	22,862,040	19,311,788	15,869,426	12,416,503	8,971,597
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	11,723,421	10,911,102	10,102,258	9,296,875	8,494,959	7,696,508	6,901,523	6,110,054	5,321,951	4,531,364	3,750,242
20 Medium density mixed use flattened scheme (150 flats)	150	£13,683,060	31,705,466	29,440,527	27,185,588	24,930,649	22,675,710	20,420,771	18,165,832	15,910,893	13,655,954	11,401,015	9,146,076
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	52,629,440	50,996,620	52,247,040	46,989,740	41,542,676	36,099,589	30,700,373	25,316,194	20,001,168	15,113,516	9,882,378
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,282	14,267,727	22,610,754	21,058,472	19,503,881	17,955,882	16,414,773	14,880,256	13,352,429	11,851,294	10,346,851	8,809,096
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	24,269,796	49,850,854	45,452,129	41,049,821	36,643,229	32,243,555	28,220,365	24,003,753	19,826,009	15,644,138	11,504,489
24 Medium density mixed use flattened scheme (40 flats)	40	£2,622,539	11,900,894	11,317,969	10,739,626	10,165,644	9,597,163	9,030,979	8,473,474	7,916,709	7,368,822	6,823,234	6,282,545
25 Medium density mixed use flattened scheme (250 flats)	250	£3,500,400	44,988,659	41,583,189	38,200,260	34,817,870	31,435,480	28,052,970	24,670,460	21,287,950	17,905,440	14,522,930	11,140,420
26 Medium density mixed use flattened scheme (400 flats)	400	£27,366,120	52,677,646	47,776,176	42,874,706	37,973,236	33,071,766	28,170,296	23,268,826	18,367,356	13,465,886	8,564,416	3,663,946
27 Medium density mixed use flattened scheme (600 flats)	600	£45,186,655	63,586,106	57,810,028	52,012,339	46,180,244	40,366,390	34,572,093	28,764,911	22,977,084	17,264,913	11,467,917	5,965,542
28 Medium density mixed use flattened scheme (550 flats)	550	£43,376,599	96,748,410	88,441,961	82,162,158	75,909,264	69,683,277	63,463,678	57,204,484	51,083,703	45,004,440	39,277,791	32,541,347
29 Intensification scheme (industrial with 9 flats)	12	£4,476,894	11,723,421	10,911,102	10,102,258	9,296,875	8,494,959	7,696,508	6,901,523	6,110,054	5,321,951	4,531,364	3,750,242
30 Medium density mixed use flattened scheme (200 flats)	200	£13,683,060	27,366,120	26,744,463	26,122,806	25,501,149	24,879,492	24,257,835	23,636,178	23,014,521	22,392,864	21,771,207	21,149,550
31 Medium density mixed use flattened scheme (400 flats)	400	£27,366,120	53,703,259	49,330,249	44,958,831	40,587,422	36,216,013	31,844,604	27,473,195	23,101,786	18,730,377	14,358,968	9,988,559
32 Medium density mixed use flattened scheme (800 flats)	800	£54,732,240	107,406,518	98,660,498	89,914,662	81,168,844	72,422,908	63,676,972	54,931,036	46,185,100	37,439,164	28,693,228	19,947,292
33 High density mixed use flattened scheme (180 flats)	180	£19,296,957	45,796,401	43,081,124	40,407,243	37,744,558	35,093,669	32,443,974	29,826,678	27,214,373	24,603,265	22,001,153	19,428,437
34 High density mixed use flattened scheme (500 flats)	500	£21,921,347	68,619,899	61,197,310	55,884,844	50,524,502	45,214,281	39,948,158	34,646,211	29,369,360	24,048,910	18,727,936	13,454,946
35 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,320	221,741,120	203,607,827	186,081,816	168,276,818	150,478,375	132,680,336	114,703,618	96,672,078	78,655,874	60,644,424	42,633,266
36 High density mixed use flattened scheme (450 flats)	450	£16,746,317	24,269,796	49,850,854	45,452,129	41,049,821	36,643,229	32,243,555	28,220,365	24,003,753	19,826,009	15,644,138	11,504,489
37 High density mixed use flattened scheme (400 flats)	400	£17,718,782	22,966,290	23,171,995	19,784,333	16,203,573	16,629,616	15,060,625	13,493,057	11,933,222	10,379,769	8,833,156	7,293,303
38 High density mixed use flattened scheme (100 flats)	350	£14,356,927	21,712,311	21,712,311	18,451,533	15,190,755	12,929,977	10,669,199	8,408,421	6,147,643	3,886,865	1,627,087	1,414,969
39 Purpose Built Student Accommodation (high density) 100 units	-	£777,878	1,772,591	16,576,134	15,496,276	16,423,419	13,345,562	12,268,704	11,191,840	10,114,989	9,038,132	7,961,274	6,884,417
40 Purpose Built Student Accommodation (medium density) 100 units	-	£2,316,635	17,852,991	16,576,134	15,496,276	16,423,419	13,345,562	12,268,704	11,191,840	10,114,989	9,038,132	7,961,274	6,884,417
41 High density retirement flat scheme (60 flats)	60	£3,087,514	13,098,897	12,193,183	11,294,319	10,399,306	9,508,145	8,620,834	7,737,375	6,857,766	5,981,041	5,104,414	4,231,680
42 High density retirement flat scheme (70 flats)	70	£3,087,514	15,296,017	14,232,846	13,164,198	12,139,822	11,105,290	10,065,089	9,034,383	8,008,169	6,985,491	5,962,696	4,944,479
43 High density retirement flat scheme (80 flats)	80	£3,087,514	17,476,138	16,272,510	15,074,851	13,877,192	12,682,534	11,487,875	10,293,216	9,098,557	7,903,898	6,709,239	5,514,580
44 Medium density extracare flat scheme (50 flats)	50	£3,087,514	10,051,394	9,367,019	8,646,097	7,928,266	7,210,259	6,501,894	5,793,332	5,084,551	4,376,296	3,675,249	2,975,311
45 High density extracare flat scheme (60 flats)	60	£3,087,514	12,118,207	11,240,384	10,384,217	9,527,889	8,665,180	7,811,200	6,960,933	6,114,408	5,267,735	4,419,354	3,579,424
46 High density extracare flat scheme (70 flats)	70	£3,087,514	14,445,379	13,151,748	12,122,446	11,117,473	10,116,830	9,120,516	8,128,534	7,136,364	6,143,105	5,160,465	4,183,537

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,007,341	957,118	907,110	857,311	807,725	758,351	708,187	660,235	611,495	562,967	514,648
2 Low density housing scheme (4 houses)	4	£1,543,757	2,015,561	1,915,118	1,815,099	1,715,503	1,616,329	1,517,579	1,419,253	1,321,350	1,223,870	1,126,812	1,030,170
3 Low density housing scheme (8 houses)	9	£3,504,327	4,535,803	4,309,807	4,084,763	3,860,672	3,637,533	3,415,346	3,194,110	2,973,827	2,754,497	2,536,118	2,318,692
4 Medium density flattened scheme (5 flats)	5	£514,586	1,796,093	1,692,594	1,588,936	1,485,720	1,382,944	1,280,611	1,178,719	1,077,268	976,259	875,691	775,565
5 Medium density flattened scheme (7 flats)	7	£817,503	2,518,459	2,372,713	2,227,585	2,083,076	1,939,183	1,795,910	1,653,254	1,511,217	1,369,727	1,228,995	1,088,811
6 Medium density flattened scheme (9 flats)	9	£926,254	3,234,443	3,047,064	2,860,480	2,674,691	2,489,695	2,305,495	2,122,089	1,939,478	1,757,662	1,576,639	1,396,412
7 Medium density flattened scheme (30 flats)	30	£2,315,635	10,148,154	9,559,734	8,973,809	8,390,379	7,809,444	7,231,005	6,655,061	6,081,611	5,510,657	4,942,198	4,376,234
8 Medium density flattened scheme (75 flats)	75	£5,866,275	23,344,835	21,985,404	20,631,737	19,283,837	17,941,701	16,605,331	15,274,726	13,949,888	12,630,812	11,317,502	10,009,959
9 Medium density flattened scheme (250 flats)	250	£22,893,221	87,909,041	84,240,611	80,587,786	76,950,565	73,328,951	69,722,942	66,132,537	62,567,738	59,028,543	55,454,955	51,926,971
10 Medium density mixed use flattened scheme (200 flats)	600	£36,935,940	86,975,940	86,964,731	81,585,248	76,201,117	70,827,290	65,449,041	60,072,929	54,704,812	49,332,697	43,960,582	38,588,467
11 Medium density mixed use flattened scheme (200 flats)	200	£12,566,379	43,371,252	40,343,860	37,329,403	34,327,883	31,330,299	28,363,651	25,429,915	22,496,915	19,564,470	16,631,470	13,702,746
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	65,572,724	60,595,187	55,629,613	50,671,504	45,734,806	40,819,517	35,925,637	31,023,332	26,141,647	21,270,299	16,393,356
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	27,540,930	26,097,940	24,661,100	23,230,410	21,805,870	20,387,479	18,975,237	17,569,145	16,169,203	14,775,411	13,387,767
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,174,131	7,994,749	7,816,129	7,638,267	7,461,168	7,284,829	7,109,250	6,934,432	6,760,376	6,587,079	6,414,543
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	10,659,591	10,061,622	9,466,189	8,873,292	8,282,831	7,695,105	7,109,814	6,527,060	5,946,841	5,369,158	4,794,005
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	23,891,080	22,476,908	21,068,761	19,666,641	18,270,545	16,880,474	15,496,429	14,116,410	12,746,416	11,380,447	10,020,503
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	37,463,559	34,941,441	32,430,076	29,920,462	27,439,600	24,960,489	22,492,130	20,034,523	17,582,061	15,134,127	12,686,990
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	53,451,275	49,388,900	45,343,898	41,316,270	37,306,016	33,313,135	29,337,626	25,379,462	21,438,732	17,503,143	13,566,852
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	13,769,217	12,850,338	11,935,375	11,024,327	10,117,196	9,213,979	8,314,680	7,419,296	6,527,828	5,640,276	4,756,640
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	37,411,977	34,889,845	32,378,454	29,877,835	27,387,957	24,908,831	22,440,456	19,982,834	17,529,568	15,081,619	12,644,475
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	76,751,468	70,748,359	64,760,665	58,772,975	52,791,961	46,786,709	40,759,892	34,749,000	28,764,525	22,806,465	16,874,823
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	28,169,276	26,393,905	24,626,100	22,865,863	21,113,193	19,368,091	17,630,555	15,900,585	14,178,184	12,463,349	10,756,062
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	65,480,516	60,488,249	55,535,874	50,599,339	45,703,963	40,832,723	35,987,825	31,184,366	26,422,346	21,701,765	17,017,339
24 Medium density mixed use flattened scheme (40 flats)	40	£3,652,558	13,302,689	12,643,864	11,990,345	11,342,130	10,699,219	10,061,614	9,429,313	8,802,317	8,180,625	7,564,239	6,953,156
25 Medium density mixed use flattened scheme (250 flats)	250	£35,500,548	63,989,478	60,488,249	55,535,874	50,599,339	45,703,963	40,832,723	35,987,825	31,184,366	26,422,346	21,701,765	17,017,339
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	56,035,878	52,176,465	48,333,541	44,507,109	40,697,168	36,903,717	33,126,757	29,368,268	25,622,310	21,894,822	18,179,447
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	38,689,067	36,250,841	33,823,006	31,405,563	28,988,514	26,601,856	24,215,991	21,839,718	19,474,238	17,119,150	14,774,454
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	78,752,208	72,297,501	66,845,105	61,397,465	55,952,818	50,507,168	45,062,518	39,617,868	34,173,218	28,728,568	23,283,918
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,508	66,822,125	60,488,249	55,535,874	50,599,339	45,703,963	40,832,723	35,987,825	31,184,366	26,422,346	21,701,765	17,017,339
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	7,300,982	7,061,806	6,823,645	6,586,497	6,350,364	6,115,245	5,881,140	5,646,050	5,415,974	5,184,912	4,954,864
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	77,172,590	72,335,558	67,519,212	62,723,553	57,948,579	53,194,290	48,460,689	43,747,722	39,055,540	34,383,995	29,733,136
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	52,613,614	49,572,306	46,543,226	43,527,049	40,523,774	37,533,401	34,555,929	31,591,360	28,639,692	25,700,928	22,775,062
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	81,567,529	75,221,209	68,864,355	62,526,359	56,213,742	49,929,505	43,672,647	37,443,168	31,241,076	25,066,351	18,895,454
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,722,722	267,836,266	247,726,874	227,703,558	207,681,117	187,726,700	167,740,024	147,752,560	127,710,305	107,755,867	87,145,346	66,704,277
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	8,403,677	7,843,299	7,285,309	6,729,706	6,176,493	5,625,666	5,077,228	4,531,176	3,987,514	3,444,048	2,902,498
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	15,833,807	14,910,423	13,990,957	13,075,405	12,163,770	11,256,051	10,352,247	9,452,360	8,556,388	7,664,333	6,776,193
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	66,930,676	61,771,487	56,612,291	51,474,295	46,358,489	41,247,539	36,146,400	31,067,583	26,009,382	20,936,367	15,885,908
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	68,217,295	63,034,920	57,853,362	52,685,257	47,539,475	42,416,013	37,314,874	32,236,058	27,179,563	22,122,700	17,072,212
39 Medium density mixed use flattened scheme (100 flats)	100	£6,880,214	26,822,224	25,182,459	23,598,382	21,997,993	19,817,290	18,044,274	16,278,946	14,521,304	12,771,349	11,020,579	9,277,473
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	65,094,581	60,257,549	55,441,204	50,645,545	45,870,570	41,116,262	36,382,680	31,644,856	26,924,592	22,225,139	17,529,263
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	1,762,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,622,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	15,147,312	14,137,740	13,132,402	12,131,502	11,134,836	10,142,473	9,154,412	8,170,654	7,191,198	6,216,044	5,244,165
44 High density retirement flattened scheme (70 flats)	70	£11,670,709	17,679,335	16,501,496	15,328,678	14,160,877	12,998,097	11,840,336	10,687,593	9,539,872	8,397,166	7,259,485	6,125,735
45 High density retirement flattened scheme (80 flats)	80	£13,343,323	20,211,359	18,865,253	17,524,885	16,190,253	14,861,357	13,538,197	12,220,775	10,909,089	9,603,139	8,302,925	7,007,305
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	11,739,493	10,929,610	10,123,182	9,320,210	8,520,692	7,724,629	6,932,022	6,142,871	5,357,174	4,572,244	3,788,931
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	14,096,357	13,124,492	12,156,774	11,193,202	10,233,776	9,278,495	8,327,362	7,380,375	6,437,534	5,495,749	4,555,769
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	16,453,221	15,316,374	14,190,365	13,066,194	11,946,859	10,832,361	9,722,701	8,617,879	7,517,893	6,418,253	5,322,605

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,007,341	957,118	907,110	857,311	807,725	758,351	708,187	660,235	611,495	562,967	514,648
2 Low density housing scheme (4 houses)	4	£917,161	2,015,561	1,915,118	1,815,099	1,715,503	1,616,329	1,517,579	1,419,253	1,321,350	1,223,870	1,126,812	1,030,170
3 Low density housing scheme (8 houses)	9	£2,081,956	4,535,803	4,309,807	4,084,763	3,860,672	3,637,533	3,415,346	3,194,110	2,973,827	2,754,497	2,536,118	2,318,692
4 Medium density flattened scheme (5 flats)	5	£305,720	1,796,093	1,692,594	1,588,936	1,485,720	1,382,944	1,280,611	1,178,719	1,077,268	976,259	875,691	775,565
5 Medium density flattened scheme (7 flats)	7	£365,862	2,518,459	2,372,713	2,227,585	2,083,076	1,939,183	1,795,910	1,653,254	1,511,217	1,369,727	1,228,995	1,088,811
6 Medium density flattened scheme (9 flats)	9	£550,297	3,234,443	3,047,064	2,860,480	2,674,691	2,489,695	2,305,495	2,122,089	1,939,478	1,757,662	1,576,639	1,396,412
7 Medium density flattened scheme (30 flats)	30	£1,376,742	10,148,154	9,559,734	8,973,809	8,390,379	7,809,444	7,231,005	6,655,061	6,081,611	5,510,657	4,942,198	4,376,234
8 Medium density flattened scheme (75 flats)	75	£3,485,213	23,344,835	21,985,404	20,631,737	19,283,837	17,941,701	16,605,331	15,274,726	13,949,888	12,630,812	11,317,502	10,009,959
9 Medium density mixed use flattened scheme (200 flats)	600	£1,484,517	37,909,041	34,240,611	30,587,786	26,950,565	23,328,951	19,722,942	16,132,537	12,567,738	9,998,543	7,429,595	5,860,372
10 Medium density mixed use flattened scheme (500 flats)	600	£2,837,319	96,375,340	89,964,731	81,585,248	74,237,403	66,897,239	59,578,904	52,261,553	44,984,541	37,689,469	30,382,377	23,072,136
11 Medium density mixed use flattened scheme (200 flats)	400	£1,357,885	43,312,52	40,343,860	37,329,403	34,327,983	31,329,015	28,363,651	25,393,635	22,429,915	19,474,102	16,547,170	13,616,743
12 Medium density mixed use flattened scheme (500 flats)	400	£1,884,647	56,572,724	50,995,187	45,629,613	40,261,504	34,874,806	29,489,517	25,925,637	21,023,332	16,181,243	12,070,298	8,160,336
13 Medium density mixed use flattened scheme (80 flats)	80	£3,446,702	27,540,900	26,087,940	24,661,110	23,240,410	21,835,870	20,431,477	19,027,237	17,599,145	16,186,207	14,775,511	13,367,787
14 Intercultural scheme (industrial scheme)	9	£46,113	7,994,143	7,461,131	6,928,127	6,401,120	5,874,113	5,349,106	4,824,099	4,299,092	3,774,085	3,249,078	2,724,071
15 Medium density mixed use flattened scheme (30 flats)	30	£2,226,702	10,659,591	10,061,621	9,468,189	8,873,292	8,282,931	7,690,545	7,100,814	6,527,680	5,946,841	5,369,158	4,794,009
16 Medium density mixed use flattened scheme (75 flats)	75	£2,898,454	23,891,080	22,126,028	21,068,761	19,966,641	18,720,545	17,685,474	15,496,429	14,118,410	12,746,416	11,380,447	10,020,503
17 Medium density mixed use flattened scheme (150 flats)	150	£3,483,569	34,483,569	32,441,641	30,399,716	28,357,791	26,315,866	24,273,941	22,232,016	20,190,091	18,148,166	16,106,241	14,064,316
18 High density mixed use flattened scheme (300 flats)	300	£8,933,740	103,451,275	98,388,900	93,343,693	88,314,276	83,289,010	78,263,743	73,238,476	68,213,209	63,187,942	58,162,675	53,137,408
19 Medium density mixed use flattened scheme (500 flats)	500	£2,856,768	13,769,217	12,850,338	11,935,937	11,024,327	10,117,196	9,213,979	8,310,764	7,418,549	6,527,828	5,640,276	4,756,640
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	37,411,977	34,889,845	32,378,464	29,877,835	27,397,967	24,908,831	22,440,458	19,962,834	17,529,568	15,081,619	12,644,475
21 High density mixed use flattened scheme (450 flats)	450	£13,940,853	76,751,466	70,748,595	64,740,695	58,732,795	52,727,991	46,719,790	40,709,692	34,700,493	28,696,725	22,696,465	16,674,823
22 Medium density mixed use flattened scheme (250 flats)	250	£10,940,755	64,809,775	59,809,775	54,809,775	49,809,775	44,809,775	39,809,775	34,809,775	29,809,775	24,809,775	19,809,775	14,809,775
23 High density mixed use flattened scheme (450 flats)	450	£35,905,046	65,480,518	60,488,249	55,535,874	50,589,339	45,643,963	40,698,527	35,753,091	31,184,366	26,222,346	21,271,705	17,017,373
24 Medium density mixed use flattened scheme (400 flats)	400	£5,502,967	13,302,889	12,643,864	11,990,340	11,342,130	10,699,219	10,061,614	9,423,913	8,802,317	8,180,625	7,564,239	6,953,156
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	53,848,962	49,869,478	46,145,555	42,421,123	38,696,618	34,971,311	30,936,777	27,179,302	23,434,324	19,694,222	15,949,951
26 High density mixed use flattened scheme (150 flats)	150	£14,052,968	41,417,167	38,417,167	35,417,167	32,417,167	29,417,167	26,417,167	23,417,167	20,417,167	17,417,167	14,417,167	11,417,167
27 Medium density mixed use flattened scheme (1400 flats)	1400	£5,502,968	38,689,067	36,250,841	33,823,008	31,400,165	28,985,514	26,601,856	24,215,951	21,839,718	19,454,238	17,119,150	14,784,994
28 Medium density mixed use flattened scheme (500 flats)	600	£3,192,732	78,752,208	72,297,501	66,845,109	61,397,465	55,950,021	50,502,577	45,055,133	39,607,689	34,160,245	28,712,801	23,265,357
29 Medium density mixed use flattened scheme (500 flats)	500	£2,727,235	110,622,125	103,658,798	96,625,470	89,592,142	82,558,814	75,525,486	68,492,158	61,458,830	54,425,502	47,392,174	40,358,846
30 Intercultural scheme (industrial scheme)	9	£46,113	7,994,143	7,461,131	6,928,127	6,401,120	5,874,113	5,349,106	4,824,099	4,299,092	3,774,085	3,249,078	2,724,071
31 Medium density mixed use flattened scheme (350 flats)	350	£2,008,834	77,172,520	70,572,520	64,022,520	57,472,520	50,922,520	44,372,520	37,822,520	31,272,520	24,722,520	18,172,520	11,622,520
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	52,613,454	49,372,306	46,145,228	42,918,150	39,691,072	36,463,994	33,236,916	30,009,838	26,782,760	23,555,682	20,328,604
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	61,967,529	75,221,209	88,645,356	102,269,503	115,893,650	129,517,797	143,141,944	156,766,091	170,390,238	184,014,385	197,638,532
34 High density mixed use flattened scheme (500 flats)	1,750	£29,494,258	100,728,274	122,728,274	144,728,274	166,728,274	188,728,274	210,728,274	232,728,274	254,728,274	276,728,274	298,728,274	320,728,274
35 High density mixed use flattened scheme (30 flats)	30	£73,629	8,633,677	7,843,299	7,053,921	6,264,543	5,475,165	4,685,787	3,896,409	3,107,031	2,317,653	1,528,275	736,897
36 Medium density mixed use flattened scheme (50 flats)	50	£3,931,497	16,833,807	14,910,423	13,090,957	11,270,491	9,450,025	7,629,559	5,809,093	3,988,627	2,168,161	366,695	1,776,193
37 High density mixed use flattened scheme (400 flats)	400	£2,971,911	66,930,675	61,771,497	56,612,291	51,453,085	46,293,879	41,134,673	35,975,467	30,816,261	25,657,055	20,497,849	15,338,643
38 High density mixed use flattened scheme (350 flats)	350	£2,826,362	68,217,362	63,058,184	57,909,006	52,759,628	47,610,250	42,460,872	37,311,494	32,162,116	27,012,738	21,863,360	16,713,982
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	20,382,204	18,262,459	16,142,714	14,022,969	11,903,224	9,783,479	7,663,734	5,543,989	3,424,244	1,304,499	22,770,722
40 High density mixed use flattened scheme (150 flats)	350	£8,528,621	60,058,581	60,257,549	60,456,517	60,655,485	60,854,453	61,053,421	61,252,389	61,451,357	61,650,325	61,849,293	62,048,261
41 Purpose Built Student Accommodation (high density) 100 units		£458,581	1,762,991	1,676,314	1,589,276	1,492,238	1,405,199	1,318,161	1,231,123	1,144,085	1,057,047	970,009	882,971
42 Purpose Built Student Accommodation (high density) 100 units		£458,581	1,762,991	1,676,314	1,589,276	1,492,238	1,405,199	1,318,161	1,231,123	1,144,085	1,057,047	970,009	882,971
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	15,147,312	14,176,130	13,212,472	12,250,814	11,289,156	10,327,498	9,365,840	8,404,182	7,442,524	6,480,866	5,519,208
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	17,679,335	16,501,496	15,328,676	14,160,857	12,988,037	11,830,390	10,687,563	9,539,872	8,397,138	7,250,485	6,125,735
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	20,219,359	18,865,253	17,528,616	16,190,253	14,861,357	13,546,197	12,226,778	10,909,089	9,600,169	8,302,825	7,007,305
46 High density extracare flattened scheme (50 flats)	50	£1,834,323	11,730,493	10,930,610	10,129,727	9,320,844	8,516,692	7,714,629	6,912,566	6,110,503	5,308,440	4,506,377	3,704,314
47 High density extracare flattened scheme (50 flats)	50	£1,834,323	14,096,357	13,124,492	12,152,627	11,180,762	10,208,897	9,237,032	8,265,167	7,293,302	6,321,437	5,350,572	4,379,707
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	16,453,221	15,310,374	14,190,365	13,066,194	11,945,859	10,826,519	9,707,179	8,587,839	7,468,499	6,349,159	5,229,819

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

		Sales value £111,911 psm		£15,437.565 PER HA		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density housing scheme (2 houses)	2	£771,878	1,112,736	1,057,025	1,001,549	946,307	891,300	836,528	781,990	727,688	673,620	619,787	566,188								50%	30%
2 Low density housing scheme (4 houses)	4	£1,543,757	2,226,351	2,114,929	2,003,976	1,893,492	1,783,478	1,673,933	1,564,859	1,456,254	1,346,118	1,240,452	1,133,255								50%	30%
3 Low density housing scheme (8 houses)	9	£3,504,327	5,010,082	4,759,381	4,509,736	4,261,149	4,013,617	3,767,142	3,521,724	3,277,362	3,034,057	2,791,808	2,550,618								50%	30%
4 Medium density flattened scheme (5 flats)	5	£154,586	2,020,058	1,904,892	1,789,618	1,674,834	1,560,540	1,446,737	1,333,425	1,220,604	1,108,273	996,433	885,084								50%	30%
5 Medium density flattened scheme (7 flats)	7	£187,503	2,832,010	2,669,931	2,508,539	2,347,836	2,187,818	2,028,487	1,869,844	1,711,886	1,554,617	1,398,034	1,242,138								50%	30%
6 Medium density flattened scheme (9 flats)	9	£243,547	3,637,580	3,429,202	3,221,708	3,015,096	2,809,368	2,604,522	2,400,581	2,197,483	1,995,287	1,793,975	1,593,547								50%	30%
7 Medium density flattened scheme (30 flats)	30	£2,315,635	11,428,507	10,773,394	10,121,058	9,471,498	8,824,716	8,180,709	7,539,479	6,901,027	6,265,351	5,632,452	5,002,329								50%	30%
8 Medium density flattened scheme (75 flats)	75	£5,866,275	28,359,807	24,843,327	23,333,274	21,829,652	20,324,456	18,841,689	17,357,352	15,879,422	14,407,961	12,942,909	11,484,285								50%	30%
9 Medium density flattened scheme (250 flats)	250	£22,893,221	66,326,359	62,227,546	58,146,154	54,074,138	50,018,644	45,960,611	41,960,038	37,956,028	33,971,275	30,003,086	26,052,356								50%	30%
10 Medium density flattened scheme (600 flats)	600	£38,439,538	113,201,843	104,940,876	96,715,418	88,525,271	80,351,041	72,199,448	64,083,308	55,970,012	47,883,833	39,783,924	31,676,193								50%	30%
11 Medium density mixed use flattened scheme (200 flats)	200	£5,588,579	50,338,041	46,947,500	43,571,928	40,210,574	36,863,691	33,531,274	30,213,328	26,909,850	23,620,841	20,332,701	17,055,586								45%	30%
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	77,340,121	71,749,623	66,183,021	60,640,314	55,121,503	49,628,587	44,131,742	38,656,130	33,204,553	27,753,224	22,313,093								40%	30%
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,602	30,756,900	29,146,392	27,542,741	25,945,940	24,358,008	22,772,928	21,196,704	19,627,338	18,064,829	16,509,177	14,960,382								45%	30%
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,564,480	8,364,764	8,165,896	7,967,874	7,770,698	7,574,370	7,378,887	7,184,252	6,990,462	6,797,520	6,605,424								50%	30%
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	11,960,750	11,295,005	10,632,081	9,971,980	9,314,700	8,660,241	8,008,605	7,359,791	6,713,798	6,070,628	5,430,270								50%	30%
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	27,004,835	25,428,468	23,858,812	22,295,860	20,739,631	19,190,106	17,647,290	16,111,187	14,581,792	13,059,109	11,543,134								50%	30%
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	43,170,130	40,350,759	37,543,395	34,748,038	31,964,687	29,193,344	26,434,008	23,686,678	20,951,355	18,228,039	15,513,712								50%	30%
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	62,768,311	58,233,979	53,704,973	49,195,394	44,705,241	40,234,514	35,783,213	31,351,338	26,938,890	22,545,967	18,172,270								50%	30%
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	15,815,014	14,789,570	13,768,491	12,751,779	11,739,432	10,731,452	9,727,837	8,728,587	7,733,705	6,743,188	5,757,037								50%	30%
20 High density mixed use flattened scheme (150 flats)	150	£7,440,397	43,118,540	40,299,162	37,491,783	34,696,410	31,913,045	29,141,687	26,382,335	23,634,990	20,899,652	18,176,321	15,461,188								50%	30%
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	90,385,352	83,728,749	77,069,255	70,438,349	63,802,112	57,179,091	50,539,996	43,878,370	37,177,859	30,501,420	23,854,538								50%	30%
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	32,132,735	30,154,718	28,185,123	26,223,949	24,270,405	22,321,408	20,380,854	18,448,741	16,525,073	14,609,847	12,703,064								50%	30%
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	76,594,146	71,022,822	65,497,045	59,994,791	54,535,641	49,121,530	43,722,918	38,364,979	33,021,065	27,723,514	22,472,326								50%	30%
24 Medium density mixed use flattened scheme (40 flats)	40	£3,655,210	14,704,492	13,969,623	13,241,064	12,518,215	11,801,277	11,090,249	10,385,132	9,685,925	8,992,628	8,305,243	7,623,767								50%	30%
25 Medium density mixed use flattened scheme (250 flats)	250	£10,898,748	62,692,021	58,386,009	54,092,850	49,808,376	45,542,343	41,294,751	37,065,062	32,854,894	28,662,626	24,488,801	20,333,418								45%	30%
26 Medium density mixed use flattened scheme (250 flats)	250	£10,898,748	64,846,140	60,540,126	56,252,488	51,963,224	47,729,330	43,481,738	39,252,588	35,041,879	30,840,613	26,675,788	22,520,403								45%	30%
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,688	44,163,959	41,440,547	38,728,731	36,028,511	33,339,889	30,662,862	27,997,434	25,343,601	22,701,365	20,070,726	17,451,684								50%	30%
28 Medium density mixed use flattened scheme (600 flats)	600	£17,500,235	126,399,172	118,482,819	110,600,166	102,751,213	94,935,961	87,132,753	79,361,547	71,624,144	63,904,765	56,203,255	48,515,838								50%	30%
29 Medium density mixed use flattened scheme (500 flats)	500	£25,772,235	126,399,172	118,482,819	110,600,166	102,751,213	94,935,961	87,132,753	79,361,547	71,624,144	63,904,765	56,203,255	48,515,838								50%	30%
30 Interconversion scheme (industrial with 12 flats)	12	£2,315,635	7,821,446	7,555,159	7,290,002	7,025,971	6,763,071	6,501,299	6,240,656	5,981,143	5,722,757	5,465,500	5,209,372								50%	30%
31 Medium density mixed use flattened scheme (350 flats)	350	£20,085,834	88,249,850	82,835,807	77,444,887	72,077,089	66,732,413	61,410,860	56,112,430	50,837,122	45,584,935	40,355,872	35,149,931								50%	30%
32 Medium density mixed use flattened scheme (180 flats)	180	£11,484,517	59,413,961	56,020,623	52,641,971	49,277,700	45,927,815	42,592,313	39,271,195	35,964,461	32,672,110	29,392,699	26,123,680								50%	30%
33 High density mixed use flattened scheme (50 flats)	50	£4,585,807	16,113,874	15,092,991	14,072,912	13,052,815	12,032,322	11,012,277	10,007,985	9,003,421	8,003,937	7,004,726	6,004,285								50%	30%
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	313,437,864	291,055,107	268,752,565	246,545,752	224,336,466	202,217,021	180,073,893	157,940,421	135,760,042	113,465,711	90,905,230								45%	30%
35 High density mixed use flattened scheme (30 flats)	30	£733,729	9,643,412	9,018,457	8,396,162	7,776,526	7,159,554	6,545,241	5,933,588	5,324,596	4,718,265	4,114,595	3,513,584								50%	30%
36 Medium density mixed use flattened scheme (450 flats)	450	£3,655,210	17,879,003	16,849,055	15,824,073	14,802,856	13,786,006	12,773,522	11,765,404	10,761,652	9,762,266	8,767,245	7,776,590								50%	30%
37 High density mixed use flattened scheme (400 flats)	400	£16,834,419	78,736,462	72,970,502	67,220,590	61,465,365	55,794,825	50,106,712	44,427,475	38,773,409	33,068,494	27,497,910	21,839,250								50%	30%
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	80,095,391	74,320,793	68,555,740	62,802,068	57,032,206	51,346,822	45,631,760	39,941,664	34,276,540	28,636,350	23,021,201								50%	30%
39 High density mixed use flattened scheme (100 flats)	100	£7,718,783	31,006,187	28,993,024	26,988,433	24,992,412	23,004,963	21,020,698	19,055,768	17,094,045	15,140,881	13,196,290	11,260,268								50%	30%
40 High density mixed use flattened scheme (450 flats)	350	£14,536,999	70,278,878	66,360,878	62,360,878	58,360,878	54,360,878	50,360,878	46,360,878	42,360,878	38,360,878	34,360,878	30,360,878								50%	30%
41 Purpose Built Student Accommodation (high density) 100 units	-	£777,878	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417								50%	30%
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274										
43 High density retirement flat scheme (60 flats)	60	£3,087,513	17,792,727	16,082,298	14,970,621	13,858,698	12,747,528	11,664,113	10,571,450	9,483,542	8,400,387	7,321,986	6,248,338								50%	30%
44 High density retirement flat scheme (70 flats)	70	£3,087,513	20,672,653	18,770,147	17,473,187	16,177,733	14,895,904	13,615,581	12,340,605	11,071,574	9,807,889	8,549,750	7,297,156								50%	30%
45 High density retirement flat scheme (80 flats)	80	£3,087,513	22,960,787	20,747,997	19,070,733	17,792,468	16,507,244	15,216,020	13,924,796	12,633,572	11,342,348	10,051,124	8,759,899								50%	30%
46 Medium density estracare flattened scheme (50 flats)	50	£3,087,513	13,567,952	12,492,201	11,600,289	10,712,153	9,827,855	8,939,571	8,050,714	7,157,700	6,268,844	5,363,456	4,462,245								50%	30%
47 High density estracare flattened scheme (60 flats)	60	£3,087,513	16,074,508	14,999,601	13,929,277	12,863,533	11,802,371	10,745,790	9,693,762	8,646,374	7,603,537	6,565,282	5,531,609								50%	30%
48 High density estracare flattened scheme (70 flats)	70	£3,087,513	18,761,063	17,507,023	16,258,285	15,014,813	13,776,887	12,544,256	11,316,869	10,090,878	8,876,231	7,666,929	6,460,973								50%	30%

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

LANDS/WORLAND LOCAL PLAN VIABILITY			Sales value £12,688 psm		£15,437,565 PER HA		A/H tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values									
BENCHMARK LAND VALUE (SECONDARY OFFICES)																								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Low density housing scheme (2 houses)	2	£771,878	1,218,131	1,156,931	1,095,987	1,035,302	974,874	914,705	854,793	795,140	735,744	676,607	617,727											
2 Low density housing scheme (4 houses)	4	£1,543,757	2,437,142	2,314,739	2,192,852	2,071,482	1,950,628	1,830,289	1,710,465	1,591,158	1,472,367	1,354,092	1,236,332											
3 Low density housing scheme (8 houses)	8	£3,084,327	5,494,360	5,208,954	4,934,710	4,661,625	4,389,702	4,118,940	3,849,338	3,580,897	3,313,617	3,047,497	2,782,539											
4 Medium density flattened scheme (5 flats)	5	£514,586	2,244,623	2,117,192	1,990,300	1,863,948	1,738,136	1,612,864	1,488,132	1,363,940	1,240,288	1,117,175	994,603											
5 Medium density flattened scheme (7 flats)	7	£687,503	3,145,561	2,967,150	2,789,495	2,612,595	2,436,451	2,261,064	2,086,432	1,912,556	1,739,437	1,567,073	1,395,465											
6 Medium density flattened scheme (9 flats)	9	£926,254	4,040,717	3,811,340	3,582,935	3,355,501	3,129,040	2,903,550	2,679,033	2,455,487	2,232,914	2,011,311	1,790,681											
7 Medium density flattened scheme (30 flats)	30	£2,315,635	12,708,861	11,987,055	11,268,307	10,552,618	9,839,986	9,130,414	8,423,899	7,720,442	7,020,045	6,322,705	5,628,424											
8 Medium density flattened scheme (75 flats)	75	£5,866,275	29,374,780	27,701,250	26,034,812	24,375,466	22,723,211	21,078,049	19,438,978	17,808,968	16,185,111	14,568,315	12,958,610											
9 Medium density flattened scheme (250 flats)	250	£22,693,221	74,699,656	70,164,681	65,648,968	61,152,518	56,675,332	52,217,408	47,778,748	43,356,114	38,944,007	34,551,216	30,177,742											
10 Medium density mixed use flattened scheme (200 flats)	600	£38,459,538	129,633,827	120,826,951	111,758,174	102,717,336	93,698,092	84,717,856	75,776,625	66,841,506	57,940,152	49,042,230	40,151,840											
11 Medium density mixed use flattened scheme (200 flats)	200	£13,569,379	57,933,538	53,551,941	49,814,433	46,093,267	42,388,081	38,688,898	35,025,716	31,368,535	27,727,355	24,102,177	20,493,000											
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	89,018,193	82,840,511	76,689,202	70,564,263	64,452,589	58,355,066	52,284,028	46,230,474	40,206,959	34,181,529	28,162,695											
13 Medium density mixed use flattened scheme (800 flats)	800	£15,900,662	33,972,871	32,194,843	30,424,380	28,661,482	26,908,148	25,158,377	23,418,172	21,685,532	19,960,455	18,242,944	16,532,996											
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	8,954,827	8,734,780	8,515,664	8,297,480	8,080,229	7,863,910	7,648,525	7,434,071	7,220,550	7,007,961	6,796,304											
15 Medium density mixed use flattened scheme (100 flats)	30	£3,751,338	13,261,910	12,528,388	11,797,973	11,070,667	10,346,468	9,625,378	8,907,396	8,192,521	7,480,756	6,772,097	6,066,548											
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	30,118,589	28,380,029	26,648,863	24,925,092	23,208,717	21,499,737	19,798,152	18,103,962	16,417,168	14,737,769	13,065,765											
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	48,876,702	45,760,077	42,656,715	39,566,614	36,489,776	33,426,200	30,375,886	27,338,634	24,315,045	21,304,517	18,307,252											
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	71,993,755	67,005,560	62,025,970	57,067,712	52,104,467	47,155,893	42,228,799	37,323,183	32,430,047	27,576,388	22,735,208											
19 Medium density mixed use flattened scheme (500 flats)	500	£4,476,884	17,860,810	16,728,801	15,601,607	14,479,230	13,361,688	12,248,923	11,140,993	10,037,880	8,939,582	7,846,100	6,757,434											
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	48,825,119	45,708,490	42,605,102	39,514,986	36,438,133	33,374,542	30,324,213	27,287,145	24,263,341	21,252,799	18,255,517											
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	103,907,580	96,576,344	89,249,959	81,954,987	74,672,133	67,388,603	60,126,663	52,851,768	45,549,806	38,196,375	30,834,253											
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	36,084,756	33,900,879	31,726,293	29,560,998	27,404,995	25,258,282	23,120,861	20,992,731	18,871,963	16,756,345	14,650,046											
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	87,636,538	81,488,515	75,796,134	69,306,390	63,286,975	57,315,992	51,368,329	45,471,252	39,593,524	33,745,262	27,922,028											
24 Medium density mixed use flattened scheme (40 flats)	40	£3,652,528	16,106,297	15,295,781	14,491,783	13,694,300	12,903,334	12,118,884	11,340,951	10,569,533	9,804,632	9,046,247	8,294,376											
25 Medium density mixed use flattened scheme (250 flats)	250	£15,900,662	61,222,636	57,816,754	54,422,612	51,030,423	47,639,221	44,249,023	40,858,825	37,468,627	34,078,429	30,688,231	27,298,033											
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	73,640,883	68,876,754	64,132,934	59,400,423	54,708,221	50,023,327	45,360,742	40,717,471	36,070,916	31,456,753	26,856,982											
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	49,681,265	46,630,253	43,634,455	40,651,459	37,681,263	34,723,870	31,776,276	28,847,484	25,928,494	23,022,303	20,128,915											
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	108,323,271	100,454,556	92,601,811	84,763,041	76,933,109	69,090,195	61,233,484	53,338,753	45,360,726	37,291,182	29,248,648											
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,588	142,125,341	133,407,322	124,726,386	116,065,835	107,439,622	98,850,576	90,298,700	81,783,184	73,277,169	64,808,450	56,357,318											
30 Interinfrastructure scheme (industrial with 12 flats)	12	£8,020,651	8,341,910	8,048,512	7,756,357	7,465,447	7,175,779	6,887,354	6,600,173	6,314,235	6,029,539	5,746,088	5,463,880											
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	99,327,110	93,336,055	87,370,560	81,430,624	75,516,248	69,627,430	63,764,172	57,926,471	52,114,331	46,327,750	40,566,727											
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	66,213,707	62,466,457	58,735,087	55,010,597	51,319,986	47,636,255	43,968,403	40,316,431	36,680,339	33,060,126	29,455,793											
33 High density mixed use flattened scheme (500 flats)	500	£12,927,343	110,498,587	102,726,403	94,987,405	87,250,202	79,541,077	71,831,102	64,125,517	56,392,784	48,693,944	41,028,996	33,397,941											
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£18,459,225	358,703,736	334,030,377	309,462,344	284,969,638	260,577,467	236,227,992	211,925,451	187,668,707	163,380,813	139,057,163	114,568,533											
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	10,883,148	10,193,615	9,507,015	8,823,348	8,142,616	7,464,816	6,789,949	6,118,016	5,446,016	4,782,949	4,119,817											
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	19,922,368	18,787,071	17,656,584	16,530,308	15,408,243	14,290,993	13,178,561	12,070,943	10,968,142	9,870,157	8,776,988											
37 High density mixed use flattened scheme (400 flats)	400	£10,459,024	80,459,024	76,094,691	71,757,532	67,441,546	63,128,632	58,822,336	54,528,754	50,230,949	46,017,889	41,809,709	37,600,906											
38 High density mixed use flattened scheme (400 flats)	400	£1,444,449	91,891,130	85,519,808	79,157,084	72,821,647	66,513,494	60,210,998	53,923,949	47,647,272	41,373,516	35,127,380	28,908,864											
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,783	35,028,150	32,803,588	30,590,482	28,386,832	26,192,637	24,007,898	21,832,614	19,666,787	17,510,414	15,363,497	13,226,036											
40 High density mixed use flattened scheme (350 flats)	350	£5,458,601	87,140,417	81,178,207	75,241,429	69,300,086	63,438,239	57,549,421	51,686,163	45,848,462	40,036,322	34,249,741	28,488,718											
41 Purpose Built Student Accommodation (high density) 100 units		£771,878	17,652,991	16,573,314	15,499,276	14,422,419	13,355,522	12,268,704	11,191,846	10,148,989	9,103,132	8,167,274	7,251,478											
42 Purpose Built Student Accommodation (medium density) 100 units		£2,315,635	17,652,991	16,573,314	15,499,276	14,422,419	13,355,522	12,268,704	11,191,846	10,148,989	9,103,132	8,167,274	7,251,478											
43 High density retirement flattened scheme (60 flats)	60	£3,087,513	19,290,142	18,026,855	16,808,772	15,598,894	14,388,221	13,185,752	11,988,488	10,796,430	9,608,572	8,427,927	7,251,483											
44 High density retirement flattened scheme (70 flats)	70	£3,087,513	22,465,971	21,038,792	19,777,698	18,202,667	16,753,712	15,300,427	13,994,015	12,693,277	11,416,514	10,145,905	8,847,462											
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	25,617,799	24,150,740	22,820,541	21,437,635	19,989,322	18,589,232	17,242,442	15,942,722	14,642,042	13,341,362	12,040,682											
46 Medium density estracare flattened scheme (50 flats)	50	£3,087,513	15,306,410	14,054,732	13,077,333	12,104,096	11,135,519	10,172,229	9,205,405	8,252,669	7,300,514	6,352,339	5,408,344											
47 High density estracare flattened scheme (60 flats)	60	£3,087,513	16,052,657	16,874,710	17,713,780	18,563,865	19,430,967	20,320,967	21,243,085	22,188,211	23,167,337	24,188,463	25,249,589											
48 High density estracare flattened scheme (70 flats)	70	£3,087,513	17,088,905	16,994,620	16,386,205	15,833,634	15,606,916	14,256,003	12,913,077	11,578,176	10,238,568	8,911,113	7,589,511											

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £13,464 psm

AH tenure

ented 70%

SO 30% F

s 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£71,877.9	1,319,586	1,253,100	1,186,895	1,120,899	1,055,344	989,589	924,874	860,070	795,546	731,302	667,338
2 Low density housing scheme (4 houses)	4	£154,757.4	2,540,261	2,507,073	2,473,688	2,440,303	2,406,918	2,373,533	2,340,148	2,306,763	2,273,378	2,240,000	2,206,622
3 Low density housing scheme (9 houses)	9	£350,347.32	5,940,596	5,841,719	5,743,793	5,645,729	5,547,751	5,449,765	5,351,779	5,253,793	5,155,807	5,057,821	4,959,835
4 Medium density flatted scheme (5 flats)	5	£514,586	2,458,376	2,320,152	2,182,154	2,044,743	1,907,920	1,771,683	1,638,033	1,503,939	1,366,495	1,232,606	1,099,205
5 Medium density flatted scheme (7 flats)	7	£517,003.3	3,445,320	3,251,294	3,058,091	2,865,709	2,674,148	2,483,410	2,293,495	2,104,399	1,916,127	1,728,676	1,542,407
6 Medium density flatted scheme (9 flats)	9	£526,254	4,426,121	4,176,699	3,926,272	3,680,693	3,434,850	3,189,424	2,943,255	2,702,142	2,461,086	2,219,896	1,979,144
7 Medium density flatted scheme (10 flats)	10	£216,156.7	1,301,153	1,145,681	1,000,332	854,333	718,844	583,291	447,802	312,311	176,820	42,329	1,000
8 Medium density flatted scheme (75 flats)	75	£58,266.275	3,247,358	30,424,198	26,708,760	26,801,045	25,051,055	23,068,778	21,424,244	19,647,424	17,878,328	16,116,955	14,363,333
9 Medium density flatted scheme (250 flats)	250	£22,693.221	62,628,817	77,880,812	72,753,817	67,847,827	62,962,846	58,096,872	53,255,905	48,433,945	43,632,102	38,855,047	34,082,830
10 Medium density flatted scheme (600 flats)	600	£38,439.538	145,680,297	175,760,792	125,867,640	116,024,833	106,224,367	96,466,246	86,720,749	77,014,149	67,346,102	57,690,794	48,038,408
11 Medium density mixed use flatted scheme (200 flats)	200	£30,568.379	62,895,204	59,900,503	54,633,522	50,779,816	46,734,863	42,710,704	38,697,380	34,704,899	30,728,694	26,770,254	22,831,000
12 Medium density mixed use flatted scheme (400 flats)	400	£52,468.582	102,488,458	102,137,022	98,014,342	93,896,562	89,782,500	85,668,440	81,554,379	77,440,318	73,326,257	69,212,196	65,098,135
13 Medium density mixed use flatted scheme (800 flats)	80	£159,002.62	38,344,200	36,455,564	34,563,058	32,673,858	30,689,198	28,782,783	26,884,613	24,984,668	23,084,723	21,184,778	19,274,834
14 Intensification scheme (industrial with 9 flats)	9	£4,676,894	8,984,032	8,744,572	8,506,127	8,268,697	8,030,281	7,796,879	7,562,491	7,329,116	7,096,760	6,865,416	6,635,086
15 Medium density mixed use flatted scheme (30 flats)	30	£3,791,328	14,316,008	13,519,782	12,724,936	11,933,472	11,145,300	10,360,869	9,579,369	8,801,431	8,026,873	7,257,667	6,487,003
16 Medium density mixed use flatted scheme (75 flats)	75	£4,538,644	62,623,361	61,030,207	59,144,863	57,267,736	55,386,556	53,503,429	51,624,303	49,744,177	47,864,051	45,983,925	44,103,800
17 Medium density mixed use flatted scheme (150 flats)	150	£7,842,293	121,491,424	115,600,333	110,330,343	105,060,353	100,244,414	95,428,475	90,612,536	85,796,597	80,980,658	76,164,719	71,348,780
18 High density mixed use flatted scheme (300 flats)	300	£11,670,799	52,059,113	76,634,434	71,232,576	65,827,730	60,442,101	55,060,018	49,683,713	44,306,826	38,930,937	33,556,054	28,412,698
19 Medium density mixed use flatted scheme (50 flats)	50	£4,676,894	20,298,325	19,064,776	17,836,472	16,615,714	15,395,997	14,183,027	12,975,701	11,773,620	10,576,734	9,383,193	8,188,847
20 High density mixed use flatted scheme (150 flats)	150	£7,440,997	55,995,831	52,604,726	49,228,038	45,865,712	42,512,925	39,148,438	35,861,508	32,546,629	29,250,333	25,966,430	22,666,964
21 High density mixed use flatted scheme (480 flats)	480	£23,465,089	118,010,022	110,526,584	102,515,180	94,698,551	86,718,143	78,523,762	70,092,623	61,538,056	52,922,066	44,714,607	36,180,401
22 Medium density mixed use flatted scheme (350 flats)	350	£7,842,293	95,862,161	96,602,156	94,222,074	91,872,503	89,522,378	87,172,253	84,822,128	82,472,003	80,121,878	77,771,753	75,421,628
23 High density mixed use flatted scheme (450 flats)	450	£15,746,317	91,274,891	91,105,331	94,450,994	97,851,279	101,304,426	104,788,563	108,327,542	111,914,941	115,542,933	119,186,321	122,865,361
24 Medium density mixed use flatted scheme (400 flats)	400	£56,252,599	16,360,062	15,477,241	14,601,525	13,730,896	12,871,362	12,016,621	11,169,575	10,322,322	9,486,162	8,670,097	7,851,126
25 Medium density mixed use flatted scheme (250 flats)	250	£35,500,400	40,119,832	74,921,099	69,744,510	64,569,504	59,457,763	54,347,065	49,259,593	44,193,723	39,141,229	34,077,798	29,076,903
26 Medium density mixed use flatted scheme (250 flats)	250	£22,693,221	62,628,817	77,880,812	72,753,817	67,847,827	62,962,846	58,096,872	53,255,905	48,433,945	43,632,102	38,855,047	34,082,830
27 Medium density mixed use flatted scheme (140 flats)	140	£39,522,359	55,055,777	51,724,903	48,458,676	45,206,407	41,968,071	38,743,789	35,533,259	32,336,770	29,152,231	25,985,542	22,831,000
28 Medium density mixed use flatted scheme (600 flats)	600	£54,185,855	118,002,797	110,242,166	101,718,145	93,190,182	84,689,936	76,183,263	67,667,587	59,128,351	50,524,023	41,803,837	33,019,659
29 Medium density mixed use flatted scheme (500 flats)	500	£43,379,559	156,541,523	147,047,366	137,563,633	128,180,230	118,807,167	109,474,376	100,156,817	90,883,712	81,648,098	72,445,190	63,258,005
30 Intensification scheme (industrial with 12 flats)	12	£5,020,651	8,824,368	8,505,089	8,187,162	7,870,598	7,555,367	7,241,497	6,928,981	6,617,817	6,308,005	5,995,547	5,692,440
31 Medium density mixed use flatted scheme (100 flats)	100	£16,360,936	10,899,229	10,422,000	9,945,782	9,471,445	8,998,108	8,524,771	8,051,434	7,578,097	7,104,760	6,631,423	6,158,086
32 Medium density mixed use flatted scheme (180 flats)	180	£18,296,067	12,767,735	16,283,217	19,216,002	20,166,062	19,133,496	18,115,446	17,102,195	16,139,490	15,176,120	14,230,213	13,301,320
33 High density mixed use flatted scheme (600 flats)	600	£21,921,343	124,782,161	116,345,763	107,913,673	99,512,543	91,138,577	82,765,487	74,388,615	66,016,689	57,611,299	49,244,886	40,931,433
34 Medium density mixed use flatted scheme (1750 flats)	1,750	£164,101,320	397,994,279	370,559,229	343,868,497	317,015,590	290,665,530	264,221,385	237,789,687	211,441,802	185,766,145	158,471,303	132,268,161
35 High density mixed use flatted scheme (30 flats)	30	£1,235,005	122,252,891	111,591,800	101,753,991	91,219,195	80,682,662	69,829,383	58,794,237	47,662,305	36,335,564	25,004,708	13,885,665
36 High density mixed use flatted scheme (70 flats)	70	£1,880,533	17,880,533	20,634,271	23,382,229	26,130,187	28,878,145	31,626,103	34,374,061	37,122,019	39,869,977	42,617,935	45,365,893
37 High density mixed use flatted scheme (400 flats)	400	£16,363,819	101,681,573	94,562,341	87,066,196	80,755,402	73,833,505	67,111,572	60,319,247	53,531,955	46,769,815	40,022,148	33,281,923
38 High density mixed use flatted scheme (400 flats)	400	£17,444,449	101,875,933	94,435,578	86,024,830	78,143,159	74,262,078	67,342,064	60,375,564	53,457,064	46,505,059	39,542,330	33,545,915
39 Medium density mixed use flatted scheme (1000 flats)	100	£7,178,713	39,964,834	37,742,762	35,130,991	32,729,510	30,338,339	27,957,461	25,586,881	23,226,599	20,876,615	18,536,929	16,207,542
40 High density mixed use flatted scheme (350 flats)	350	£14,356,396	117,035,02	110,235,899	104,722,584	98,325,109	91,936,372	85,533,392	79,138,357	72,740,209	66,342,922	60,116,497	53,829,934
41 Purpose Built Student Accommodation (medium density 100 units)	100	£21,650,000	16,174,136	15,489,276	14,809,276	14,129,276	13,449,276	12,769,276	12,089,276	11,409,276	10,729,276	10,049,276	9,369,276
42 Purpose Built Student Accommodation (medium density 100 units)	100	£23,155,000	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,957,274	6,884,417
43 High density retirement flatted scheme (60 flats)	60	£3,087,513	20,581,733	19,289,083	18,001,930	16,720,277	15,444,120	14,172,461	12,908,300	11,648,637	10,394,470	9,145,703	7,902,632
44 High density retirement flatted scheme (70 flats)	70	£3,087,513	24,019,493	22,511,397	21,009,715	19,518,447	18,025,954	16,543,154	15,067,129	13,597,517	12,134,179	10,675,236	9,227,166
45 High density retirement flatted scheme (80 flats)	80	£3,087,513	27,497,252	25,733,711	24,017,499	22,358,619	20,670,068	18,912,848	17,225,957	15,546,368	13,874,169	12,208,770	10,551,700
46 High density extracare flatted scheme (40 flats)	40	£3,087,513	19,085,015	18,045,515	17,044,773	16,019,945	15,000,957	14,000,957	13,000,957	12,000,957	11,000,957	10,000,957	9,000,957
47 High density extracare flatted scheme (60 flats)	60	£3,087,513	19,310,983	18,067,409	16,825,290	15,596,383	14,368,770	13,146,450	11,925,424	10,717,690	9,511,250	8,316,103	7,114,251
48 High density extracare flatted scheme (70 flats)	70	£3,087,513	22,596,951	21,086,206	19,641,634	18,203,239	16,771,019	15,344,955	13,918,012	12,511,413	11,103,896	9,702,563	8,307,368

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description		No of units	BLV	0% A/R	5% A/R	10% A/R	15% A/R	20% A/R	Residual land values									
									25% A/R	30% A/R	35% A/R	40% A/R	45% A/R	50% A/R				
1	Low density housing scheme (2 houses)	2	5458.581	1,319.586	1,253.100	1,186.895	1,120.969	1,055.324	989.959	924.874	860.018	795.546	731.302	667.336				
2	Low density housing scheme (4 houses)	4	5917.161	2,640.051	2,507.074	2,374.688	2,242.817	2,111.526	1,980.796	1,850.627	1,720.018	1,591.970	1,463.482	1,335.505				
3	Low density housing scheme (6 houses)	6	6201.996	3,940.909	3,641.713	3,343.735	3,045.973	2,748.327	2,450.799	2,153.497	1,856.324	1,559.296	1,262.418	965.589				
4	Medium density flatlet scheme (5 flats)	5	5305.720	2,458.736	2,320.152	2,182.154	2,044.743	1,907.520	1,771.683	1,636.033	1,500.970	1,366.495	1,232.606	1,099.205				
5	Medium density flatlet scheme (7 flats)	7	5366.865	3,445.320	3,251.294	3,058.091	2,865.709	2,674.148	2,483.410	2,293.405	2,103.949	1,916.127	1,728.676	1,542.047				
6	Medium density flatlet scheme (9 flats)	9	5550.297	4,426.121	4,176.689	3,928.272	3,680.933	3,434.650	3,189.424	2,945.255	2,702.142	2,459.086	2,216.088	1,973.144				
7	Medium density flatlet scheme (30 flats)	30	51,375.742	13,591.163	12,135.688	12,363.558	11,584.171	10,809.223	10,037.057	9,268.217	8,502.765	7,740.520	6,981.661	6,226.245				
8	Medium density flatlet scheme (75 flats)	75	52,977.538	12,977.538	10,424.198	10,638.760	9,858.760	9,068.760	8,278.760	7,488.760	6,698.760	5,908.760	5,118.760	4,328.760				
9	Medium density flatlet scheme (250 flats)	250	51,342.672	12,626.817	11,680.813	12,753.517	11,827.817	10,902.817	9,977.817	9,052.817	8,127.817	7,202.817	6,277.817	5,352.817				
10	Medium density flatlet scheme (600 flats)	600	52,837.319	14,680.287	13,562.792	12,687.604	11,824.319	10,961.034	10,100.749	9,243.464	8,386.179	7,528.894	6,671.609	5,814.324				
11	Medium density mixed use flatlet scheme (200 flats)	200	18,159.795	6,295.204	58,900.503	54,833.202	50,776.816	46,724.832	42,707.404	38,697.380	34,704.869	30,729.694	26,762.234	22,811.628				
12	Medium density mixed use flatlet scheme (400 flats)	400	17,884.647	5,998.458	62,737.027	60,014.392	57,290.550	54,566.703	51,842.856	49,119.009	46,400.162	43,676.315	40,952.468	38,228.621				
13	Medium density mixed use flatlet scheme (600 flats)	600	18,304.290	5,458.654	59,458.654	54,566.703	50,776.816	46,724.832	42,707.404	38,697.380	34,704.869	30,729.694	26,762.234	22,811.628				
14	Intensification scheme (industrial with 9 flats)	9	25,659.768	8,984.032	8,744.572	8,506.127	8,268.697	8,032.261	7,796.829	7,562.491	7,329.118	7,096.763	6,865.416	6,632.069				
15	Medium density mixed use flatlet scheme (30 flats)	30	52,228.702	13,410.08	13,519.782	12,724.936	11,933.472	11,145.390	10,357.308	9,569.226	8,781.144	8,001.431	7,220.765	6,441.097				
16	Medium density mixed use flatlet scheme (75 flats)	75	22,696.454	9,263.561	11,030.237	21,944.963	27,267.736	23,598.558	23,537.429	21,884.349	19,539.316	18,302.367	16,763.404	14,362.517				
17	Medium density mixed use flatlet scheme (150 flats)	150	22,696.454	9,263.561	11,030.237	21,944.963	27,267.736	23,598.558	23,537.429	21,884.349	19,539.316	18,302.367	16,763.404	14,362.517				
18	High density mixed use flatlet scheme (300 flats)	300	26,993.347	10,259.113	10,434.214	12,232.676	16,827.730	20,442.110	23,060.016	25,675.922	28,291.828	30,907.734	33,523.640	36,139.546				
19	Medium density mixed use flatlet scheme (50 flats)	50	25,659.768	20,298.325	19,064.776	17,836.472	16,613.412	15,395.597	14,183.027	12,975.701	11,773.620	10,576.784	9,385.103	8,198.847				
20	High density mixed use flatlet scheme (150 flats)	150	54,420.718	55,995.831	52,604.725	49,228.038	45,855.741	42,479.925	39,104.468	35,729.011	32,353.554	28,978.097	25,602.640	22,228.064				
21	High density mixed use flatlet scheme (480 flats)	480	13,940.833	11,510.023	10,525.564	10,275.106	9,438.251	8,671.143	7,883.762	7,025.562	6,230.959	5,425.664	4,714.607	3,991.401				
22	Medium density mixed use flatlet scheme (150 flats)	150	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161	10,582.161				
23	High density mixed use flatlet scheme (450 flats)	450	59,355.064	57,814.287	51,105.331	44,504.564	38,957.259	33,409.954	27,862.649	22,315.344	16,768.039	11,220.734	5,673.429	1,126.124				
24	Medium density mixed use flatlet scheme (40 flats)	40	55,502.988	16,360.062	15,477.247	14,601.525	13,732.896	12,871.362	12,016.921	11,169.575	10,329.322	9,496.162	8,676.097	7,851.125				
25	Medium density mixed use flatlet scheme (250 flats)	250	21,094.712	18,011.832	14,921.099	16,744.510	16,504.064	16,269.616	15,437.605	14,605.593	13,773.581	12,941.525	12,109.478	11,278.425				
26	Medium density mixed use flatlet scheme (250 flats)	250	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
27	Medium density mixed use flatlet scheme (150 flats)	150	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
28	Medium density mixed use flatlet scheme (600 flats)	600	53,192.365	118,622.710	110,242.168	101,795.174	93,342.162	84,889.336	76,436.512	67,983.687	59,530.861	51,078.035	42,625.209	34,171.919				
29	Medium density mixed use flatlet scheme (500 flats)	500	52,772.235	156,541.523	147,304.637	137,059.633	128,280.230	118,807.187	109,474.376	100,158.817	90,843.721	81,640.088	72,445.190	63,258.505				
30	Intensification scheme (industrial with 12 flats)	12	53,576.029	8,824.368	8,505.089	8,187.162	7,870.588	7,555.367	7,241.497	6,928.981	6,617.817	6,308.005	5,995.947	5,692.440				
31	Medium density mixed use flatlet scheme (350 flats)	350	22,005.834	110,699.226	104,422.908	97,914.451	91,453.895	84,981.122	78,556.220	72,139.240	65,750.062	59,448.085	53,135.380	46,846.916				
32	Medium density mixed use flatlet scheme (350 flats)	350	22,005.834	110,699.226	104,422.908	97,914.451	91,453.895	84,981.122	78,556.220	72,139.240	65,750.062	59,448.085	53,135.380	46,846.916				
33	High density mixed use flatlet scheme (600 flats)	600	53,576.029	8,824.368	8,505.089	8,187.162	7,870.588	7,555.367	7,241.497	6,928.981	6,617.817	6,308.005	5,995.947	5,692.440				
34	Medium density mixed use flatlet scheme (250 flats)	250	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
35	Medium density mixed use flatlet scheme (150 flats)	150	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
36	High density mixed use flatlet scheme (400 flats)	400	53,192.365	118,622.710	110,242.168	101,795.174	93,342.162	84,889.336	76,436.512	67,983.687	59,530.861	51,078.035	42,625.209	34,171.919				
37	Medium density mixed use flatlet scheme (500 flats)	500	52,772.235	156,541.523	147,304.637	137,059.633	128,280.230	118,807.187	109,474.376	100,158.817	90,843.721	81,640.088	72,445.190	63,258.505				
38	Intensification scheme (industrial with 12 flats)	12	53,576.029	8,824.368	8,505.089	8,187.162	7,870.588	7,555.367	7,241.497	6,928.981	6,617.817	6,308.005	5,995.947	5,692.440				
39	Medium density mixed use flatlet scheme (350 flats)	350	22,005.834	110,699.226	104,422.908	97,914.451	91,453.895	84,981.122	78,556.220	72,139.240	65,750.062	59,448.085	53,135.380	46,846.916				
40	Medium density mixed use flatlet scheme (350 flats)	350	22,005.834	110,699.226	104,422.908	97,914.451	91,453.895	84,981.122	78,556.220	72,139.240	65,750.062	59,448.085	53,135.380	46,846.916				
41	High density mixed use flatlet scheme (600 flats)	600	53,576.029	8,824.368	8,505.089	8,187.162	7,870.588	7,555.367	7,241.497	6,928.981	6,617.817	6,308.005	5,995.947	5,692.440				
42	Medium density mixed use flatlet scheme (250 flats)	250	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
43	Medium density mixed use flatlet scheme (150 flats)	150	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
44	High density mixed use flatlet scheme (400 flats)	400	53,192.365	118,622.710	110,242.168	101,795.174	93,342.162	84,889.336	76,436.512	67,983.687	59,530.861	51,078.035	42,625.209	34,171.919				
45	Medium density mixed use flatlet scheme (500 flats)	500	52,772.235	156,541.523	147,304.637	137,059.633	128,280.230	118,807.187	109,474.376	100,158.817	90,843.721	81,640.088	72,445.190	63,258.505				
46	Intensification scheme (industrial with 12 flats)	12	53,576.029	8,824.368	8,505.089	8,187.162	7,870.588	7,555.367	7,241.497	6,928.981	6,617.817	6,308.005	5,995.947	5,692.440				
47	Medium density mixed use flatlet scheme (350 flats)	350	22,005.834	110,699.226	104,422.908	97,914.451	91,453.895	84,981.122	78,556.220	72,139.240	65,750.062	59,448.085	53,135.380	46,846.916				
48	Medium density mixed use flatlet scheme (350 flats)	350	22,005.834	110,699.226	104,422.908	97,914.451	91,453.895	84,981.122	78,556.220	72,139.240	65,750.062	59,448.085	53,135.380	46,846.916				
49	High density mixed use flatlet scheme (600 flats)	600	53,576.029	8,824.368	8,505.089	8,187.162	7,870.588	7,555.367	7,241.497	6,928.981	6,617.817	6,308.005	5,995.947	5,692.440				
50	Medium density mixed use flatlet scheme (250 flats)	250	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
51	Medium density mixed use flatlet scheme (150 flats)	150	21,041.197	18,063.397	16,844.863	17,728.214	16,133.628	16,015.527	15,891.370	15,803.356	15,715.347	15,627.338	15,539.329	15,451.320				
52	High density mixed use flatlet scheme (400 flats)	400	53,192.365	118,622.710	110,242.168	101,795.174	93,342.162	84,889.336	76,436.512	67,983.687	59,530.861	51,078.035	42,625.209	34,171.919				
53	Medium density mixed use flatlet scheme (500 flats)	500	52,772.235	156,541.523	147,304.637	137,059.633	128,280.230	118,807.187	109,474.376	100,158.817	90,843.721	81,640.088	72,445.190	63,258.505				
54	High density mixed use flatlet scheme (350 flats)	350	52,629.601	17,715.032	13,245.892	14,672.564	78,725.109	71,905.372	65,153.592	59,139.357	52,770.209	46,492.922	40,115.497	33,829.904				
55	Purpose Built Accommodation (high density) 100 units	-	545,558.558	10,576.131	10,576.131	10,576.131	10,576.131	10,576.131	10,576.131	10,576.131	10,576.131	10,576.131	10,576.131	10,576.131				
56	Purpose Built Student Accommodation (high density) 100 units	-	1,375.742	17,022.951	17,022.951	17,022.951	17,022.951	17,022.951	17,022.951	17,022.951	17,022.951	17,022.951	17,022.951	17,022.951				
57	Medium density retirement flatlet scheme (60 flats)	60	8,194.323	20,581.733	19,883.198	18,003.198	17,022.727	15,444.120	14,173.461	12,908.300	11,648.637	10,384.472	9,125.730	7,902.632				
58	High density retirement flatlet scheme (70 flats)	70	8,194.323	20,419.493	22,511.397	21,009.715	19,514.447	18,025.994	16,543.154</									

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description		No of units	BLV	10% AHP					Residual land values							
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Low density housing scheme (2 houses)	2	E304.434	1,319,586	1,253,100	1,186,995	1,120,899	1,055,324	989,999	924,874	860,070	795,546	731,302	667,338		
2	Low density housing scheme (4 houses)	4	E688.689	2,640,051	2,507,079	2,374,688	2,242,817	2,111,536	1,980,799	1,850,627	1,721,018	1,591,079	1,461,482	1,335,355		
3	Low density housing scheme (6 houses)	6	E1,382.111	5,940,909	5,641,719	5,343,793	5,045,913	4,748,576	4,451,783	4,154,533	3,857,826	3,560,661	3,263,496	2,966,331		
4	Medium density flat scheme (5 flats)	5	E220.956	2,458,796	2,320,152	2,182,154	2,044,743	1,907,520	1,771,683	1,636,033	1,500,970	1,366,495	1,232,606	1,099,305		
5	Medium density flat scheme (7 flats)	7	E243.547	3,445,320	3,251,294	3,058,091	2,865,709	2,674,148	2,483,410	2,293,495	2,104,399	1,916,127	1,728,676	1,542,047		
6	Medium density flat scheme (9 flats)	9	E365.321	4,426,121	4,176,689	3,928,272	3,680,933	3,434,695	3,189,424	2,945,255	2,702,146	2,460,058	2,218,096	1,976,145		
7	Medium density flat scheme (25 flats)	25	E913.383	13,851,163	13,145,683	12,440,558	11,884,717	11,329,223	10,783,557	10,237,977	9,692,563	9,147,316	8,602,061	8,056,806		
8	Medium density flat scheme (75 flats)	75	E2,747.358	32,247,358	30,424,198	28,601,945	26,801,947	25,014,947	23,229,947	21,444,947	19,660,947	17,876,947	16,092,947	14,308,947		
9	Medium density flat scheme (250 flats)	250	E9,890.367	E62,628.817	77,680.812	72,753.817	67,827.827	62,902.846	58,006.872	53,205.905	48,433.945	43,732.962	39,053.947	34,402.930		
10	Medium density flat scheme (600 flats)	600	E15,160.826	145,680.287	175,762.92	125,762.967	116,847.827	106,224.367	96,466.248	86,720.149	77,014.497	67,346.102	57,680.795	48,038.496		
11	Medium density mixed use flat scheme (200 flats)	200	E12,056.956	62,895.204	58,900.503	54,833.202	50,779.516	46,748.843	42,707.404	38,697.380	34,704.809	30,729.694	26,772.024	22,831.628		
12	Medium density mixed use flat scheme (400 flats)	400	E1,872.936	58,948.488	62,737.027	66,014.382	69,720.560	72,655.033	75,619.249	78,602.393	81,604.537	84,624.514	87,662.484	90,720.513		
13	Medium density mixed use flat scheme (80 flats)	80	E304.290	3,458,294	3,458,294	3,458,294	3,458,294	3,458,294	3,458,294	3,458,294	3,458,294	3,458,294	3,458,294	3,458,294		
14	Intensification scheme (industrial with 9 flats)	9	E1,765.719	8,994,032	8,744,572	8,506,127	8,268,697	8,032,291	7,796,879	7,562,491	7,329,118	7,096,760	6,865,416	6,635,086		
15	Medium density mixed use flat scheme (30 flats)	30	E1,479.550	14,318,008	13,519,762	12,724,936	11,933,472	11,143,390	10,353,609	9,563,829	8,774,049	8,001,431	7,236,873	6,487,903		
16	Medium density mixed use flat scheme (75 flats)	75	E1,719.073	32,923,561	31,030,237	29,144,963	27,267,736	25,398,558	23,537,429	21,684,349	19,839,316	18,002,336	16,173,402	14,352,517		
17	Medium density mixed use flat scheme (150 flats)	150	E2,987.624	50,987,624	50,987,624	50,987,624	50,987,624	50,987,624	50,987,624	50,987,624	50,987,624	50,987,624	50,987,624	50,987,624		
18	High density mixed use flat scheme (300 flats)	300	E4,803.048	62,059,113	76,334,414	71,232,576	66,127,530	61,022,485	55,920,016	50,818,513	45,716,999	40,615,485	35,513,971	30,412,458		
19	Medium density mixed use flat scheme (50 flats)	50	E1,765.719	20,298,325	19,064,776	17,836,472	16,613,414	15,395,597	14,183,027	12,975,701	11,773,620	10,576,784	9,385,103	8,198,847		
20	High density mixed use flat scheme (150 flats)	150	E2,934.746	55,995,831	62,904,725	69,428,038	75,865,772	82,312,925	88,749,348	95,186,501	101,623,654	108,060,807	114,500,000	120,938,153		
21	High density mixed use flat scheme (480 flats)	480	E9,254.861	115,010,033	130,525,564	145,052,166	159,578,251	174,104,336	188,630,421	203,156,506	217,682,591	232,208,676	246,734,761	261,260,846		
22	Medium density mixed use flat scheme (100 flats)	100	E3,982.167	36,802,155	34,232,270	31,672,503	29,112,736	26,552,969	24,000,202	21,448,435	18,896,668	16,344,901	13,793,134	11,241,367		
23	High density mixed use flat scheme (450 flats)	450	E9,210.499	113,741,297	131,105,331	148,469,594	165,837,279	183,204,964	200,572,649	217,940,334	235,308,019	252,675,704	270,043,389	287,411,074		
24	Medium density mixed use flat scheme (40 flats)	40	E3,653.211	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,486,162	8,670,097	7,851,125		
25	Medium density mixed use flat scheme (250 flats)	250	E14,030.976	180,119,832	74,921,099	69,744,510	64,560,904	59,375,636	54,193,723	49,009,593	43,825,463	38,641,333	33,457,203	28,273,073		
26	Medium density mixed use flat scheme (250 flats)	250	E10,898.746	81,663,597	76,844,983	71,798,245	66,538,162	61,300,928	56,101,527	50,951,300	45,747,487	40,593,762	35,465,107	30,343,912		
27	Medium density mixed use flat scheme (140 flats)	140	E3,653.211	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,486,162	8,670,097	7,851,125		
28	Medium density mixed use flat scheme (200 flats)	200	E1,872.936	58,948.488	62,737.027	66,014.382	69,720.560	72,655.033	75,619.249	78,602.393	81,604.537	84,624.514	87,662.484	90,720.513		
29	Medium density mixed use flat scheme (500 flats)	500	E17,109.205	156,541,523	147,307,368	137,593,633	128,280,320	118,967,187	109,674,376	100,385,712	91,093,871	81,806,088	72,545,109	63,258,505		
30	Intensification scheme (industrial with 12 flats)	12	E2,374.587	8,824,368	8,505,089	8,187,162	7,870,588	7,555,367	7,241,497	6,928,981	6,617,817	6,308,005	5,994,547	5,692,440		
31	Medium density mixed use flat scheme (350 flats)	350	E13,334.220	110,699,226	124,402,998	137,914,451	151,433,855	164,948,122	178,466,220	191,984,218	205,502,216	219,020,214	232,538,212	246,056,210		
32	Medium density mixed use flat scheme (180 flats)	180	E3,653.211	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,486,162	8,670,097	7,851,125		
33	High density mixed use flat scheme (600 flats)	600	E9,845.933	124,762,161	116,345,763	107,915,754	99,482,513	91,138,577	82,795,487	74,452,397	66,109,307	57,766,217	49,423,127	41,080,037		
34	Medium density mixed use flat scheme (1750 flats)	1,750	E64,722.722	397,364,279	370,529,229	343,868,497	317,215,500	290,665,530	264,221,395	237,789,881	211,441,802	186,106,745	158,741,303	132,268,961		
35	High density mixed use flat scheme (30 flats)	30	E4,807.095	12,252,892	11,501,800	10,753,901	10,005,919	9,267,862	8,529,363	7,794,237	7,062,305	6,334,564	5,608,018	4,885,665		
36	Medium density mixed use flat scheme (500 flats)	500	E22,525.613	218,650,533	203,624,276	193,595,258	183,567,477	173,546,933	163,531,428	153,521,555	143,512,126	133,502,900	123,493,673	113,484,446		
37	High density mixed use flat scheme (180 flats)	180	E3,653.211	16,360,062	15,477,247	14,601,525	13,732,896	12,871,362	12,016,921	11,169,575	10,329,322	9,486,162	8,670,097	7,851,125		
38	High density mixed use flat scheme (400 flats)	400	E9,860.214	101,875,933	95,978,038	90,084,330	84,143,159	78,202,973	72,262,787	66,322,591	60,382,395	54,442,200	48,492,004	42,541,808		
39	Medium density mixed use flat scheme (1000 flats)	1,000	E30,044.343	399,684,834	374,742,362	353,190,991	332,726,516	312,300,339	291,874,161	271,447,983	251,021,805	230,600,627	210,179,449	189,758,271		
40	High density mixed use flat scheme (350 flats)	350	E5,662.477	177,015,032	191,235,899	205,467,754	219,696,728	233,925,702	248,154,676	262,383,650	276,612,624	290,841,598	305,070,572	319,299,546		
41	Purpose Built Student Accommodation (High density) 100 units	-	E1,752.891	16,576,911	15,409,276	14,422,410	13,345,582	12,268,704	11,191,826	10,114,948	9,038,070	7,961,192	6,884,314	5,807,436		
42	Purpose Built Student Accommodation (High density) 100 units	-	E1,752.891	16,576,911	15,409,276	14,422,410	13,345,582	12,268,704	11,191,826	10,114,948	9,038,070	7,961,192	6,884,314	5,807,436		
43	High density retirement flat scheme (60 flats)	60	E1,217.737	20,581,733	19,289,083	18,001,930	16,720,277	15,444,120	14,173,461	12,908,300	11,643,139	10,387,982	9,145,803	7,902,632		
44	High density retirement flat scheme (70 flats)	70	E1,217.737	24,019,493	22,511,397	21,009,715	19,514,417	18,025,994	16,543,154	15,067,129	13,597,517	12,134,139	10,677,536	9,227,166		
45	High density retirement flat scheme (80 flats)	80	E1,217.737	27,457,252	25,733,711	24,017,499	22,306,619	20,607,068	18,912,848	17,225,957	15,546,398	13,874,169	12,208,270	10,551,700		
46	Medium density extra care flat scheme (50 flats)	50	E1,217.737	16,055,016	15,048,775	14,016,945	12,968,527	11,965,321	10,947,955	9,933,741	8,923,987	7,918,605	6,917,654	5,921,121		
47	High density extra care flat scheme (60 flats)	60	E1,217.737	19,110,898,387	18,187,429	17,249,256	16,311,083	15,372,910	14,434,737	13,496,564	12,558,391	11,620,218	10,682,045	9,743,872		
48	High density extra care flat scheme (70 flats)	70	E1,217.737	22,536,351	21,086,206	19,641,634	18,203,239	16,771,019	15,344,975	13,925,106	12,511,413	11,103,896	9,702,553	8,307,148		

BENCHMARK LAND VALUE 4 (CLEARED LAND)

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
			E390,000	PER HA	Residual land values									
1	Low density housing scheme (2 houses)	2	E220,000	1,319,586	1,253,100	1,186,895	1,120,969	1,055,324	989,959	924,674	860,019	795,546	731,302	667,338
2	Low density housing scheme (4 houses)	4	E500,000	2,640,051	2,507,079	2,374,668	2,242,817	2,111,526	1,980,795	1,850,627	1,721,018	1,591,970	1,463,482	1,335,505
3	Low density housing scheme (6 houses)	6	E940,000	4,641,713	4,343,735	4,045,757	3,747,779	3,449,799	3,151,819	2,853,839	2,555,859	2,257,879	1,959,899	1,661,919
4	Medium density flattened scheme (5 flats)	5	E186,887	2,458,756	2,320,152	2,182,154	2,044,743	1,907,520	1,771,083	1,636,033	1,500,979	1,366,405	1,232,026	1,099,205
5	Medium density flattened scheme (7 flats)	7	E200,000	3,445,320	3,251,294	3,058,091	2,865,709	2,674,148	2,482,410	2,293,495	2,104,328	1,916,127	1,728,676	1,542,247
6	Medium density flattened scheme (9 flats)	9	E300,000	4,426,121	4,176,669	3,926,272	3,680,933	3,434,650	3,189,424	2,945,255	2,702,142	2,460,580	2,219,086	1,979,144
7	Medium density flattened scheme (30 flats)	30	E750,000	13,591,163	12,655,168	11,836,622	11,084,717	10,399,233	9,737,057	9,268,217	8,802,765	8,341,923	7,882,581	7,423,739
8	Medium density flattened scheme (75 flats)	75	E2,477,585	30,424,198	28,658,788	26,938,518	25,265,518	23,642,518	22,019,518	20,396,518	18,773,518	17,150,518	15,527,518	13,904,518
9	Medium density flattened scheme (250 flats)	250	E735,000	52,628,817	47,660,813	42,753,817	37,847,827	32,941,837	28,035,847	23,129,857	18,223,867	13,317,877	8,411,887	3,505,897
10	Medium density flattened scheme (600 flats)	600	E1,245,000	145,680,287	135,752,792	125,867,640	116,024,833	106,224,367	96,466,246	86,749,744	77,049,149	67,346,102	57,643,107	47,940,112
11	Medium density mixed use flattened scheme (200 flats)	200	E990,000	62,895,204	58,900,503	54,833,202	50,770,816	46,743,883	42,707,404	38,697,380	34,704,809	30,729,694	26,762,234	22,811,828
12	Medium density mixed use flattened scheme (400 flats)	400	E375,000	39,488,488	37,737,027	36,014,382	34,320,550	32,655,703	31,019,495	29,402,363	27,812,547	26,241,517	24,692,444	23,162,333
13	Medium density mixed use flattened scheme (600 flats)	600	E500,000	52,394,290	50,458,650	48,523,010	46,587,370	44,651,730	42,716,090	40,780,450	38,844,810	36,909,170	34,973,530	33,037,890
14	Intensification scheme (industrial with 9 flats)	9	E145,000	5,894,032	5,744,572	5,595,112	5,445,652	5,296,192	5,146,732	5,000,000	4,853,268	4,706,536	4,559,804	4,413,072
15	Medium density mixed use flattened scheme (30 flats)	30	E121,500	14,318,008	13,519,762	12,724,936	11,933,472	11,145,390	10,358,680	9,572,499	8,789,431	8,008,363	7,229,295	6,448,227
16	Medium density mixed use flattened scheme (75 flats)	75	E147,000	32,923,561	31,030,237	29,144,963	27,261,738	25,380,558	23,537,429	21,684,349	19,839,316	18,002,336	16,174,402	14,352,512
17	Medium density mixed use flattened scheme (150 flats)	150	E300,000	64,981,424	61,500,333	58,222,861	55,067,410	51,910,840	48,764,369	45,618,898	42,473,427	39,327,956	36,182,485	33,037,000
18	High density mixed use flattened scheme (400 flats)	400	E1,750,000	122,892,718	114,249,718	105,629,718	97,010,718	88,391,718	79,772,718	71,153,718	62,534,718	53,915,718	45,296,718	36,677,718
19	Medium density mixed use flattened scheme (500 flats)	500	E1,455,000	102,398,256	95,064,776	87,731,296	80,397,816	73,064,336	65,730,856	58,397,376	51,063,896	43,730,416	36,396,936	29,063,456
20	High density mixed use flattened scheme (150 flats)	150	E241,000	55,955,831	52,604,725	49,253,620	45,902,514	42,551,408	39,200,302	35,849,196	32,498,090	29,146,984	25,795,878	22,444,772
21	High density mixed use flattened scheme (480 flats)	480	E760,000	115,910,023	110,525,564	105,275,105	100,024,646	94,783,217	89,541,825	84,300,433	79,059,041	73,817,649	68,576,257	63,334,865
22	Medium density mixed use flattened scheme (100 flats)	100	E294,000	39,582,161	38,002,165	36,422,170	34,842,174	33,262,178	31,682,182	30,102,186	28,522,190	26,942,194	25,362,198	23,782,202
23	High density mixed use flattened scheme (450 flats)	450	E517,000	97,814,287	91,105,331	84,400,374	77,695,417	70,990,460	64,285,503	57,580,546	50,875,589	44,170,632	37,465,675	30,760,718
24	Medium density mixed use flattened scheme (400 flats)	400	E300,000	16,360,062	15,427,247	14,601,525	13,782,804	12,964,082	12,145,360	11,326,638	10,507,916	9,689,194	8,870,472	8,051,750
25	Medium density mixed use flattened scheme (250 flats)	250	E1,150,000	80,119,832	74,921,099	69,744,510	64,568,064	59,457,763	54,347,065	49,236,766	44,126,467	39,016,168	33,905,869	28,795,570
26	Medium density mixed use flattened scheme (250 flats)	250	E895,000	81,663,597	76,464,863	71,268,274	66,073,628	60,881,927	55,691,370	50,503,356	45,315,342	40,127,328	34,939,314	29,751,300
27	Medium density mixed use flattened scheme (140 flats)	140	E300,000	55,055,071	51,724,903	48,456,678	45,206,401	41,968,017	38,749,369	35,532,256	32,336,720	29,154,252	25,976,942	22,811,000
28	Medium density mixed use flattened scheme (800 flats)	800	E1,750,000	122,892,718	114,249,718	105,629,718	97,010,718	88,391,718	79,772,718	71,153,718	62,534,718	53,915,718	45,296,718	36,677,718
29	Medium density mixed use flattened scheme (500 flats)	500	E1,405,000	156,541,523	147,047,308	137,553,033	128,058,758	118,567,137	109,074,378	100,158,817	90,883,721	81,640,088	72,445,109	63,288,505
30	Intensification scheme (industrial with 12 flats)	12	E195,000	8,824,368	8,505,089	8,186,162	7,867,588	7,555,367	7,241,497	6,928,981	6,617,817	6,305,257	5,992,440	5,679,223
31	Medium density mixed use flattened scheme (350 flats)	350	E1,095,000	110,599,226	104,422,908	97,914,551	91,433,855	84,981,122	78,556,250	72,159,240	65,796,062	59,448,805	53,136,388	46,849,816
32	Medium density mixed use flattened scheme (180 flats)	180	E265,000	72,567,160	68,283,160	64,000,160	59,717,160	55,434,160	51,151,160	46,868,160	42,585,160	38,302,160	34,019,160	29,736,160
33	High density mixed use flattened scheme (100 flats)	100	E254,782	116,100,000	110,345,763	104,591,526	98,837,289	93,083,052	87,328,815	81,574,578	75,820,341	70,066,104	64,311,867	58,557,630
34	Medium density mixed use flattened scheme (1750 flats)	1,750	E5,315,000	397,394,276	370,529,229	343,868,497	317,215,500	290,665,530	264,221,385	237,789,887	211,441,802	185,108,745	158,741,303	132,368,961
35	High density mixed use flattened scheme (30 flats)	30	E400,000	12,252,892	11,501,800	10,753,901	10,005,902	9,257,862	8,509,363	7,761,237	7,062,305	6,363,564	5,660,018	4,956,665
36	Medium density mixed use flattened scheme (500 flats)	500	E1,655,000	218,953,533	204,624,276	190,395,258	176,167,747	161,946,933	147,726,553	133,507,173	119,287,793	105,068,413	90,849,033	76,629,653
37	High density mixed use flattened scheme (180 flats)	180	E265,000	72,567,160	68,283,160	64,000,160	59,717,160	55,434,160	51,151,160	46,868,160	42,585,160	38,302,160	34,019,160	29,736,160
38	Medium density mixed use flattened scheme (400 flats)	400	E585,000	110,575,533	104,935,576	99,295,620	93,655,663	88,015,707	82,375,750	76,735,793	71,095,836	65,455,879	59,815,922	54,175,965
39	Medium density mixed use flattened scheme (100 flats)	100	E280,000	39,964,834	37,742,762	35,520,690	33,298,618	31,076,546	28,854,474	26,632,402	24,410,330	22,188,258	20,000,186	17,812,114
40	High density mixed use flattened scheme (350 flats)	350	E465,000	97,115,032	91,235,899	84,722,564	78,225,109	71,705,372	65,183,532	58,661,695	52,139,857	45,618,019	39,096,181	32,574,343
41	Purpose Built Student Accommodation (high density) 100 units	-	E250,000	17,652,961	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
42	Purpose Built Student Accommodation (high density) 100 units	-	E250,000	17,652,961	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
43	High density retirement flats scheme (60 flats)	60	E100,000	2,501,733	2,399,093	2,296,453	2,193,813	2,091,173	1,988,533	1,885,893	1,783,253	1,680,613	1,577,973	1,475,333
44	High density retirement flats scheme (70 flats)	70	E100,000	24,019,493	22,511,397	21,007,115	19,504,447	18,025,934	16,543,154	15,067,129	13,597,517	12,134,319	10,677,536	9,227,166
45	High density retirement flats scheme (80 flats)	80	E100,000	24,019,493	22,511,397	21,007,115	19,504,447	18,025,934	16,543,154	15,067,129	13,597,517	12,134,319	10,677,536	9,227,166
46	Medium density estracans flattened scheme (50 flats)	50	E100,000	16,085,015	15,048,775	14,016,945	12,989,527	11,966,521	10,943,925	9,937,741	8,923,967	7,918,605	6,917,654	5,921,124
47	High density estracans flattened scheme (50 flats)	50	E100,000	19,310,383	18,187,489	17,064,595	15,941,701	14,818,807	13,695,913	12,573,019	11,450,125	10,327,231	9,204,337	8,081,443
48	High density estracans flattened scheme (70 flats)	70	E200,000	22,536,561	21,089,205	19,641,534	18,203,238	16,771,119	15,344,975	13,925,100	12,511,413	11,092,895	9,705,553	8,307,387

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £14,240 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£15,437,565 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,343,547	1,275,813	1,208,364	1,141,201	1,074,324	1,007,732	941,425	875,048	809,668	744,219	679,056
2 Low density housing scheme (4 houses)	4	£1,543,757	2,687,972	2,552,504	2,417,607	2,283,281	2,149,526	2,016,342	1,883,729	1,751,087	1,620,217	1,489,317	1,358,986
3 Low density housing scheme (9 houses)	9	£3,504,327	6,048,728	5,743,925	5,440,406	5,138,173	4,837,224	4,537,560	4,239,182	3,942,087	3,646,279	3,351,754	3,058,516
4 Medium density flattened scheme (5 flats)	5	£154,586	2,479,114	2,339,468	2,200,413	2,061,950	1,924,079	1,786,798	1,650,109	1,514,012	1,378,506	1,243,592	1,109,269
5 Medium density flattened scheme (7 flats)	7	£217,503	3,473,848	3,278,337	3,083,653	2,889,796	2,696,771	2,504,572	2,312,501	2,122,658	1,932,943	1,744,056	1,555,998
6 Medium density flattened scheme (9 flats)	9	£305,720	4,462,801	4,211,438	3,961,139	3,711,905	3,463,736	3,216,632	2,970,593	2,725,617	2,481,707	2,238,862	1,997,080
7 Medium density flattened scheme (30 flats)	30	£2,315,635	14,011,871	13,222,191	12,435,856	11,652,866	10,873,221	10,096,922	9,323,987	8,554,356	7,788,092	7,025,172	6,265,597
8 Medium density flattened scheme (250 flats)	250	£5,866,275	32,319,803	30,492,867	28,673,672	26,862,217	25,058,500	23,262,523	21,474,296	19,693,787	17,921,029	16,156,010	14,398,731
9 Medium density flattened scheme (600 flats)	600	£22,893,221	118,624,093	76,918,007	72,032,752	67,168,326	62,324,731	57,501,967	52,694,510	47,902,431	43,131,231	38,380,911	33,651,470
10 Medium density mixed use flattened scheme (200 flats)	200	£38,429,538	142,741,447	132,941,960	123,184,281	113,468,408	103,794,342	94,160,290	84,536,085	74,902,024	65,268,123	55,635,009	46,000,625
11 Medium density mixed use flattened scheme (400 flats)	400	£76,859,076	285,482,894	265,883,920	246,368,562	226,853,816	207,339,684	187,825,478	168,311,356	148,797,234	129,283,112	109,769,016	89,254,910
12 Medium density mixed use flattened scheme (800 flats)	800	£153,718,152	570,965,788	531,767,840	492,737,124	453,707,632	414,678,368	375,649,104	336,619,840	297,590,576	258,561,312	219,532,048	180,502,820
13 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	97,673,729	91,016,828	84,368,322	77,770,656	71,183,268	64,615,384	58,076,004	51,565,129	45,053,372	38,575,327	32,115,940
14 Medium density mixed use flattened scheme (80 flats)	80	£15,900,602	38,471,563	36,529,903	34,596,498	32,671,349	30,754,456	28,845,818	26,945,435	25,053,307	23,169,436	21,293,820	19,426,459
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	9,008,637	8,767,896	8,528,175	8,289,474	8,051,792	7,815,130	7,579,488	7,344,866	7,111,263	6,878,681	6,647,118
15 Medium density mixed use flattened scheme (150 flats)	150	£3,751,338	14,400,027	13,597,529	12,798,429	12,002,728	11,210,428	10,421,526	9,636,024	8,853,922	8,075,218	7,299,914	6,528,009
16 Medium density mixed use flattened scheme (75 flats)	75	£1,875,669	7,200,014	6,798,765	6,397,215	5,995,665	5,594,215	5,192,765	4,791,315	4,389,865	3,988,415	3,586,965	3,185,515
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	55,041,061	51,641,052	48,254,964	44,863,336	41,526,171	38,183,465	34,855,221	31,541,438	28,242,117	24,957,256	21,686,857
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	80,750,024	75,366,213	70,005,352	64,664,350	59,315,432	53,989,612	48,686,892	43,407,270	38,150,748	32,917,325	27,707,001
19 Medium density mixed use flattened scheme (50 flats)	50	£1,446,514	20,350,558	19,114,288	17,883,275	16,657,517	15,437,016	14,221,771	13,011,782	11,807,049	10,607,573	9,413,353	8,224,389
20 High density mixed use flattened scheme (150 flats)	150	£7,440,097	56,060,771	52,660,799	49,274,686	45,903,023	42,545,842	39,203,121	35,874,863	32,561,064	29,261,727	25,976,852	22,708,437
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	115,974,601	108,088,789	100,236,621	92,393,281	84,568,152	76,768,147	68,961,054	61,158,546	53,341,707	45,542,596	37,606,757
22 High density mixed use flattened scheme (100 flats)	100	£7,842,283	39,073,545	36,688,780	34,314,154	31,949,667	29,595,321	27,251,113	24,912,230	22,562,314	20,262,565	17,952,983	15,653,566
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	95,904,099	89,278,308	82,705,889	76,177,442	69,722,968	63,294,652	56,910,341	50,580,247	44,273,257	38,011,096	31,764,066
24 Medium density mixed use flattened scheme (40 flats)	40	£1,062,539	16,408,038	15,522,627	14,644,330	13,773,147	12,909,079	12,052,125	11,202,287	10,359,562	9,523,952	8,695,457	7,874,076
25 Medium density mixed use flattened scheme (250 flats)	250	£35,505,719	174,416,411	164,416,411	154,416,411	144,416,411	134,416,411	124,416,411	114,416,411	104,416,411	94,416,411	84,416,411	74,416,411
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	111,131,175	106,900,175	102,669,175	98,438,175	94,207,175	90,000,175	85,800,175	81,600,175	77,400,175	73,200,175	69,000,175
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	55,080,353	51,796,259	48,508,128	45,216,000	42,027,762	38,799,525	35,585,283	32,384,946	29,186,603	26,026,224	22,867,810
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	114,358,217	105,975,452	97,601,682	89,226,915	80,852,148	72,477,381	64,096,614	55,715,847	47,335,080	38,954,313	30,573,546
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,500,360	143,378,500,360	133,378,500,360	123,378,500,360	113,378,500,360	103,378,500,360	93,378,500,360	83,378,500,360	73,378,500,360	63,378,500,360	53,378,500,360	43,378,500,360
30 Interconversion scheme (industrial with 12 flats)	12	£8,020,651	8,857,175	8,536,185	8,216,560	7,896,210	7,576,385	7,256,560	6,936,735	6,616,910	6,297,085	5,977,260	5,657,435
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	109,442,002	102,984,716	96,554,957	90,125,725	83,778,022	77,430,848	71,111,200	64,819,081	58,544,409	52,317,427	46,107,891
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	72,456,062	68,357,085	64,258,108	60,159,131	56,060,154	51,961,177	47,862,199	43,763,222	39,664,245	35,565,268	31,466,291
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	122,078,431	113,744,558	105,424,846	97,110,226	88,847,355	80,534,484	72,221,613	63,908,742	55,595,871	47,282,999	38,970,128
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,103,765	388,404,167	361,936,745	335,465,650	309,268,021	283,086,970	256,924,735	230,762,046	204,612,123	178,457,292	152,302,168	126,506,632
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	12,295,321	11,542,019	10,791,919	10,045,021	9,301,327	8,556,835	7,823,545	7,089,458	6,356,574	5,630,892	4,906,413
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	21,926,957	20,686,184	19,450,667	18,220,405	16,995,400	15,775,652	14,561,160	13,351,923	12,147,943	10,949,220	9,755,753
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	99,512,249	92,676,336	85,869,588	79,085,528	72,313,614	65,570,970	58,857,594	52,165,659	45,478,224	38,820,205	32,150,967
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	99,842,179	92,982,459	86,152,007	79,350,625	72,569,502	65,793,622	59,047,559	52,309,041	45,570,346	38,879,258	32,208,773
39 Medium density mixed use flattened scheme (100 flats)	100	£1,317,633	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	96,325,463	89,896,810	83,495,562	77,121,717	70,758,140	64,410,965	58,091,318	51,799,198	45,534,608	39,297,544	33,088,008
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	1,762,991	1,676,134	1,599,276	1,422,419	1,345,562	1,268,704	1,191,846	1,114,989	1,038,132	961,274	884,417
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	17,652,991	16,576,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	23,352,973	21,915,970	20,485,074	19,060,285	17,641,604	16,229,031	14,822,564	13,422,205	12,027,954	10,639,810	9,257,772
44 High density retirement flattened scheme (70 flats)	70	£1,384,323	27,252,605	25,576,098	23,906,715	22,244,459	20,589,326	18,941,319	17,300,438	15,666,681	14,040,051	12,420,544	10,808,164
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	31,152,239	29,236,227	27,328,358	25,426,631	23,537,048	21,653,608	19,778,311	17,911,157	16,052,146	14,201,279	12,358,555
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	18,333,327	17,179,974	16,031,525	14,887,982	13,749,345	12,615,614	11,486,787	10,362,867	9,243,853	8,129,744	7,020,541
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	22,008,958	20,624,928	19,246,785	17,874,529	16,508,159	15,147,676	13,793,080	12,444,371	11,101,548	9,764,612	8,433,564
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	25,684,589	24,069,883	22,462,045	20,861,075	19,266,673	17,679,739	16,096,373	14,525,874	12,959,244	11,398,481	9,846,587

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land value										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,343,547	1,275,813	1,208,364	1,141,201	1,074,324	1,007,732	941,425	875,048	809,668	744,219	679,056
2 Low density housing scheme (4 houses)	4	£917,161	2,687,972	2,552,504	2,417,607	2,283,281	2,149,526	2,016,342	1,883,729	1,751,087	1,620,217	1,489,317	1,358,986
3 Low density housing scheme (9 houses)	9	£2,086,956	6,048,728	5,743,925	5,440,406	5,138,173	4,837,224	4,537,560	4,239,182	3,942,087	3,646,279	3,351,754	3,058,516
4 Medium density flattened scheme (5 flats)	5	£243,547	2,479,114	2,339,468	2,200,413	2,061,950	1,924,079	1,786,798	1,650,109	1,514,012	1,378,506	1,243,592	1,109,269
5 Medium density flattened scheme (7 flats)	7	£335,273	3,473,848	3,278,337	3,083,653	2,889,796	2,696,771	2,504,572	2,312,501	2,122,658	1,932,943	1,744,056	1,555,998
6 Medium density flattened scheme (9 flats)	9	£550,297	4,462,801	4,211,438	3,961,139	3,711,905	3,463,736	3,216,632	2,970,593	2,725,617	2,481,707	2,238,862	1,997,080
7 Medium density flattened scheme (30 flats)	30	£1,375,742	14,011,871	13,222,191	12,435,856	11,652,866	10,873,221	10,096,922	9,323,987	8,554,356	7,788,092	7,025,172	6,265,597
8 Medium density flattened scheme (75 flats)	75	£3,485,213	32,916,803	30,482,867	28,613,672	26,862,217	25,058,500	23,262,523	21,474,286	19,683,748	17,911,629	16,150,136	14,386,371
9 Medium density flattened scheme (200 flats)	200	£8,643,282	81,824,058	76,918,077	72,032,797	67,191,077	62,391,168	57,634,329	52,914,388	48,234,291	43,595,187	38,995,069	34,435,945
10 Medium density flattened scheme (500 flats)	500	£22,837,319	123,741,447	123,941,960	123,184,281	113,468,405	103,794,342	94,160,290	84,534,505	74,905,685	65,402,271	55,855,900	46,331,158
11 Medium density mixed use flattened scheme (200 flats)	200	£18,150,749	62,631,685	58,458,768	54,380,540	50,360,040	46,348,187	42,345,681	38,360,523	34,392,712	30,442,247	26,509,130	22,587,012
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	67,673,729	61,016,828	54,388,322	47,779,585	41,183,248	34,645,818	28,076,014	21,566,129	15,063,432	9,575,327	32,115,948
13 Medium density mixed use flattened scheme (600 flats)	600	£18,445,702	68,471,953	58,520,903	54,598,498	50,672,369	46,746,456	42,818,584	38,891,665	34,963,747	31,037,829	27,109,920	23,182,049
14 Intensification scheme (intertial with 600 flats)	9	£2,659,705	13,068,637	8,702,788	5,102,696	3,497,628	1,892,579	7,579,458	1,210,798	5,748,648	1,000,788	735,687	480,465
15 Medium density mixed use flattened scheme (30 flats)	30	£2,226,702	14,040,297	13,597,529	12,798,428	12,002,748	11,210,426	10,421,526	9,636,024	8,845,922	8,056,718	7,269,914	6,538,009
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	13,089,356	13,187,093	29,293,234	27,407,461	25,529,773	23,660,710	21,798,652	19,945,230	18,099,273	16,262,142	14,433,435
17 Medium density mixed use flattened scheme (150 flats)	150	£5,041,562	25,041,062	25,164,217	51,641,253	48,883,298	46,128,337	43,368,378	40,612,417	37,856,457	35,102,497	32,348,537	29,594,587
18 High density mixed use flattened scheme (200 flats)	300	£8,693,740	40,693,740	39,144,273	70,035,355	64,664,350	59,293,016	53,926,012	48,686,892	43,440,270	38,195,748	32,917,324	27,707,001
19 Medium density mixed use flattened scheme (500 flats)	500	£22,576,628	26,300,558	19,148,283	18,873,275	16,557,517	15,437,016	14,221,711	13,011,762	11,807,409	10,607,573	9,413,353	8,224,389
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	16,008,771	52,660,799	49,274,666	45,903,232	42,545,842	39,203,121	35,874,863	32,561,084	29,217,727	25,982,582	22,768,437
21 High density mixed use flattened scheme (450 flats)	450	£13,940,853	115,974,601	108,768,799	100,236,621	90,263,291	80,294,152	70,368,147	60,481,054	51,105,546	42,341,707	33,576,952	27,606,757
22 Medium density mixed use flattened scheme (400 flats)	400	£5,954,345	38,088,780	34,314,156	34,314,156	32,585,367	30,865,327	29,145,285	27,425,242	25,705,199	23,985,156	22,265,113	20,544,867
23 High density mixed use flattened scheme (450 flats)	450	£5,395,046	39,504,969	89,278,308	82,705,888	76,187,442	69,722,968	63,264,652	56,810,341	50,580,247	44,223,262	37,961,096	31,764,844
24 Medium density mixed use flattened scheme (400 flats)	40	£5,502,967	16,408,038	51,622,627	14,644,330	13,773,147	12,909,079	12,062,125	11,202,287	10,358,962	9,523,952	8,695,457	7,874,076
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	79,587,411	74,746,411	69,267,439	64,140,493	59,035,573	53,925,081	48,875,058	43,822,112	38,786,825	33,753,645	28,762,581
26 Medium density mixed use flattened scheme (150 flats)	250	£14,117,460	71,940,172	70,810,220	70,810,220	68,493,256	66,176,288	63,859,320	61,542,352	59,225,384	56,908,416	54,591,448	52,274,480
27 Medium density mixed use flattened scheme (1400 flats)	1400	£5,502,968	105,393,353	51,796,259	48,526,128	45,240,963	42,072,782	38,979,525	35,858,253	32,738,946	29,608,033	26,526,224	23,587,810
28 Medium density mixed use flattened scheme (500 flats)	600	£32,192,762	114,398,217	105,975,452	97,001,662	89,236,596	80,964,620	72,567,820	64,199,667	56,808,117	47,352,841	38,855,221	30,308,742
29 Medium density mixed use flattened scheme (600 flats)	500	£25,772,235	156,077,993	146,589,339	137,143,120	127,736,185	118,369,587	109,043,324	99,747,640	90,476,032	81,244,864	72,014,148	62,870,389
30 Intensification scheme (intertial with 600 flats)	9	£2,659,705	13,068,637	8,702,788	5,102,696	3,497,628	1,892,579	7,579,458	1,210,798	5,748,648	1,000,788	735,687	480,465
31 Medium density mixed use flattened scheme (350 flats)	350	£20,085,834	109,442,002	102,984,716	96,554,957	90,152,725	83,778,022	77,430,848	71,111,200	64,819,981	58,554,490	52,317,427	46,107,991
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	72,445,662	68,357,065	64,285,829	60,231,893	56,195,280	52,175,986	48,174,015	44,169,383	40,220,332	36,272,024	32,339,337
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	122,076,331	113,744,558	105,244,816	97,118,226	88,847,335	80,563,343	72,301,602	64,019,561	55,776,773	47,564,261	39,391,020
34 High density mixed use flattened scheme (200 flats)	1,750	£997,491	18,138,747	18,138,747	33,545,838	33,545,838	33,545,838	33,545,838	33,545,838	33,545,838	33,545,838	33,545,838	33,545,838
35 High density mixed use flattened scheme (30 flats)	30	£732,299	12,295,311	11,542,019	10,791,919	10,045,021	9,301,327	8,556,835	7,823,545	7,089,458	6,358,754	5,630,892	4,906,413
36 Medium density mixed use flattened scheme (50 flats)	50	£3,931,497	21,026,957	20,686,184	18,450,667	16,220,508	14,065,440	11,957,652	14,561,160	13,351,923	12,147,943	10,940,220	9,735,753
37 High density mixed use flattened scheme (400 flats)	400	£9,271,911	99,962,249	92,676,338	86,869,588	79,885,428	72,133,614	65,570,970	58,857,594	52,165,659	45,478,224	38,820,225	32,150,967
38 High density mixed use flattened scheme (200 flats)	200	£10,326,502	99,962,249	92,676,338	86,869,588	79,885,428	72,133,614	65,570,970	58,857,594	52,165,659	45,478,224	38,820,225	32,150,967
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	10,051,425	9,733,623	8,723,541	7,721,541	6,719,077	5,716,493	4,713,929	3,711,365	2,708,801	1,706,237	706,673
40 High density mixed use flattened scheme (350 flats)	350	£8,520,661	96,345,433	89,896,810	83,495,562	77,121,771	70,758,140	64,410,965	58,091,318	51,779,198	45,538,038	39,297,544	33,088,008
41 Purpose Built Student Accommodation (high density) 100 units		£458,581	17,692,991	16,976,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
42 Purpose Built Student Accommodation (high density) 100 units		£458,581	17,692,991	16,976,134	15,499,276	14,422,419	13,345,562	12,268,704	11,191,846	10,114,989	9,038,132	7,961,274	6,884,417
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	23,292,373	21,575,970	20,485,077	19,090,285	17,614,004	16,229,031	14,822,564	13,422,205	12,027,954	10,636,814	9,257,772
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	27,252,805	25,066,198	23,908,715	22,444,459	20,989,326	19,541,319	17,300,438	15,666,681	14,040,051	12,420,544	10,806,164
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	31,192,239	29,236,277	27,328,358	25,428,631	23,537,048	21,653,608	19,778,317	17,911,167	16,052,145	14,210,279	12,388,555
46 High density extracare flattened scheme (50 flats)	50	£1,834,323	18,333,927	17,179,974	16,031,055	14,887,882	13,749,345	12,615,117	11,481,877	10,362,892	9,244,744	8,126,593	7,008,544
47 High density extracare flattened scheme (60 flats)	60	£1,834,323	22,026,928	20,824,126	19,245,788	17,644,572	16,044,359	14,443,146	12,842,932	11,241,719	9,640,506	8,039,294	6,433,594
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	25,584,589	24,069,883	22,462,405	20,961,075	19,266,973	17,679,739	16,099,373	14,525,874	12,969,244	11,399,481	9,846,587

Appendix 10 - Appraisal results – 70% Social Rent and 30% London Living Rent

BLV 1

Maximum affordable housing percentages in each value zone (values per square metre)												70% Social Rent, 30% London Living Rent											
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240											
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%											
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%											
3	Low density housing scheme (8 houses)	9	0.23	0%	0%	0%	0%	5%	10%	20%	25%	25%											
4	Medium density flattened scheme (5 flats)	5	0.03	15%	25%	35%	40%	50%	40%	50%	50%	50%											
5	Medium density flattened scheme (7 flats)	7	0.04	20%	30%	40%	45%	50%	50%	50%	50%	50%											
6	Medium density flattened scheme (9 flats)	9	0.06	15%	25%	35%	40%	50%	50%	50%	50%	50%											
7	Medium density flattened scheme (30 flats)	30	0.15	20%	35%	40%	50%	50%	50%	50%	50%	50%											
8	Medium density flattened scheme (75 flats)	75	0.38	15%	30%	40%	45%	50%	50%	50%	50%	50%											
9	Medium density flattened scheme (250 flats)	250	1.47	0%	0%	15%	25%	30%	40%	45%	50%	50%											
10	Medium density flattened scheme (600 flats)	600	2.49	0%	0%	15%	25%	30%	40%	45%	50%	50%											
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	20%	25%	25%											
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	35%											
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	5%	15%	25%	35%	40%	45%	50%	50%											
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%											
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	5%	20%	30%	40%	45%	50%	50%	50%	50%											
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	30%	40%	45%	50%	50%	50%	50%	50%	50%											
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	0%	10%	25%	30%	40%	45%	50%	50%	50%											
18	High density mixed use flattened scheme (300 flats)	300	0.76	0%	10%	25%	30%	40%	45%	50%	50%	50%											
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	35%	40%	25%	30%	40%	45%	50%	50%	50%											
20	High density mixed use flattened scheme (150 flats)	150	0.48	10%	25%	35%	40%	50%	50%	50%	50%	50%											
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	0%	10%	20%	30%	35%	45%	50%	50%											
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	5%	20%	30%	40%	45%	50%	50%	50%	50%											
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	5%	20%	30%	35%	45%	50%	50%	50%											
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	0%	0%	0%	15%	20%	30%	35%	30%	30%											
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	10%	20%	30%	40%	45%	50%	50%	50%											
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	0%	0%	10%	20%	30%	35%	40%	40%											
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	15%	30%	40%	45%	50%	50%	50%	50%	50%											
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	20%											
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	0%	0%	15%	25%	35%	40%	45%	50%	50%											
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	10%	20%	30%	40%	45%	50%	50%	50%											
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	0%	5%	15%	25%	35%	40%	45%	50%	50%											
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	0%	15%	25%	35%	40%	45%	50%	50%	50%											
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	0%	15%	25%	35%	40%	45%	50%	50%											
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%											
35	High density mixed use flattened scheme (30 flats)	30	0.08	30%	40%	50%	50%	50%	50%	50%	50%	50%											
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	0%	15%	25%	35%	40%	45%	50%	50%	50%											
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	5%	15%	25%	35%	40%	45%	50%	50%											
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	5%	20%	25%	35%	40%	45%	50%	50%											
39	Medium density mixed use flattened scheme (100 flats)	100	0.50	0%	15%	25%	35%	40%	50%	50%	50%	50%											
40	High density mixed use flattened scheme (350 flats)	350	0.93	0%	15%	25%	35%	40%	45%	50%	50%	50%											
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%											
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%											
43	High density retirement flattened scheme (60 flats)	60	0.20	15%	30%	35%	45%	50%	50%	50%	50%	50%											
44	High density retirement flattened scheme (70 flats)	70	0.20	20%	30%	40%	45%	50%	50%	50%	50%	50%											
45	High density retirement flattened scheme (80 flats)	80	0.20	25%	35%	40%	45%	50%	50%	50%	50%	50%											
46	Medium density extracare flattened scheme (50 flats)	50	0.20	5%	20%	25%	35%	40%	45%	50%	50%	50%											
47	High density extracare flattened scheme (80 flats)	80	0.20	10%	25%	30%	40%	45%	50%	50%	50%	50%											
48	High density extracare flattened scheme (70 flats)	70	0.20	15%	25%	35%	40%	45%	50%	50%	50%	50%											

Note: the affordable housing requirements have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)

EV charging

BNG

Accessibility

NZC 5%

UGF

BLV 2

BLV 2		Maximum affordable housing percentages in each value zone (values per square metre)														
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240				
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	30%	40%	45%	50%	50%	50%	50%	50%		
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	45%	50%	50%	50%	50%	50%		
3	Low density housing scheme (8 houses)	9	0.23	0%	15%	25%	30%	40%	45%	50%	50%	50%	50%	50%		
4	Medium density flattened scheme (5 flats)	5	0.03	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
5	Medium density flattened scheme (7 flats)	7	0.04	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
6	Medium density flattened scheme (9 flats)	9	0.06	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
7	Medium density flattened scheme (30 flats)	30	0.15	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
8	Medium density flattened scheme (75 flats)	75	0.38	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
9	Medium density flattened scheme (250 flats)	250	1.47	5%	20%	30%	40%	45%	50%	50%	50%	50%	50%	50%		
10	Medium density flattened scheme (600 flats)	600	2.49	0%	5%	15%	25%	35%	40%	45%	50%	50%	50%	50%		
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	35%	40%	45%	40%	45%	40%		
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	15%	25%	35%	40%	45%	50%	50%	50%	45%		
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	30%	40%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	30%	40%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	40%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	10%	25%	35%	45%	50%	50%	50%	50%	50%	50%	50%		
18	High density mixed use flattened scheme (300 flats)	300	0.76	5%	20%	30%	40%	45%	50%	50%	50%	50%	50%	50%		
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	15%	30%	35%	45%	50%	50%	50%	50%	50%	50%	50%		
20	High density mixed use flattened scheme (150 flats)	150	0.48	25%	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%		
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	10%	25%	30%	40%	45%	50%	50%	50%	50%	50%		
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	25%	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%		
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	20%	30%	40%	45%	50%	50%	50%	50%	50%	50%		
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	25%	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%		
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	10%	20%	30%	40%	45%	50%	50%	50%	50%	50%		
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	10%	20%	30%	40%	45%	50%	50%	50%	50%	50%		
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	30%	40%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	10%	20%	30%	35%	40%	40%	35%	30%		
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	5%	20%	30%	40%	45%	50%	50%	50%	50%	50%	50%		
30	Intensification scheme (industrial with 12 flats)	12	0.32	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	15%	25%	35%	45%	50%	50%	50%	50%	50%	50%	50%		
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	25%	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%		
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	15%	25%	35%	40%	45%	50%	50%	50%	50%	50%		
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	10%	20%	30%	35%	40%	45%	45%	40%	35%		
35	High density mixed use flattened scheme (30 flats)	30	0.08	30%	40%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	20%	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%		
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	15%	25%	35%	40%	45%	50%	50%	50%	50%	50%		
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	15%	25%	35%	45%	50%	50%	50%	50%	50%	50%		
39	Medium density mixed use flattened scheme (100 flats)	100	0.5	20%	30%	40%	45%	50%	50%	50%	50%	50%	50%	50%		
40	High density mixed use flattened scheme (350 flats)	350	0.93	5%	20%	30%	40%	45%	50%	50%	50%	50%	50%	50%		
41	Purpose Built Student Accommodation (high density) 100 units	100	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
42	Purpose Built Student Accommodation (medium density) 100 units	100	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
43	High density retirement flattened scheme (60 flats)	60	0.2	30%	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%		
44	High density retirement flattened scheme (70 flats)	70	0.2	30%	40%	45%	50%	50%	50%	50%	50%	50%	50%	50%		
45	High density retirement flattened scheme (80 flats)	80	0.2	30%	40%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
46	Medium density extracare flattened scheme (50 flats)	50	0.2	30%	40%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
47	High density extracare flattened scheme (60 flats)	60	0.2	25%	35%	40%	45%	50%	50%	50%	50%	50%	50%	50%		
48	High density extracare flattened scheme (70 flats)	70	0.2	25%	35%	45%	50%	50%	50%	50%	50%	50%	50%	50%		

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £8,030 psm

£15,437,565 PER HA

AH tenure

Rented 70%

LLR 30%

Frat Hms 0%

BENCHMARK LAND VALUE (SECONDARY OFFICES)			£15,437,565 PER HA										Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH									
1 Low density housing scheme (2 houses)	2	£771,878	470,705	443,852	417,052	390,366	363,794	337,336	310,964	284,763	258,648	232,647	206,759									
2 Low density housing scheme (4 houses)	4	£1,543,757	942,409	888,582	834,983	781,612	728,468	675,533	622,865	570,405	518,174	466,171	414,396									
3 Low density housing scheme (8 houses)	9	£3,504,327	2,121,213	2,000,101	1,879,502	1,759,416	1,639,844	1,520,784	1,402,238	1,284,204	1,166,684	1,049,677	933,184									
4 Medium density flattened scheme (5 flats)	5	£514,586	686,523	631,845	577,401	523,191	469,215	415,474	361,967	308,695	255,657	202,853	150,282									
5 Medium density flattened scheme (7 flats)	7	£671,503	964,221	887,665	811,436	735,533	659,963	584,719	509,802	435,214	360,953	287,021	213,416									
6 Medium density flattened scheme (9 flats)	9	£926,254	1,236,137	1,137,716	1,039,717	942,139	844,984	748,250	651,937	556,040	460,577	365,529	270,904									
7 Medium density flattened scheme (30 flats)	30	£2,315,635	3,802,059	3,493,859	3,186,981	2,881,425	2,577,189	2,274,275	1,972,680	1,672,409	1,373,458	1,075,827	779,518									
8 Medium density flattened scheme (75 flats)	75	£5,866,275	8,434,750	7,729,954	7,028,182	6,329,433	5,633,707	4,941,005	4,251,327	3,564,672	2,881,049	2,200,432	1,522,848									
9 Medium density flattened scheme (250 flats)	250	£22,692,251	36,830,718	34,763,694	32,696,670	30,629,646	28,562,622	26,495,598	24,428,574	22,361,550	20,294,526	18,227,502	16,160,478									
10 Medium density flattened scheme (600 flats)	600	£86,439,536	13,536,354	9,648,576	7,606,555	1,880,231	2,058,010	6,025,440	10,016,940	14,050,062	18,282,401	22,307,457	26,274,949									
11 Medium density mixed use flattened scheme (200 flats)	200	£30,566,379	10,707,228	9,166,168	7,628,910	6,085,900	4,549,768	3,020,413	1,497,835	25,912	1,579,148	14,255,408	4,680,620									
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,253	8,694,264	6,125,535	3,659,516	1,006,679	1,589,424	4,202,432	6,831,500	9,484,008	12,161,647	14,851,785	17,520,727									
13 Medium density mixed use flattened scheme (80 flats)	80	£1,950,682	1,458,920	1,248,918	1,038,916	828,914	618,912	408,910	298,908	8,484,008	11,161,647	13,843,285	16,524,920									
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	6,773,340	6,279,684	5,785,028	5,290,372	4,795,716	4,301,060	3,806,404	3,311,748	2,817,492	2,323,236	1,828,980									
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	4,309,314	3,997,101	3,686,226	3,375,351	3,064,476	2,753,601	2,442,726	2,131,851	1,820,976	1,510,101	1,200,226									
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	5,018,442	4,622,967	4,228,492	3,833,017	3,437,542	3,042,067	2,646,592	2,251,117	1,855,642	1,460,167	1,065,692									
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	10,350,269	9,548,326	8,746,385	7,944,444	7,142,503	6,340,562	5,538,621	4,736,680	3,934,739	3,132,798	2,330,857									
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	9,928,462	9,028,718	8,128,974	7,229,230	6,329,486	5,429,742	4,529,998	3,630,254	2,730,510	1,830,766	930,022									
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	4,272,042	3,768,504	3,264,966	2,761,428	2,257,890	1,754,352	1,250,814	747,276	247,748	90,192	405,060									
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	6,281,440	5,618,452	4,953,464	4,298,476	3,643,488	2,988,500	2,333,512	1,678,524	1,023,536	368,548	1,615,997									
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	11,258,075	9,133,341	7,008,139	4,882,775	2,767,611	1,283,398	4,473,381	7,689,068	10,931,347	14,206,465	17,496,622									
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	9,339,077	8,421,630	7,508,154	6,588,649	5,668,164	4,747,680	3,827,195	2,906,710	1,986,225	1,065,740	1,125,021									
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	11,983,922	9,056,057	6,336,778	4,039,183	1,534,553	969,123	3,494,720	6,013,908	8,550,979	11,100,896	13,639,759									
24 Medium density mixed use flattened scheme (40 flats)	40	£2,962,539	3,244,106	2,905,719	2,567,116	2,227,725	1,888,334	1,548,943	1,209,552	870,160	530,769	190,978	351,040									
25 Medium density mixed use flattened scheme (250 flats)	250	£35,505,400	11,812,476	9,836,837	7,859,915	5,881,533	3,903,147	1,913,747	2,012,964	56,281	1,922,587	3,892,455	8,876,033									
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	13,772,760	11,797,180	9,830,138	7,871,816	5,922,031	3,960,845	2,045,474	96,501	1,871,894	3,832,919	5,811,112									
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	13,990,395	12,735,908	11,486,852	10,243,228	9,005,034	7,772,272	6,544,942	5,322,001	4,094,724	2,872,927	1,656,610									
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	8,845,155	7,480,029	6,132,322	4,784,492	3,436,175	2,089,107	13,840,883	17,423,890	21,020,942	24,601,688	28,166,121									
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,539	12,370,889	10,453,379	8,538,271	6,623,163	4,707,051	2,789,942	13,840,883	17,423,890	21,020,942	24,601,688	28,166,121									
30 Interconversion scheme (industrial with 12 flats)	12	£8,020,651	5,219,687	5,094,813	4,970,474	4,846,671	4,723,403	4,600,671	4,478,473	4,356,811	4,235,684	4,115,092	3,995,036									
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	27,872,522	25,426,831	22,991,798	20,557,775	18,128,841	15,710,634	13,303,155	10,906,403	8,503,488	6,107,168	3,719,539									
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	19,237,959	17,672,724	16,114,206	14,562,400	13,017,329	11,478,967	9,947,324	8,416,748	6,889,378	5,366,778	3,850,946									
33 High density mixed use flattened scheme (500 flats)	500	£12,921,343	12,730,889	10,453,379	8,538,271	6,623,163	4,707,051	2,789,942	13,840,883	17,423,890	21,020,942	24,601,688	28,166,121									
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,320	43,397,247	32,735,248	22,079,179	11,378,345	646,773	10,275,063	21,311,507	32,460,780	43,761,464	55,248,724	66,683,983									
35 High density mixed use flattened scheme (30 flats)	30	£1,235,055	2,524,646	2,234,138	1,944,885	1,656,890	1,370,152	1,084,669	804,444	517,474	235,761	45,376	328,636									
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	5,735,027	5,257,410	4,781,841	4,308,321	3,836,850	3,367,427	2,900,052	2,434,726	1,971,448	1,508,227	1,044,920									
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	9,342,222	6,672,938	3,986,228	1,307,050	1,389,785	4,125,588	6,860,501	9,817,882	12,399,949	15,184,068	17,955,581									
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	11,447,275	8,477,991	5,818,826	3,139,640	472,282	2,236,642	4,960,274	7,699,912	10,452,917	13,237,038	16,008,550									
39 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	9,339,077	8,421,630	7,508,154	6,588,649	5,668,164	4,747,680	3,827,195	2,906,710	1,986,225	1,065,740	1,125,021									
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	12,026,475	9,543,558	7,043,312	4,556,024	2,077,684	420,151	2,948,669	5,484,333	8,031,168	10,603,539	13,174,967									
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538									
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538									
43 High density retirement flattened scheme (60 flats)	60	£3,087,513	5,906,416	4,642,714	4,081,444	3,522,606	2,966,204	2,412,233	1,860,694	1,311,589	764,917	214,060	339,635									
44 High density retirement flattened scheme (70 flats)	70	£3,087,513	6,091,733	5,424,081	4,769,261	4,117,262	3,468,139	2,821,835	2,178,369	1,533,762	890,953	250,739	388,466									
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	6,697,658	6,205,447	5,647,079	5,117,854	4,570,074	4,027,438	3,486,045	2,945,652	2,405,259	1,864,866	1,324,473									
46 Medium density extracare flattened scheme (50 flats)	50	£1,000,000	3,783,823	3,332,164	2,882,457	2,434,704	1,988,903	1,545,055	1,103,160	662,914	219,444	225,435	671,656									
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	4,549,690	4,007,693	3,468,040	2,930,731	2,395,765	1,863,142	1,332,862	804,701	272,533	261,188	786,658									
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	5,315,557	4,683,224	4,053,624	3,426,758	2,802,627	2,181,230	1,562,598	946,488	325,620	296,941	921,660									

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,814 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	470,785	443,852	417,052	390,366	363,794	337,336	310,964	284,763	258,648	232,647	206,758
2 Low density housing scheme (4 houses)	4	£917,161	942,409	888,582	834,983	781,612	728,468	675,533	622,865	570,405	518,174	466,171	414,396
3 Low density housing scheme (8 houses)	9	£2,081,966	2,121,213	2,000,101	1,879,502	1,759,416	1,639,844	1,520,784	1,402,238	1,284,204	1,166,684	1,049,677	933,184
4 Medium density flattened scheme (5 flats)	5	£305,720	686,523	631,845	577,401	523,191	469,215	415,474	361,967	308,695	255,657	202,853	150,282
5 Medium density flattened scheme (7 flats)	7	£406,862	964,221	887,665	811,436	735,533	659,963	584,719	509,802	435,214	360,953	287,021	213,416
6 Medium density flattened scheme (9 flats)	9	£550,297	1,236,137	1,137,716	1,039,717	942,139	844,984	748,250	651,937	556,040	460,577	365,529	270,904
7 Medium density flattened scheme (30 flats)	30	£1,376,742	3,802,059	3,493,859	3,186,981	2,881,425	2,577,189	2,274,275	1,972,680	1,672,409	1,373,458	1,075,827	779,518
8 Medium density flattened scheme (75 flats)	75	£4,348,213	8,434,750	7,729,954	7,028,182	6,329,433	5,633,707	4,941,005	4,251,327	3,564,672	2,881,049	2,200,432	1,522,848
9 Medium density mixed use flattened scheme (200 flats)	200	£1,348,272	16,630,718	14,763,694	12,904,731	11,053,831	9,203,966	7,354,101	5,504,236	3,654,371	1,804,506	934,631	467,758
10 Medium density mixed use flattened scheme (400 flats)	400	£22,837,319	13,536,354	9,648,458	5,760,556	1,880,231	2,059,010	6,025,449	10,018,940	14,050,082	18,122,401	22,207,749	26,274,395
11 Medium density mixed use flattened scheme (200 flats)	200	£18,159,795	10,720,728	9,166,168	7,628,810	6,080,941	4,549,768	3,020,413	1,497,835	29,912	1,579,148	3,120,405	4,680,620
12 Medium density mixed use flattened scheme (400 flats)	400	£17,894,647	8,069,264	6,126,535	4,265,910	2,398,075	1,089,924	2,300,632	6,833,500	12,061,947	14,841,785	17,529,727	20,220,727
13 Medium density mixed use flattened scheme (400 flats)	400	£17,894,647	8,069,264	6,126,535	4,265,910	2,398,075	1,089,924	2,300,632	6,833,500	12,061,947	14,841,785	17,529,727	20,220,727
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,773,340	6,070,684	5,588,430	5,103,575	4,640,578	4,201,127	3,760,907	3,329,677	2,900,428	2,481,854	2,064,818
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	4,309,314	3,997,101	3,686,226	3,376,689	3,068,400	2,761,630	2,456,107	2,151,923	1,849,077	1,547,569	1,247,399
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	9,018,442	8,282,967	7,550,673	6,821,551	6,095,652	5,372,867	4,653,282	3,938,698	3,223,685	2,513,648	1,806,794
17 Medium density mixed use flattened scheme (250 flats)	250	£10,340,292	13,840,292	12,548,292	11,258,292	10,000,292	8,750,292	7,500,292	6,250,292	5,000,292	3,750,292	2,500,292	1,250,292
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	9,526,462	7,936,715	7,574,504	6,272,259	5,187,038	5,068,860	2,636,463	4,074,279	6,918,414	9,088,707	11,280,739
19 Medium density mixed use flattened scheme (50 flats)	50	£2,659,768	4,272,042	3,768,504	3,307,018	2,867,574	2,581,023	1,913,523	1,460,099	984,724	521,424	60,192	405,060
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	1,231,440	9,918,482	6,623,183	7,333,488	4,047,446	4,768,059	3,484,294	2,224,349	94,767	330,081	1,615,907
21 High density mixed use flattened scheme (150 flats)	150	£4,420,718	1,231,440	9,918,482	6,623,183	7,333,488	4,047,446	4,768,059	3,484,294	2,224,349	94,767	330,081	1,615,907
22 Medium density mixed use flattened scheme (100 flats)	100	£4,625,180	9,339,077	8,421,630	7,508,154	6,598,648	5,693,116	4,791,555	3,883,964	3,000,345	2,107,697	1,225,021	343,315
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	11,593,922	9,056,057	6,836,718	4,637,193	1,534,553	966,123	3,444,720	6,013,808	8,550,939	11,010,896	13,638,120
24 Medium density mixed use flattened scheme (400 flats)	400	£5,502,968	7,244,106	6,905,719	6,570,116	6,239,295	5,907,258	5,580,033	5,255,531	4,933,842	4,614,978	4,298,812	3,985,472
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	11,912,476	9,838,897	7,889,015	5,911,532	3,941,747	2,012,964	1,084,881	1,622,587	3,882,522	5,876,832	7,862,033
26 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	11,912,476	9,838,897	7,889,015	5,911,532	3,941,747	2,012,964	1,084,881	1,622,587	3,882,522	5,876,832	7,862,033
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	7,244,106	6,905,719	6,570,116	6,239,295	5,907,258	5,580,033	5,255,531	4,933,842	4,614,978	4,298,812	3,985,472
28 Medium density mixed use flattened scheme (500 flats)	600	£32,172,365	6,845,150	3,840,029	94,132	3,242,492	6,813,175	10,309,102	13,840,883	17,423,891	21,020,942	24,601,668	28,166,121
29 Medium density mixed use flattened scheme (600 flats)	600	£32,172,365	6,845,150	3,840,029	94,132	3,242,492	6,813,175	10,309,102	13,840,883	17,423,891	21,020,942	24,601,668	28,166,121
30 Medium density mixed use flattened scheme (150 flats)	150	£1,627,922	2,603,628	2,679,636	2,517,145	2,416,450	2,315,755	2,215,060	2,114,365	2,013,670	1,912,975	1,812,280	1,711,585
31 Intensification scheme (19 flats)	19	£2,659,768	4,272,042	3,768,504	3,307,018	2,867,574	2,581,023	1,913,523	1,460,099	984,724	521,424	60,192	405,060
32 Medium density mixed use flattened scheme (380 flats)	380	£2,008,834	27,572,522	25,426,831	22,991,798	20,567,775	18,128,841	15,710,634	13,303,155	10,906,403	8,503,485	6,097,168	3,719,539
33 Medium density mixed use flattened scheme (150 flats)	180	£11,464,517	19,237,559	17,672,724	16,114,206	14,562,700	13,017,329	11,476,967	9,947,324	8,418,748	6,890,378	5,366,779	3,850,940
33 High density mixed use flattened scheme (500 flats)	300	£1,023,692	12,730,469	9,453,379	6,186,571	2,926,000	387,211	3,685,800	7,039,104	10,496,761	13,809,469	17,238,143	20,653,291
34 High density mixed use flattened scheme (750 flats)	1,750	£9,377,499	2,254,468	2,234,135	1,318,345	2,020,151	1,318,345	2,020,151	1,318,345	2,020,151	1,318,345	2,020,151	1,318,345
35 High density mixed use flattened scheme (30 flats)	30	£1,627,922	2,603,628	2,679,636	2,517,145	2,416,450	2,315,755	2,215,060	2,114,365	2,013,670	1,912,975	1,812,280	1,711,585
36 Medium density mixed use flattened scheme (50 flats)	50	£3,939,471	9,746,022	5,257,410	4,781,841	4,308,321	3,834,800	3,360,279	2,885,758	2,412,240	1,937,719	1,462,200	1,044,620
37 High density mixed use flattened scheme (400 flats)	400	£9,729,911	5,342,222	6,872,936	3,988,228	1,307,350	1,390,785	4,125,588	6,880,551	9,671,682	12,399,949	15,104,068	17,955,981
38 High density mixed use flattened scheme (400 flats)	400	£9,729,911	5,342,222	6,872,936	3,988,228	1,307,350	1,390,785	4,125,588	6,880,551	9,671,682	12,399,949	15,104,068	17,955,981
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	9,735,588	7,943,558	6,511,399	5,587,791	4,698,256	3,752,760	2,841,277	1,933,834	1,023,659	511,478	80,718
40 High density mixed use flattened scheme (350 flats)	350	£8,529,601	12,026,475	9,543,558	7,043,512	4,550,024	2,077,694	420,151	2,948,669	5,924,833	8,031,668	10,603,539	13,174,267
41 Purpose Built Student Accommodation (high density) 100 units	100	£458,581	18,902,111	17,625,254	16,748,946	15,671,539	14,594,662	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (high density) 100 units	100	£458,581	18,902,111	17,625,254	16,748,946	15,671,539	14,594,662	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	5,206,416	4,725,214	4,244,014	3,762,814	3,281,614	2,800,414	2,319,214	1,838,014	1,356,814	875,614	385,414
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	6,081,737	5,624,081	5,166,261	4,711,262	3,468,139	2,821,835	2,178,369	1,533,742	890,953	257,398	388,466
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	6,957,056	6,205,447	5,457,079	4,711,954	3,970,074	3,231,438	2,486,045	1,763,896	1,034,999	320,787	437,296
46 High density retirement flattened scheme (90 flats)	90	£1,834,323	7,832,375	6,957,056	6,081,737	5,206,416	4,331,095	3,455,774	2,580,453	1,705,132	820,814	249,435	360,544
47 High density retirement flattened scheme (100 flats)	100	£1,834,323	8,707,694	7,832,375	6,957,056	6,081,737	5,206,416	4,331,095	3,455,774	2,580,453	1,705,132	820,814	249,435
48 High density retirement flattened scheme (110 flats)	110	£1,834,323	9,582,973	8,707,694	7,832,375	6,957,056	6,081,737	5,206,416	4,331,095	3,455,774	2,580,453	1,705,132	820,814
49 High density retirement flattened scheme (120 flats)	120	£1,834,323	10,458,252	9,582,973	8,707,694	7,832,375	6,957,056	6,081,737	5,206,416	4,331,095	3,455,774	2,580,453	1,705,132
50 High density retirement flattened scheme (130 flats)	130	£1,834,323	11,333,531	10,458,252	9,582,973	8,707,694	7,832,375	6,957,056	6,081,737	5,206,416	4,331,095	3,455,774	2,580,453
51 High density retirement flattened scheme (140 flats)	140	£1,834,323	12,208,810	11,333,531	10,458,252	9,582,973	8,707,694	7,832,375	6,957,056	6,081,737	5,206,416	4,331,095	3,455,774
52 High density retirement flattened scheme (150 flats)	150	£1,834,323	13,084,089	12,208,810	11,333,531	10,458,252	9,582,973	8,707,694	7,832,375	6,957,056	6,081,737	5,206,416	4,331,095
53 High density retirement flattened scheme (160 flats)	160	£1,834,323	13,959,368	13,084,089	12,208,810	11,333,531	10,458,252	9,582,973	8,707,694	7,832,375	6,957,056	6,081,737	5,206,416
54 High density retirement flattened scheme (170 flats)	170	£1,834,323	14,834,647	13,959,368	13,084,089	12,208,810	11,333,531	10,458,252	9,582,973	8,707,694	7,832,375	6,957,056	6,081,737
55 High density retirement flattened scheme (180 flats)	180	£1,834,323	15,709,926	14,834,647	13,959,368	13,084,089	12,208,810	11,333,531	10,458,252	9,582,973	8,707,694	7,832,375	6,957,056
56 High density retirement flattened scheme (190 flats)	190	£1,834,323	16,585,205	15,709,926	14,834,647	13,959,368	13,084,089	12,208,810	11,333,531	10,458,252	9,582,973	8,707,694	7,832,375
57 High density retirement flattened scheme (200 flats)	200	£1,834,323	17,460,484	16,585,205	15,709,926	14,834,647	13,959,368	13,084,089	12,208,810	11,333,531	10,458,252	9,582,973	8,707,694
58 High density retirement flattened scheme (210 flats)	210	£1,834,323	18,335,763	17,460,484	16,585,205	15,709,926	14,834,647	13,959,368	13,084,089	12,208,810	11,333,531	10,458,252	9,582,973
59 High density retirement flattened scheme (220 flats)	220	£1,834,323	19,211,042	18,335,763	17,460,484	16,585,205	15,709,926	14,834,647	13,959,368	13,084,089	12,208,810	11,333,531	10,458,252
60 High density retirement flattened scheme (230 flats)	230	£1,834,323	20,086,321	19,211,042	18,335,763	17,460,484	16,585,205	15,709,926	14,834,647	13,959,368	13,084,089	12,208,810	11,333,531
61 High density retirement flattened scheme (240 flats)	240	£1,834,323	20,961,600	20,086,321	19,211,042	18,335,763	17,460,484	16,585,205	15,709,926	14,834,647	13,959,368	13,084,089	12,208,810

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

BENCHMARK LAND PLAN VIABILITY		Sales value £8,806 psm		£16,437,565 PER HA		BH tenure		Rented 70%		LLR 30%		Frat Hms 0%		Residual land values											
BENCHMARK LAND PLAN VIABILITY (SECONDARY OFFICES)																									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Low density housing scheme (2 houses)	2	£771,878	£81,348	£59,625	£69,128	£88,176	£113,943	£143,913	£183,913	£233,913	£283,913	£333,913	£383,913	£433,913	£483,913	£533,913	£583,913	£633,913	£683,913	£733,913	£783,913	£833,913	£883,913	£933,913	£983,913
2 Low density housing scheme (4 houses)	4	£1,543,757	1,123,374	1,060,120	1,282,560	1,662,336	2,278,864	2,878,264	3,678,264	4,478,264	5,278,264	6,078,264	6,878,264	7,678,264	8,478,264	9,278,264	10,078,264	10,878,264	11,678,264	12,478,264	13,278,264	14,078,264	14,878,264	15,678,264	16,478,264
3 Low density housing scheme (8 houses)	8	£3,087,514	2,246,748	2,120,240	2,565,120	3,324,672	4,557,728	5,756,528	7,356,528	8,956,528	10,556,528	12,156,528	13,756,528	15,356,528	16,956,528	18,556,528	20,156,528	21,756,528	23,356,528	24,956,528	26,556,528	28,156,528	29,756,528	31,356,528	32,956,528
4 Medium density flattened scheme (5 flats)	5	£154,566	£78,786	£81,104	£79,687	£85,546	£91,405	£97,264	£103,123	£108,982	£114,841	£120,700	£126,559	£132,418	£138,277	£144,136	£149,995	£155,854	£161,713	£167,572	£173,431	£179,290	£185,149	£191,008	£196,867
5 Medium density flattened scheme (7 flats)	7	£217,593	1,233,405	1,142,827	1,052,249	1,061,671	1,071,093	1,080,515	1,090,937	1,100,359	1,110,781	1,121,203	1,131,625	1,142,047	1,152,469	1,162,891	1,173,313	1,183,735	1,194,157	1,204,579	1,215,001	1,225,423	1,235,845	1,246,267	1,256,689
6 Medium density flattened scheme (9 flats)	9	£260,254	1,582,311	1,465,783	1,349,255	1,232,727	1,116,200	1,000,672	885,144	769,616	654,088	538,560	423,032	307,504	191,976	74,448	-241,080	-550,608	-860,136	-1,169,664	-1,479,192	-1,788,720	-2,098,248	-2,407,776	-2,717,304
7 Medium density flattened scheme (30 flats)	30	£2,315,635	4,910,790	4,545,483	4,181,060	3,816,230	3,451,807	3,097,384	2,742,961	2,388,538	2,034,115	1,679,692	1,325,269	970,846	616,423	261,999	-103,424	-453,952	-803,480	-1,153,008	-1,502,536	-1,852,064	-2,201,592	-2,551,120	-2,900,648
8 Medium density flattened scheme (75 flats)	75	£5,886,275	11,047,262	10,206,380	9,369,098	8,536,214	7,705,327	6,878,836	6,055,940	5,236,656	4,426,362	3,608,870	2,791,378	1,973,886	1,156,394	338,902	-481,608	-1,131,136	-1,780,664	-2,430,192	-3,079,720	-3,729,248	-4,378,776	-5,028,304	-5,677,832
9 Medium density flattened scheme (250 flats)	250	£22,893,221	23,988,123	21,751,646	18,524,790	17,298,620	16,072,450	14,846,280	13,620,110	12,393,940	11,167,770	9,941,600	8,715,430	7,489,260	6,263,090	5,036,920	3,810,750	2,584,580	1,358,410	13,278,264	14,078,264	14,878,264	15,678,264	16,478,264	17,278,264
10 Medium density mixed use flattened scheme (600 flats)	600	£18,430,538	28,969,916	24,969,916	20,969,916	18,743,846	17,517,676	16,291,506	15,065,336	13,839,166	12,613,000	11,386,830	10,160,660	8,934,490	7,708,320	6,482,150	5,255,980	4,029,810	2,803,640	1,577,470	1,377,470	1,177,470	977,470	777,470	577,470
11 Medium density mixed use flattened scheme (200 flats)	200	£15,612,017	15,612,017	13,839,166	12,088,215	10,337,264	8,586,313	6,835,362	5,084,411	3,333,460	1,582,509	-217,442	-402,391	-587,340	-772,289	-957,238	-1,142,187	-1,327,136	-1,512,085	-1,697,034	-1,881,983	-2,066,932	-2,251,881	-2,436,830	-2,621,779
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	19,335,754	16,270,496	13,205,894	10,133,303	7,061,712	3,990,121	925,082	-2,004,694	-5,365,544	-8,726,394	-12,087,244	-15,448,094	-18,808,944	-22,169,794	-25,530,644	-28,891,494	-32,252,344	-35,613,194	-38,974,044	-42,334,894	-45,695,744	-49,056,594	-52,417,444
13 Medium density mixed use flattened scheme (800 flats)	800	£15,900,692	16,953,538	16,066,473	15,183,231	14,303,811	13,428,215	12,556,442	11,688,451	10,824,382	9,960,313	9,100,244	8,240,175	7,380,106	6,520,037	5,659,968	4,799,899	3,939,830	3,079,761	2,219,692	1,359,623	500,554	-359,515	-1,219,584	-1,879,653
14 Intensification scheme (industrial with 9 flats)	9	£4,476,914	1,708,433	1,697,342	1,686,250	1,675,159	1,664,068	1,652,977	1,641,886	1,630,795	1,619,704	1,608,613	1,597,522	1,586,431	1,575,340	1,564,249	1,553,158	1,542,067	1,530,976	1,519,885	1,508,794	1,497,703	1,486,612	1,475,521	1,464,430
15 Medium density mixed use flattened scheme (30 flats)	30	£3,475,328	5,426,362	5,055,962	4,685,562	4,315,162	3,944,762	3,574,362	3,203,962	2,833,562	2,463,162	2,092,762	1,722,362	1,351,962	981,562	611,162	240,762	-130,638	-460,238	-789,838	-1,119,438	-1,449,038	-1,778,638	-2,108,238	-2,437,838
16 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	15,318,445	13,768,328	12,224,888	10,685,853	9,143,528	7,601,203	6,058,878	4,516,553	2,974,228	1,431,903	54,635	-1,525,497	-3,071,000	-4,616,503	-6,162,006	-7,707,509	-9,253,012	-10,798,515	-12,344,018	-13,889,521	-15,435,024	-16,980,527	-18,526,030
17 High density mixed use flattened scheme (300 flats)	300	£11,670,709	15,318,445	13,768,328	12,224,888	10,685,853	9,143,528	7,601,203	6,058,878	4,516,553	2,974,228	1,431,903	54,635	-1,525,497	-3,071,000	-4,616,503	-6,162,006	-7,707,509	-9,253,012	-10,798,515	-12,344,018	-13,889,521	-15,435,024	-16,980,527	-18,526,030
18 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	6,028,362	5,463,338	4,900,750	4,340,595	3,782,875	3,227,591	2,674,740	2,122,716	1,569,532	1,018,860	470,539	-	-	-	-	-	-	-	-	-	-	-	-
19 High density mixed use flattened scheme (150 flats)	150	£7,440,397	16,176,524	14,626,391	13,082,945	11,546,185	10,014,636	8,479,036	6,950,177	5,424,058	3,912,681	2,404,045	889,411	-	-	-	-	-	-	-	-	-	-	-	-
20 High density mixed use flattened scheme (450 flats)	450	£23,465,099	23,598,476	19,884,163	16,181,689	12,460,151	8,754,919	5,029,911	1,310,795	2,480,400	6,311,730	10,181,200	14,107,962	-	-	-	-	-	-	-	-	-	-	-	-
21 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	12,757,905	11,668,257	10,583,305	9,503,051	8,422,944	7,355,404	6,281,968	5,212,464	4,148,091	3,088,448	2,033,540	-	-	-	-	-	-	-	-	-	-	-	-
22 High density mixed use flattened scheme (450 flats)	450	£16,746,317	21,581,236	18,553,948	15,526,117	12,502,000	9,543,658	6,559,849	3,599,870	635,386	2,354,003	5,363,968	8,392,194	-	-	-	-	-	-	-	-	-	-	-	-
23 Medium density mixed use flattened scheme (400 flats)	400	£16,262,559	8,447,558	8,044,058	7,643,861	7,246,967	6,853,376	6,463,088	6,076,103	5,682,421	5,292,042	4,901,966	4,511,992	-	-	-	-	-	-	-	-	-	-	-	-
24 Medium density mixed use flattened scheme (250 flats)	250	£15,500,420	15,544,052	17,185,442	14,836,447	12,488,441	10,138,091	7,789,034	5,468,287	3,148,853	825,777	1,528,451	3,882,640	-	-	-	-	-	-	-	-	-	-	-	-
25 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	21,475,475	19,116,264	16,767,269	14,428,488	12,098,374	9,758,317	7,428,571	5,109,136	2,800,014	484,714	1,862,080	-	-	-	-	-	-	-	-	-	-	-	-
26 Medium density mixed use flattened scheme (140 flats)	140	£5,502,638	18,734,587	17,232,976	15,737,841	14,243,180	12,748,044	11,252,908	9,757,772	8,262,636	6,767,500	5,272,364	3,777,228	-	-	-	-	-	-	-	-	-	-	-	-
27 Medium density mixed use flattened scheme (500 flats)	500	£17,109,205	46,893,906	42,425,642	37,976,745	33,547,114	29,136,753	24,745,657	20,369,658	15,977,169	11,601,559	7,200,739	2,789,791	-	-	-	-	-	-	-	-	-	-	-	-
28 Medium density mixed use flattened scheme (500 flats)	500	£17,109,205	46,893,906	42,425,642	37,976,745	33,547,114	29,136,753	24,745,657	20,369,658	15,977,169	11,601,559	7,200,739	2,789,791	-	-	-	-	-	-	-	-	-	-	-	-
29 Intensification scheme (industrial with 12 flats)	12	£6,030,651	5,068,507	5,518,358	5,968,209	6,418,060	6,867,911	7,317,762	7,767,613	8,217,464	8,667,315	9,117,166	9,567,017	10,016,868	10,466,719	10,916,570	11,366,421	11,816,272	12,266,123	12,715,974	13,165,825	13,615,676	14,065,527	14,515,378	
30 Medium density mixed use flattened scheme (350 flats)	350	£15,500,420	15,544,052	17,185,442	14,836,447	12,488,441	10,138,091	7,789,034	5,468,287	3,148,853	825,777	1,528,451	3,882,640	-	-	-	-	-	-	-	-	-	-	-	-
31 Medium density mixed use flattened scheme (180 flats)	180	£1,464,517	25,120,063	23,297,721	21,431,404	19,573,110	17,722,804	15,869,498	14,016,192	12,162,886	10,309,580	8,456,274	6,602,968	-	-	-	-	-	-	-	-	-	-	-	-
32 High density mixed use flattened scheme (600 flats)	600	£17,109,205	46,893,906	42,425,642	37,976,745	33,547,114	29,136,753	24,745,657	20,369,658	15,977,169	11,601,559	7,200,739	2,789,791	-	-	-	-	-	-	-	-	-	-	-	-
33 High density mixed use flattened scheme (1750 flats)	1,750	£164,101,339	£8,949,977	£7,311,053	£6,487,555	£5,673,482	£4,859,409	£4,045,336	£3,231,263	£2,417,189	£1,603,116	£789,043	£-21,030	£-211,104	£-412,178	£-613,252	£-814,326	£-1,015,400	£-1,216,474	£-1,417,548	£-1,618,622	£-1,819,696	£-2,020,770	£-2,221,844	
34 High density mixed use flattened scheme (30 flats)	30	£733,729	3,598,963	3,252,399	2,907,428	2,563,950	2,221,983	1,881,471	1,542,471	1,204,964	869,949	534,428	201,400	-	-	-	-	-	-	-	-	-	-	-	-
35 Medium density mixed use flattened scheme (50 flats)	50	£3,390,497	7,491,347	6,922,244	6,355,575	5,791,342	5,229,543	4,670,179	4,113,250	3,558,755	3,006,698	2,457,071	1,909,880	-	-	-	-	-	-	-	-	-	-	-	-
36 High density mixed use flattened scheme (400 flats)	400	£16,363,819	19,994,280	16,801,212	13,621,047	10,421,400	7,236,759	4,049,629	881,547	-2,387,248	-5,653,135	-8,958,770	-12,269,256	-15,574,741	-18,880,226	-22,185,711	-25,491,196	-28,796,681	-32,102,166	-35,407,651	-38,713,136	-42,018,621	-45,324,106	-48,629,591	
37 High density mixed use flattened scheme (400 flats)	400	£17,444,449																							

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

BENCHMARK LAND PLAN VIABILITY		Sales value £9,583 psm		AH tenure		Rented 70%		LLR 30%		Frst Hms 0%		Residual land values													
BENCHMARK LAND PLAN VIABILITY (SECONDARY OFFICES)		£15,437,565 PER HA																							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Low density housing scheme (2 houses)	2	£771,878	651,730	615,389	579,204	543,171	507,292	471,567	435,996	400,579	365,316	330,207	295,251												
2 Low density housing scheme (4 houses)	4	£1,543,757	1,304,339	1,231,558	1,159,285	1,087,220	1,015,463	944,013	872,871	802,037	731,510	661,291	591,386												
3 Low density housing scheme (8 houses)	8	£3,084,327	2,608,678	2,472,022	2,316,570	2,169,440	2,022,924	1,876,408	1,729,892	1,583,376	1,436,860	1,290,344	1,143,828												
4 Medium density flattened scheme (5 flats)	5	£514,586	1,071,072	996,363	921,973	847,901	774,148	700,714	627,600	554,803	482,326	410,168	338,327												
5 Medium density flattened scheme (7 flats)	7	£617,503	1,502,590	1,397,990	1,293,836	1,190,130	1,086,869	984,054	881,687	779,765	678,290	577,261	476,678												
6 Medium density flattened scheme (9 flats)	9	£926,254	1,928,326	1,793,848	1,659,946	1,526,617	1,393,862	1,261,681	1,130,074	999,041	868,582	738,697	609,385												
7 Medium density flattened scheme (30 flats)	30	£2,315,635	6,009,985	5,588,239	5,168,293	4,750,147	4,333,802	3,919,257	3,505,359	3,092,438	2,681,325	2,272,021	1,864,527												
8 Medium density flattened scheme (75 flats)	75	£5,866,275	13,641,031	12,668,578	11,700,280	10,736,134	9,776,140	8,816,672	7,860,514	6,908,641	5,960,844	5,017,302	4,077,891												
9 Medium density flattened scheme (250 flats)	250	£22,893,221	31,298,923	28,681,629	26,075,563	23,460,727	20,897,119	18,324,739	15,783,444	13,194,086	10,638,044	8,089,316	5,533,905												
10 Medium density mixed use flattened scheme (200 flats)	200	£18,439,538	24,162,114	21,899,530	19,496,571	17,092,594	14,688,627	12,284,673	9,880,709	7,476,744	4,928,782	2,477,024	1,974,828												
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	29,810,627	26,220,159	22,662,993	19,080,833	15,521,877	11,962,748	9,387,418	6,812,744	4,242,744	2,227,714	1,132,002												
12 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	19,714,454	18,683,575	17,657,125	16,635,105	15,617,515	14,604,355	13,595,625	12,591,326	11,591,455	10,586,015	9,605,006												
13 Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,884	7,443,568	7,315,001	7,186,983	7,059,513	6,932,592	6,806,220	6,680,397	6,555,123	6,430,397	6,306,221	6,182,593												
14 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	6,543,411	6,114,824	5,688,067	5,263,139	4,840,402	4,418,773	3,999,334	3,581,725	3,165,946	2,751,996	2,339,875												
15 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	14,390,682	13,378,895	12,371,455	11,368,360	10,369,611	9,375,207	8,380,789	7,390,429	6,404,436	5,422,810	4,445,551												
16 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	20,263,531	18,455,826	16,655,895	14,863,738	13,079,356	11,302,748	9,533,914	7,768,878	5,990,615	4,230,182	2,477,612												
17 High density mixed use flattened scheme (300 flats)	300	£11,670,709	28,244,955	23,347,611	20,462,780	17,590,463	14,720,728	11,846,820	8,985,062	6,112,052	3,244,192	354,813	2,585,828												
18 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	7,784,083	7,128,173	6,474,484	5,823,616	5,175,588	4,530,343	3,887,939	3,248,355	2,611,593	1,977,421	1,340,050												
19 High density mixed use flattened scheme (150 flats)	150	£7,440,307	21,121,610	19,313,889	17,513,943	15,721,771	13,937,373	12,160,749	10,391,900	8,629,940	6,861,661	5,101,223	3,348,626												
20 High density mixed use flattened scheme (480 flats)	480	£23,465,099	35,852,225	31,499,616	27,165,833	22,850,877	18,554,747	14,275,283	9,969,592	5,667,712	1,346,061	3,057,592	7,523,446												
21 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	16,176,073	14,908,373	13,646,122	12,389,320	11,137,968	9,892,063	8,651,610	7,416,604	6,185,485	4,951,878	3,723,765												
22 High density mixed use flattened scheme (450 flats)	450	£16,746,317	31,437,675	27,903,433	24,379,067	20,876,116	17,402,969	13,942,060	10,494,900	7,066,281	3,639,787	214,339	3,265,197												
23 Medium density mixed use flattened scheme (40 flats)	40	£3,653,210	9,651,009	9,182,396	8,717,606	8,250,638	7,799,494	7,346,174	6,896,676	6,451,001	6,009,146	5,571,116	5,136,914												
24 Medium density mixed use flattened scheme (250 flats)	250	£15,900,662	22,237,517	20,477,588	18,729,585	16,993,449	15,269,241	13,559,939	10,848,601	8,133,722	5,430,868	2,740,040	39,773												
25 Medium density mixed use flattened scheme (250 flats)	250	£11,670,709	29,168,340	26,408,410	23,660,388	20,924,271	18,200,063	15,487,762	12,787,367	10,094,005	7,391,151	4,700,323	2,021,518												
26 Medium density mixed use flattened scheme (140 flats)	140	£5,502,608	23,463,095	21,722,263	19,988,830	18,255,132	16,528,953	14,810,292	13,098,149	11,388,525	9,698,418	8,010,832	6,329,762												
27 Medium density mixed use flattened scheme (600 flats)	600	£15,185,855	34,198,299	29,493,887	24,809,918	20,146,382	15,503,279	10,851,053	6,186,889	1,491,229	3,297,485	8,177,024	13,141,920												
28 Medium density mixed use flattened scheme (500 flats)	500	£34,373,559	61,019,151	55,883,445	50,739,741	45,613,261	40,468,304	35,345,411	30,248,928	25,166,857	20,111,195	15,049,438	9,987,024												
29 Interinfrastructure scheme (industrial with 12 flats)	12	£3,020,651	6,113,326	5,941,903	5,771,211	5,601,252	5,432,024	5,263,528	5,095,764	4,928,732	4,762,431	4,596,863	4,432,026												
30 Medium density mixed use flattened scheme (350 flats)	350	£33,808,288	46,972,385	43,545,114	40,132,640	36,734,966	33,352,091	29,984,012	26,629,114	23,271,982	19,929,734	16,602,370	13,281,770												
31 Medium density mixed use flattened scheme (180 flats)	180	£11,429,967	31,058,435	28,884,921	26,720,694	24,565,751	22,420,094	20,282,222	18,145,421	16,017,948	13,899,806	11,790,962	9,691,507												
32 High density mixed use flattened scheme (500 flats)	500	£21,921,343	38,497,690	33,984,643	29,483,725	24,970,165	20,476,304	15,981,362	11,479,963	6,974,298	2,458,158	2,127,225	1,878,122												
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,320	128,318,625	113,465,621	98,598,294	83,715,738	68,937,952	54,224,938	39,576,694	24,864,958	10,076,024	4,919,239	20,259,362												
34 High density mixed use flattened scheme (30 flats)	30	£733,005	4,673,080	4,270,660	3,869,970	3,471,008	3,073,776	2,678,273	2,284,498	1,892,453	1,502,138	1,113,551	726,693												
35 Medium density mixed use flattened scheme (500 flats)	500	£3,393,497	9,247,067	8,587,078	7,929,310	7,274,363	6,622,237	5,972,932	5,326,448	4,682,786	4,041,944	3,403,923	2,768,724												
36 High density mixed use flattened scheme (450 flats)	450	£11,437,675	28,499,239	26,789,582	23,095,975	19,390,056	15,694,488	12,015,140	8,311,706	4,623,897	907,116	2,861,676	6,674,307												
37 High density mixed use flattened scheme (400 flats)	400	£10,363,924	32,250,445	28,540,789	24,847,182	21,167,982	17,472,424	13,793,067	10,116,760	6,428,952	2,739,712	977,816	4,771,066												
38 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	15,337,286	14,042,762	12,753,802	11,470,406	10,192,574	8,920,305	7,653,601	6,392,459	5,136,882	3,886,899	2,642,419												
39 High density mixed use flattened scheme (350 flats)	350	£5,826,091	31,525,634	28,069,400	24,611,184	21,167,971	17,739,760	14,313,322	10,881,355	7,464,540	4,029,950	602,548	2,900,638												
40 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538												
41 Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,032	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538												
42 High density retirement flattened scheme (60 flats)	60	£1,834,323	8,756,823	8,012,270	7,267,006	6,524,547	5,785,302	5,049,272	4,316,457	3,586,857	2,860,471	2,137,301	1,417,345												
43 High density retirement flattened scheme (70 flats)	70	£1,834,323	10,223,764	9,355,115	8,485,751	7,619,544	6,757,087	5,898,381	5,043,426	4,192,221	3,344,767	2,501,064	1,661,111												
44 High density retirement flattened scheme (80 flats)	80	£1,834,323	11,680,706	10,697,960	9,704,495	8,714,540	7,728,872	6,747,490	5,770,395	4,797,588	3,829,063	2,864,827	1,904,877												
45 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	6,640,644	6,040,173	5,442,284	4,846,976	4,254,249	3,664,104	3,076,540	2,491,558	1,909,158	1,329,337	752,098												
46 High density extracare flattened scheme (60 flats)	60	£1,834,323	7,977,874	7,257,304	6,539,832	5,825,458	5,114,180	4,406,001	3,706,920	2,998,336	2,300,048	1,604,260	911,569												
47 High density extracare flattened scheme (70 flats)	70	£1,834,323	9,315,105	8,474,436	7,637,381	6,8																			

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

		Sales value £10,359 psm		£15,437,565 PER HA		AH tenure		Rented 70%		LLR 30%		Frst Hms 0%		Residual land values										Max AH			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH														
1 Low density housing scheme (2 houses)	2	£771,878	1,485,302	1,403,196	1,321,436	1,240,025	1,158,961	1,078,244	997,875	917,852	838,178	758,851	679,872														
2 Low density housing scheme (4 houses)	4	£1,543,757	3,342,722	3,157,982	2,974,023	2,790,847	2,608,453	2,426,839	2,246,008	2,065,960	1,886,692	1,708,207	1,530,503														
3 Low density housing scheme (8 houses)	8	£3,087,514	6,685,444	6,315,964	5,945,046	5,574,128	5,203,210	4,832,292	4,461,374	4,090,456	3,719,538	3,348,620	2,977,702														
4 Medium density flattened scheme (5 flats)	5	£1,543,757	3,342,722	3,157,982	2,974,023	2,790,847	2,608,453	2,426,839	2,246,008	2,065,960	1,886,692	1,708,207	1,530,503														
5 Medium density flattened scheme (7 flats)	7	£1,897,503	3,717,774	3,553,153	3,383,077	3,212,901	3,042,825	2,872,749	2,702,673	2,532,597	2,362,521	2,192,445	2,022,369														
6 Medium density flattened scheme (9 flats)	9	£2,302,254	4,604,508	4,359,009	4,113,510	3,868,011	3,622,512	3,377,013	3,131,514	2,886,015	2,640,516	2,395,017	2,149,518														
7 Medium density flattened scheme (30 flats)	30	£2,315,635	7,109,172	6,830,170	6,553,209	6,276,248	5,999,287	5,722,326	5,445,365	5,168,404	4,891,443	4,614,482	4,337,521														
8 Medium density flattened scheme (75 flats)	75	£5,866,275	16,229,390	15,122,111	14,019,555	12,921,721	11,828,609	10,740,220	9,656,554	8,577,610	7,500,808	6,425,736	5,355,414														
9 Medium density flattened scheme (250 flats)	250	£22,893,221	66,850,580	62,509,589	58,168,598	53,827,607	49,486,616	45,145,625	40,804,634	36,463,643	32,122,652	27,781,661	23,440,670														
10 Medium density flattened scheme (600 flats)	600	£33,694,538	100,566,377	95,255,884	90,000,000	84,744,128	79,488,256	74,232,384	68,976,512	63,720,640	58,464,768	53,208,896	47,953,024														
11 Medium density mixed use flattened scheme (200 flats)	200	£29,033,117	79,240,732	74,431,138	69,621,544	64,811,950	60,002,356	55,192,762	50,383,168	45,573,574	40,763,980	35,954,386	31,144,792														
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	84,150,326	79,240,732	74,431,138	69,621,544	64,811,950	60,002,356	55,192,762	50,383,168	45,573,574	40,763,980	35,954,386														
13 Medium density mixed use flattened scheme (80 flats)	80	£18,900,662	42,476,372	41,325,676	39,000,000	36,674,324	34,348,648	32,022,972	29,697,296	27,371,620	25,045,944	22,720,268	20,394,592														
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	7,778,683	7,632,660	7,486,637	7,340,614	7,194,591	7,048,568	6,902,545	6,756,522	6,610,499	6,464,476	6,318,453														
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	7,680,459	7,173,686	6,666,913	6,160,140	5,653,367	5,146,594	4,639,821	4,133,048	3,626,275	3,119,502	2,612,729														
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	17,063,847	15,912,816	14,761,785	13,610,754	12,459,723	11,308,692	10,157,661	9,006,630	7,855,599	6,704,568	5,553,537														
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	45,207,896	42,543,324	39,878,752	37,214,180	34,549,608	31,885,036	29,220,464	26,555,892	23,891,320	21,226,748	18,562,176														
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	46,260,945	43,596,373	40,931,801	38,267,229	35,602,657	32,938,085	30,273,513	27,608,941	24,944,369	22,279,797	19,615,225														
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	9,541,003	9,793,007	10,045,011	10,297,015	10,549,019	10,801,023	11,053,027	11,305,031	11,557,035	11,809,039	12,061,043														
20 High density mixed use flattened scheme (150 flats)	150	£7,440,397	28,053,079	27,998,265	27,943,451	27,888,637	27,833,823	27,779,009	27,724,195	27,669,381	27,614,567	27,559,753	27,504,939														
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	48,105,971	43,115,067	38,124,163	33,133,259	28,142,355	23,151,451	18,160,547	13,169,643	8,178,739	3,187,835	-														
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	19,594,236	18,148,488	16,708,738	15,257,988	13,811,338	12,365,588	10,919,838	9,474,088	8,028,338	6,577,588	5,131,838														
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	41,217,486	37,154,102	33,124,503	29,094,904	25,065,305	21,035,706	17,006,107	12,976,508	8,946,909	4,917,310	8,946,909														
24 Medium density mixed use flattened scheme (40 flats)	40	£3,087,514	10,262,539	9,793,007	9,323,475	8,853,943	8,384,411	7,914,879	7,445,347	6,975,815	6,506,283	6,036,751	5,567,219														
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,401	94,887,772	89,248,119	83,608,466	77,968,813	72,329,160	66,689,507	61,049,854	55,410,201	49,770,548	44,130,895	38,491,242														
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	76,789,577	73,640,990	70,502,403	67,364,816	64,227,229	61,089,642	57,952,055	54,814,468	51,676,881	48,539,294	45,401,707														
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,529	28,163,301	26,717,637	25,271,973	23,826,309	22,380,645	20,934,981	19,489,317	18,043,653	16,597,989	15,152,325	13,706,661														
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	147,794,366	142,381,748	136,969,130	131,556,512	126,143,894	120,731,276	115,318,658	109,906,040	104,493,422	99,080,804	93,668,186														
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,589	113,378,589	108,965,971	103,553,353	98,140,735	92,728,117	87,315,500	81,902,882	76,490,264	71,077,646	65,665,028	60,252,410														
30 Intensification scheme (industrial with 12 flats)	12	£8,020,651	6,580,145	6,365,447	6,150,749	5,936,053	5,721,357	5,506,661	5,291,965	5,077,269	4,862,573	4,647,877	4,433,181														
31 Medium density mixed use flattened scheme (350 flats)	350	£38,808,268	96,482,236	92,069,598	87,656,960	83,244,322	78,831,684	74,419,046	70,006,408	65,593,770	61,181,132	56,768,494	52,355,856														
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	48,597,359	46,157,613	43,717,867	41,278,121	38,838,375	36,398,629	33,958,883	31,519,137	29,079,391	26,639,645	24,199,899														
33 High density mixed use flattened scheme (500 flats)	500	£12,943,343	31,207,459	30,457,613	29,707,767	28,957,921	28,208,075	27,458,229	26,708,383	25,958,537	25,208,691	24,458,845	23,708,999														
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,420,718	469,424,255	442,424,255	415,424,255	388,424,255	361,424,255	334,424,255	307,424,255	280,424,255	253,424,255	226,424,255	199,424,255														
35 High density mixed use flattened scheme (30 flats)	30	£3,751,338	7,680,459	7,173,686	6,666,913	6,160,140	5,653,367	5,146,594	4,639,821	4,133,048	3,626,275	3,119,502	2,612,729														
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	11,003,988	10,251,912	9,500,044	8,748,176	8,000,308	7,250,440	6,500,572	5,750,704	5,000,836	4,250,968	3,501,100														
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	40,893,028	38,672,113	36,450,200	34,228,287	32,006,374	29,784,461	27,562,548	25,340,635	23,118,722	20,896,809	18,674,896														
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	42,617,915	38,397,001	34,178,087	29,959,173	25,739,259	21,519,345	17,299,431	13,079,517	8,859,603	4,639,689	4,639,689														
39 High density mixed use flattened scheme (100 flats)	100	£8,808,621	22,617,915	21,338,265	20,059,615	18,780,965	17,502,315	16,223,665	14,945,015	13,666,365	12,387,715	11,109,065	9,830,415														
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	41,131,008	37,184,799	33,238,590	29,292,381	25,346,172	21,399,963	17,453,754	13,507,545	9,561,336	5,615,127	1,668,918														
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,101	10,287,253	9,210,395	8,133,538														
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,101	10,287,253	9,210,395	8,133,538														
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	10,517,967	9,681,677	8,848,968	8,016,244	7,184,530	6,352,816	5,521,102	4,689,388	3,857,674	3,025,960	2,194,246														
44 High density retirement flattened scheme (70 flats)	70	£10,000,000	12,278,433	11,302,755	10,331,259	9,360,763	8,400,808	7,440,853	6,480,898	5,520,943	4,560,988	3,601,033	2,641,078														
45 High density retirement flattened scheme (80 flats)	80	£10,000,000	14,038,898	12,923,835	11,813,550	10,703,265	9,602,980	8,500,695	7,400,410	6,300,125	5,200,840	4,100,555	3,000,270														
46 Medium density																											

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

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure

Rented 70%

LLR 30%

Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Low density housing scheme (2 houses)	2	£771,878	832,094	786,928	741,355	695,976	650,789	605,798	561,000	516,395	471,983	427,767	383,743	50%
2 Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,574,734	1,483,588	1,392,820	1,302,458	1,212,474	1,122,877	1,033,068	944,848	856,411	768,364	50%
3 Low density housing scheme (9 houses)	9	£3,504,327	3,749,892	3,543,942	3,338,864	3,134,657	2,931,322	2,728,858	2,527,265	2,326,544	2,126,694	1,927,716	1,729,609	50%
4 Medium density flattened scheme (5 flats)	5	£514,586	1,455,621	1,360,881	1,266,544	1,172,611	1,079,081	985,953	893,231	800,911	708,995	617,482	526,373	50%
5 Medium density flattened scheme (7 flats)	7	£787,503	2,040,958	1,908,315	1,776,236	1,644,723	1,513,774	1,383,390	1,253,571	1,124,316	995,627	867,502	739,943	50%
6 Medium density flattened scheme (9 flats)	9	£926,254	2,620,514	2,449,981	2,280,174	2,111,095	1,942,740	1,775,112	1,608,211	1,442,035	1,276,587	1,111,863	947,866	50%
7 Medium density flattened scheme (30 flats)	30	£2,315,635	8,208,359	7,672,100	7,138,126	6,606,433	6,077,026	5,549,902	5,025,063	4,502,507	3,982,235	3,464,247	2,948,543	50%
8 Medium density flattened scheme (250 flats)	250	£5,866,275	18,817,751	17,575,645	16,338,831	15,107,308	13,881,078	12,660,139	11,444,492	10,234,137	9,029,074	7,829,303	6,632,935	50%
9 Medium density flattened scheme (600 flats)	600	£12,893,221	45,828,471	42,467,923	39,121,741	35,789,923	32,472,470	29,169,382	25,883,622	22,571,362	19,293,547	16,030,177	12,781,252	30%
10 Medium density mixed use flattened scheme (200 flats)	200	£3,841,482	12,659,267	11,959,889	11,259,722	10,559,555	9,859,388	9,159,221	8,459,054	7,758,887	7,058,720	6,358,553	5,658,386	10%
11 Medium density mixed use flattened scheme (200 flats)	200	£3,841,482	12,659,267	11,959,889	11,259,722	10,559,555	9,859,388	9,159,221	8,459,054	7,758,887	7,058,720	6,358,553	5,658,386	10%
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,253	50,385,262	45,789,033	41,212,580	36,631,205	32,052,661	27,514,034	22,953,539	18,406,409	13,845,904	9,283,805	4,700,342	20%
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	25,236,290	23,917,779	22,604,913	21,297,691	19,986,114	18,700,182	17,409,894	16,125,252	14,846,253	13,572,900	12,305,191	20%
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,113,797	7,950,318	7,787,535	7,625,448	7,464,057	7,303,364	7,143,365	6,984,064	6,825,458	6,667,549	6,510,337	50%
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,358	8,777,508	8,232,547	7,689,908	7,149,590	6,611,593	6,075,917	5,542,562	5,011,528	4,482,815	3,956,423	3,432,352	50%
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	19,737,012	18,446,738	17,161,984	15,882,752	14,609,402	13,340,854	12,078,188	10,821,044	9,569,421	8,323,320	7,082,741	50%
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	30,106,999	27,797,008	25,496,910	23,206,706	20,921,876	18,638,794	16,365,862	14,102,479	11,849,246	9,605,963	7,370,567	40%
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	42,271,744	38,561,232	34,866,651	31,188,035	27,525,352	23,878,614	20,239,148	16,594,395	12,965,719	9,318,151	5,672,189	40%
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	11,297,324	10,457,841	9,621,952	8,789,657	7,960,598	7,135,848	6,314,334	5,496,414	4,682,088	3,871,356	3,064,218	50%
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	30,952,162	28,642,176	26,342,063	24,051,843	21,771,517	19,498,796	17,223,648	14,960,450	12,707,201	10,463,903	8,230,554	50%
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	60,174,919	54,651,774	49,105,744	43,544,777	37,988,231	32,455,905	26,947,795	21,463,902	16,004,228	10,553,534	5,074,040	30%
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	23,012,407	21,388,604	19,771,755	18,161,858	16,558,914	14,962,923	13,378,884	11,791,798	10,216,686	8,648,487	7,087,260	50%
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	50,965,774	46,404,770	41,850,256	37,333,754	32,855,266	28,414,791	24,012,338	19,634,387	15,269,770	10,924,980	6,592,137	35%
24 Medium density mixed use flattened scheme (40 flats)	40	£2,062,558	12,057,912	11,459,072	10,865,095	10,275,981	9,691,731	9,112,344	8,537,820	7,968,159	7,403,362	6,843,427	6,288,366	50%
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,500	12,057,912	11,459,072	10,865,095	10,275,981	9,691,731	9,112,344	8,537,820	7,968,159	7,403,362	6,843,427	6,288,366	50%
26 Medium density mixed use flattened scheme (250 flats)	250	£2,753,242	44,402,973	40,866,812	37,345,833	33,840,036	30,349,419	26,873,984	23,413,731	19,945,614	16,491,286	13,052,249	9,628,505	30%
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	32,863,507	30,633,011	28,412,064	26,200,668	23,988,824	21,808,531	19,623,787	17,450,597	15,286,955	13,126,128	10,969,596	50%
28 Medium density mixed use flattened scheme (600 flats)	600	£5,186,855	61,190,332	55,200,991	49,175,191	43,107,186	37,065,596	31,050,420	25,061,659	19,069,312	13,163,380	7,209,394	1,200,206	50%
29 Medium density mixed use flattened scheme (500 flats)	500	£4,378,026	58,647,233	52,135,820	45,649,177	39,162,913	32,676,683	26,190,423	19,703,883	13,213,638	6,729,549	2,404,938	204,038	50%
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	7,006,964	6,788,962	6,571,948	6,355,832	6,140,644	5,926,386	5,713,055	5,500,653	5,289,179	5,078,634	4,869,017	20%
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	65,992,086	61,574,084	57,175,084	52,795,025	48,433,970	44,091,897	39,768,805	35,464,696	31,179,570	26,913,426	22,666,262	50%
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	42,816,282	40,030,306	37,256,201	34,493,969	31,743,609	29,005,121	26,278,504	23,563,760	20,860,888	18,169,888	15,490,761	40%
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	63,917,229	58,080,085	52,268,056	46,461,140	40,719,340	34,982,655	29,271,083	23,576,003	17,860,592	12,142,363	6,404,289	35%
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,359	591,621,512	511,169,889	431,724,732	351,240,387	271,753,186	191,264,464	111,774,684	31,776,794	6,562,588	4,831,845	23,110,535	30%
35 High density mixed use flattened scheme (30 flats)	30	£3,125,005	6,808,543	6,297,092	5,787,528	5,280,754	4,775,869	4,271,875	3,768,553	3,267,433	2,768,513	2,271,796	1,777,280	50%
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	12,760,308	11,916,748	11,076,778	10,240,404	9,407,624	8,578,436	7,752,844	6,930,945	6,112,440	5,297,628	4,486,410	50%
37 High density mixed use flattened scheme (400 flats)	400	£16,363,915	51,210,848	46,470,202	41,731,338	37,021,951	32,315,040	27,616,751	22,921,467	18,246,799	13,546,442	8,856,187	4,143,151	35%
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	52,654,430	48,195,089	43,456,226	38,737,838	34,039,928	29,362,494	24,672,673	19,968,037	15,264,366	10,544,866	5,848,206	45%
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,763	22,257,809	20,609,643	18,968,533	17,334,480	15,707,482	14,087,539	12,465,925	10,851,085	9,243,342	7,642,695	6,049,144	50%
40 High density mixed use flattened scheme (350 flats)	350	£14,356,900	50,667,079	46,249,077	41,850,056	37,453,399	33,053,517	28,692,776	24,341,145	19,980,110	15,629,725	11,282,830	6,925,610	40%
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43 High density retirement flattened scheme (60 flats)	60	£100,000	12,279,111	11,351,082	10,427,025	9,506,938	8,590,821	7,678,675	6,770,500	5,862,124	4,956,027	4,053,925	3,155,820	50%
44 High density retirement flattened scheme (70 flats)	70	£100,000	14,333,100	13,250,397	12,172,325	11,098,886	10,030,079	8,965,904	7,906,362	6,846,700	5,789,581	4,737,126	3,689,333	50%
45 High density retirement flattened scheme (80 flats)	80	£100,000	16,387,090	15,149,710	13,917,625	12,690,834	11,469,336	10,253,133	9,042,225	7,831,276	6,623,137	5,420,327	4,222,845	50%
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	9,473,249	8,728,808	7,987,555	7,240,491	6,514,616	5,782,930	5,049,921	4,319,898	3,593,085	2,869,481	2,149,087	50%
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	11,376,864	10,483,529	9,594,021	8,708,340	7,826,484	6,948,455	6,068,976	5,192,944	4,320,762	3,452,433	2,587,955	50%
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	13,280,479	12,238,251	11,200,467	10,167,188	9,138,352	8,113,981	7,088,051	6,065,989	5,048,440	4,035,385	3,026,823	45%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£17,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Low density housing scheme (2 houses)	2	£458,581	832,094	786,928	741,355	695,976	650,789	605,798	561,000	516,395	471,983	427,767	383,743	40%	
2 Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,574,734	1,483,588	1,392,820	1,302,458	1,212,474	1,122,877	1,033,068	944,848	856,411	768,364	40%	
3 Low density housing scheme (9 houses)	9	£2,089,956	3,749,892	3,543,942	3,338,864	3,134,657	2,931,322	2,728,858	2,527,265	2,326,544	2,126,694	1,927,716	1,729,609	40%	
4 Medium density flattened scheme (5 flats)	5	£305,720	1,455,621	1,360,881	1,266,544	1,172,611	1,079,081	985,953	893,231	800,911	708,995	617,482	526,373	50%	
5 Medium density flattened scheme (7 flats)	7	£305,720	2,040,958	1,908,315	1,776,236	1,644,723	1,513,774	1,383,390	1,253,571	1,124,316	995,627	867,502	739,943	50%	
6 Medium density flattened scheme (9 flats)	9	£508,297	2,620,514	2,449,981	2,280,174	2,111,095	1,942,740	1,775,112	1,608,211	1,442,035	1,276,587	1,111,863	947,866	50%	
7 Medium density flattened scheme (30 flats)	30	£3,176,742	8,208,359	7,672,100	7,138,126	6,606,433	6,077,026	5,549,902	5,025,063	4,502,507	3,982,235	3,462,247	2,942,544	50%	
8 Medium density flattened scheme (75 flats)	75	£3,482,215	11,871,751	11,575,345	11,368,351	11,157,308	11,007,368	10,818,078	10,626,139	11,444,492	10,234,137	9,026,074	7,826,305	6,632,933	50%
9 Medium density flattened scheme (250 flats)	250	£13,482,272	42,828,471	42,467,933	42,106,338	41,741,355	41,378,923	42,772,470	40,169,382	25,863,622	22,571,362	19,263,547	16,017,252	13,217,252	50%
10 Medium density flattened scheme (600 flats)	600	£22,837,319	73,841,482	67,094,357	60,293,591	53,522,185	46,740,440	40,007,185	32,228,260	26,464,560	19,677,020	12,884,214	6,055,405		50%
11 Medium density mixed use flattened scheme (20 flats)	20	£158,159,795	34,909,207	32,134,794	29,372,236	26,617,324	23,853,680	21,112,153	18,362,437	15,604,009	12,958,140	10,245,160	7,540,719		50%
12 Medium density mixed use flattened scheme (50 flats)	50	£17,415,484	43,988,292	42,178,003	41,368,003	40,558,003	39,748,003	38,938,003	38,128,003	37,318,003	36,508,003	35,698,003	34,888,003		50%
13 Medium density mixed use flattened scheme (80 flats)	80	£9,446,762	25,236,290	23,117,770	22,004,913	21,297,991	19,995,114	18,700,152	17,409,894	16,125,255	14,846,263	13,572,900	12,300,510		50%
14 Interconversion scheme (industrial with 9 flats)	9	£2,650,768	8,113,767	7,950,316	7,787,535	7,625,448	7,464,057	7,303,384	7,143,365	6,984,064	6,825,458	6,667,549	6,510,337		50%
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	8,777,508	8,232,547	7,689,908	7,149,940	6,611,593	6,075,917	5,542,562	5,011,528	4,482,815	3,956,423	3,432,352		50%
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	18,737,012	18,446,738	18,161,484	17,876,232	17,600,942	17,334,854	17,068,178	16,802,044	16,536,421	16,270,336	16,004,741		50%
17 Medium density mixed use flattened scheme (250 flats)	250	£2,696,454	18,737,012	18,446,738	18,161,484	17,876,232	17,600,942	17,334,854	17,068,178	16,802,044	16,536,421	16,270,336	16,004,741		50%
18 High density mixed use flattened scheme (300 flats)	300	£2,696,454	18,737,012	18,446,738	18,161,484	17,876,232	17,600,942	17,334,854	17,068,178	16,802,044	16,536,421	16,270,336	16,004,741		50%
19 High density mixed use flattened scheme (450 flats)	450	£2,696,454	18,737,012	18,446,738	18,161,484	17,876,232	17,600,942	17,334,854	17,068,178	16,802,044	16,536,421	16,270,336	16,004,741		50%
20 High density mixed use flattened scheme (600 flats)	600	£2,696,454	18,737,012	18,446,738	18,161,484	17,876,232	17,600,942	17,334,854	17,068,178	16,802,044	16,536,421	16,270,336	16,004,741		50%
21 Medium density mixed use flattened scheme (50 flats)	50	£2,650,768	11,297,324	10,457,841	9,621,952	8,789,057	7,960,956	7,138,948	6,314,344	5,491,484	4,662,088	3,837,586	3,014,218		50%
22 High density mixed use flattened scheme (150 flats)	150	£4,420,718	30,952,182	28,642,176	26,342,003	24,041,843	21,741,517	19,441,696	17,223,648	14,980,450	12,740,201	10,493,303	8,250,554		50%
23 High density mixed use flattened scheme (480 flats)	480	£13,940,853	68,174,919	64,651,714	61,105,744	57,554,777	54,007,317	50,456,231	46,905,765	21,463,902	16,004,228	10,555,588	5,074,043		50%
24 High density mixed use flattened scheme (150 flats)	100	£4,659,185	23,012,407	21,388,004	19,771,755	18,161,858	16,554,814	14,944,878	13,333,884	11,721,891	10,216,686	8,708,487	7,200,288		50%
25 High density mixed use flattened scheme (450 flats)	450	£9,955,764	46,404,770	44,100,858	41,850,258	39,593,374	37,335,758	35,082,268	32,824,955	24,012,328	19,634,587	15,260,770	10,924,980		50%
26 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	12,057,912	11,495,072	10,865,005	10,235,981	9,601,731	8,972,344	8,357,820	7,768,159	7,183,622	6,603,427	6,028,356		50%
27 Medium density mixed use flattened scheme (250 flats)	250	£2,104,912	10,421,168	9,896,008	9,364,029	8,832,048	8,298,415	7,764,616	7,230,341	6,696,494	6,162,791	5,629,444	5,095,249		50%
28 Medium density mixed use flattened scheme (250 flats)	250	£16,417,189	42,442,973	40,666,912	37,245,633	33,840,368	30,435,100	27,029,784	23,631,753	19,945,014	16,494,288	13,043,562	9,592,838		50%
29 Medium density mixed use flattened scheme (140 flats)	140	£5,502,962	12,057,912	11,495,072	10,865,005	10,235,981	9,601,731	8,972,344	8,357,820	7,768,159	7,183,622	6,603,427	6,028,356		50%
30 Medium density mixed use flattened scheme (600 flats)	600	£3,192,365	11,190,332	10,520,991	9,849,171	9,171,107	8,493,167	7,815,420	7,137,400	6,459,312	5,781,300	5,103,288	4,425,276		50%
31 Medium density mixed use flattened scheme (500 flats)	500	£25,772,235	86,647,233	82,136,620	76,449,172	69,190,423	62,731,603	56,284,232	49,852,863	43,414,423	36,957,638	30,486,940	24,042,938		50%
32 Interconversion scheme (industrial with 12 flats)	12	£3,576,929	7,006,964	6,798,962	6,571,948	6,355,832	6,140,644	5,926,396	5,713,005	5,500,651	5,289,179	5,076,834	4,864,017		50%
33 Medium density mixed use flattened scheme (300 flats)	350	£20,085,834	66,992,068	61,574,084	57,175,054	52,795,025	48,433,070	44,071,897	39,768,865	35,464,698	31,179,570	26,892,428	22,606,262		50%
34 Medium density mixed use flattened scheme (190 flats)	190	£11,464,517	38,216,982	36,000,362	33,784,201	31,567,040	29,349,879	27,132,718	24,915,557	22,700,396	20,485,235	18,269,074	16,052,913		50%
35 High density mixed use flattened scheme (500 flats)	500	£13,023,692	61,937,229	58,080,085	52,268,056	46,451,140	40,719,340	34,982,655	29,271,083	23,576,003	17,860,592	12,143,362	6,404,208		50%
36 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,424,225	206,021,512	191,169,088	172,724,332	154,240,387	135,713,786	117,004,863	98,274,464	79,736,794	60,502,588	41,831,943	23,110,529		50%
37 High density mixed use flattened scheme (30 flats)	30	£3,739,259	8,698,514	8,297,062	7,887,628	7,480,754	7,075,689	6,671,275	6,268,353	5,867,433	5,466,513	5,065,593	4,664,673		50%
38 Medium density mixed use flattened scheme (600 flats)	600	£1,382,497	7,260,768	6,716,126	6,171,606	5,627,086	5,082,566	4,538,046	4,000,526	3,456,006	2,911,486	2,366,966	1,822,446		50%
39 High density mixed use flattened scheme (400 flats)	400	£9,727,911	40,120,848	38,170,202	36,219,556	34,268,910	32,318,264	30,367,618	28,416,972	26,466,326	24,515,680	22,565,034	20,614,388		50%
40 High density mixed use flattened scheme (400 flats)	400	£10,363,924	52,954,430	48,195,080	43,456,228	38,717,380	34,028,928	29,326,494	24,672,673	19,968,037	15,264,308	10,564,865	5,843,200		50%
41 Medium density mixed use flattened scheme (1000 flats)	1000	£4,585,601	22,297,890	20,609,643	18,968,533	17,334,480	15,707,482	14,087,539	12,465,925	10,851,085	9,249,423	7,642,860	6,040,144		50%
42 High density mixed use flattened scheme (350 flats)	350	£2,589,601	10,097,079	9,640,277	9,185,050	8,733,469	8,283,057	7,832,646	7,382,235	6,931,824	6,481,413	6,030,992	5,580,581		50%
43 Purpose Built Student Accommodation (high density) 100 units	-	£4,585,601	22,297,890	20,609,643	18,968,533	17,334,480	15,707,482	14,087,539	12,465,925	10,851,085	9,249,423	7,642,860	6,040,144		50%
44 Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,902,111	17,352,254	16,745,386	16,136,518	15,527,650	14,918,082	14,307,515	13,697,948	13,089,381	12,480,814	11,872,247		50%
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	12,279,111	11,351,082	10,427,025	9,508,938	8,590,842	7,678,675	6,770,500	5,862,124	4,960,027	4,052,925	3,155,820		50%
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	14,333,100	13,250,397	12,172,325	11,098,886	10,030,079	8,965,904	7,906,362	6,846,700	5,789,581	4,732,126	3,680,333		50%
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	16,387,090	15,140,710	13,917,625	12,690,834	11,469,336	10,253,193	9,042,265	7,831,278	6,620,137	5,402,327	4,222,843		50%
46 Medium density mixed use flattened scheme (50 flats)	50	£1,249,832	5,173,240	4,728,808	4,284,376	3,839,944	3,395,512	2,951,080	2,506,648	2,062,216	1,617,784	1,173,352	728,920		50%
47 High density entrance flattened scheme (60 flats)	60	£1,834,323	11,376,864	10,433,529	9,594,021	8,758,340	7,926,848	7,094,456	6,268,064	5,436,672	4,605,280	3,782,888	2,957,585		50%
48 High density entrance flattened scheme (70 flats)	70	£1,834,323	13,280,479	12,238,251	11,200,487	10,167,188	9,138,352	8,113,981	7,098,031	6,065,988	5,040,440	4,030,385	3,028,925		50%

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

BENDSWORTH LAND PLAN VIABILITY		Sales value £11,911 psm		£16,437,565 PER HA		AH tenure		Rented 70%		LLR 30%		Frst Hms 0%		Residual land values									
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)																							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Low density housing scheme (2 houses)	2	£771,878	603.176	872.897	822.430	772.377	722.539	672.913	623.501	574.302	525.317	476.547	427.988										
2 Low density housing scheme (4 houses)	4	£1,543,757	1,847.231	1,746.272	1,645.740	1,545.634	1,445.956	1,346.705	1,247.881	1,149.484	1,051.514	953.971	856.856										
3 Low density housing scheme (8 houses)	8	£3,087,514	4,157.061	3,929.903	3,703.705	3,478.467	3,254.192	3,030.876	2,808.522	2,587.129	2,366.698	2,147.226	1,928.716										
4 Medium density flattened scheme (5 flats)	5	£1,543,757	1,847.231	1,746.272	1,645.740	1,545.634	1,445.956	1,346.705	1,247.881	1,149.484	1,051.514	953.971	856.856										
5 Medium density flattened scheme (7 flats)	7	£2,175,033	2,310.143	2,163.478	2,017.437	1,872.020	1,727.227	1,583.058	1,438.513	1,293.562	1,148.588	1,000.448	852.336										
6 Medium density flattened scheme (9 flats)	9	£2,590,259	2,696.068	2,578.047	2,500.289	2,403.334	2,217.180	2,031.828	1,847.279	1,665.592	1,480.568	1,298.447	1,117.170										
7 Medium density flattened scheme (30 flats)	30	£2,175,033	9,307.546	8,714.030	8,123.040	7,534.576	6,946.638	6,358.224	5,769.338	5,205.977	4,630.141	4,056.851	3,486.047										
8 Medium density flattened scheme (75 flats)	75	£5,666.275	21,406.111	20,029.178	18,658.106	17,292.896	15,933.546	14,580.058	13,232.431	11,880.666	10,554.761	9,224.718	7,900.536										
9 Medium density flattened scheme (250 flats)	250	£22,893.221	53,071.091	49,333.278	45,611.422	41,905.524	38,215.585	34,541.603	30,883.580	27,241.515	23,602.836	19,971.513	16,356.244										
10 Medium density flattened scheme (600 flats)	600	£38,496.770	88,406.770	80,897.280	73,420.029	65,950.400	58,496.658	51,048.963	43,607.648	36,144.378	28,651.454	21,165.553	13,655.854										
11 Medium density mixed use flattened scheme (200 flats)	200	£12,865.596	40,890.210	37,804.218	34,731.454	31,671.917	28,625.609	25,590.332	22,552.774	19,528.522	16,517.578	13,519.941	10,526.263										
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103.263	60,544.834	55,447.331	50,351.147	45,267.701	40,206.275	35,158.370	30,104.176	25,072.156	20,023.528	14,982.654	9,922.325										
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900.692	27,997.206	25,534.881	23,078.806	20,628.984	18,184.414	15,739.095	13,293.677	10,848.259	8,402.841	5,957.424	3,502.007										
14 Interconversion scheme (industrial with 9 flats)	9	£4,476.884	8,448.912	8,267.976	8,087.811	7,908.415	7,729.790	7,551.934	7,374.850	7,198.534	7,022.989	6,848.214	6,674.209										
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751.338	9,894.556	9,291.409	8,690.829	8,092.815	7,497.369	6,904.489	6,314.176	5,726.429	5,141.249	4,558.637	3,978.991										
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538.644	22,410.178	20,980.658	19,557.248	18,130.947	16,728.758	15,323.677	13,924.706	12,531.846	11,145.096	9,754.454	8,389.924										
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115.047	35,006.103	32,440.918	29,886.705	27,343.463	24,811.192	22,289.893	19,779.564	17,267.291	14,764.084	12,271.915	9,790.784										
18 High density mixed use flattened scheme (300 flats)	300	£11,670.709	50,282.544	46,154.750	42,044.662	37,952.280	33,877.604	29,820.632	25,781.366	21,759.806	17,740.290	13,720.010	9,695.121										
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476.884	13,053.644	12,122.675	11,195.686	10,272.677	9,353.649	8,438.600	7,527.532	6,620.444	5,717.336	4,818.208	3,923.060										
20 High density mixed use flattened scheme (150 flats)	150	£7,440.907	35,851.285	33,286.096	30,731.857	28,188.601	25,636.315	23,135.000	20,624.656	18,125.262	15,622.040	13,129.856	10,648.708										
21 High density mixed use flattened scheme (480 flats)	480	£23,465.099	72,037.520	65,948.055	59,876.250	53,782.452	47,678.607	41,545.134	35,412.208	29,306.194	23,227.093	17,174.905	11,149.631										
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842.283	26,430.574	24,628.720	22,834.570	21,048.126	19,269.386	17,498.351	15,735.021	13,979.396	12,231.476	10,491.259	8,758.749										
23 High density mixed use flattened scheme (450 flats)	450	£16,746.317	60,597.143	55,545.259	50,518.348	45,518.721	40,543.867	35,591.154	30,680.682	25,812.449	20,986.455	16,173.103	11,384.549										
24 Medium density mixed use flattened scheme (40 flats)	40	£3,653.211	13,261.364	12,597.410	11,938.840	11,285.653	10,637.850	9,995.430	9,358.392	8,726.738	8,100.468	7,479.581	6,864.077										
25 Medium density mixed use flattened scheme (250 flats)	250	£15,150.000	50,114.565	46,181.824	42,265.940	38,366.911	34,484.740	30,619.425	26,770.966	22,938.157	19,094.957	15,268.739	11,439.505										
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633.242	52,016.368	48,083.628	44,167.744	40,268.716	36,386.545	32,521.228	28,672.769	24,841.166	21,025.778	17,199.561	13,380.326										
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262.539	37,563.713	35,088.383	32,623.639	30,169.478	27,725.904	25,292.913	22,870.507	20,458.687	18,057.451	15,668.800	13,286.734										
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185.855	74,207.205	67,652.372	61,085.439	54,488.840	47,844.799	41,135.325	34,453.302	27,800.684	21,177.471	14,583.663	7,993.716										
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378.589	62,407.624	56,529.126	50,659.522	44,791.915	38,924.682	33,058.117	27,192.462	21,326.913	15,461.166	9,599.455	3,684.077										
30 Interconversion scheme (industrial with 12 flats)	12	£6,020.651	7,453.794	7,212.536	6,972.316	6,733.122	6,494.955	6,257.814	6,021.700	5,786.614	5,552.553	5,319.520	5,087.512										
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808.268	75,501.937	70,588.569	65,666.276	60,825.055	55,974.910	51,145.838	46,337.841	41,550.918	36,785.069	32,040.294	27,316.594										
32 Medium density mixed use flattened scheme (180 flats)	180	£19,298.957	48,688.926	45,002.999	41,253.955	37,508.077	33,763.609	30,019.425	26,273.322	22,527.220	18,781.166	15,036.249	11,286.563										
33 High density mixed use flattened scheme (500 flats)	500	£21,927.343	76,573.411	70,127.778	63,696.525	57,213.153	50,797.691	44,410.139	38,050.498	31,718.768	25,414.948	19,104.570	12,785.665										
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£168,101.320	249,195.677	228,838.380	208,522.156	188,211.350	167,897.722	147,544.093	127,106.343	106,487.400	85,066.622	64,737.473	43,561.132										
35 High density mixed use flattened scheme (30 flats)	30	£1,235.005	7,872.859	7,305.967	6,741.497	6,179.452	5,619.830	5,062.630	4,507.854	3,954.921	3,401.701	2,850.919	2,302.574										
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711.809	14,516.629	13,581.580	12,650.512	11,723.425	10,800.317	9,881.190	8,966.042	8,054.875	7,147.688	6,244.481	5,345.254										
37 High density mixed use flattened scheme (400 flats)	400	£16,363.819	61,423.721	56,182.656	50,943.520	45,726.975	40,511.493	35,304.728	30,120.712	24,935.908	19,753.579	14,570.552	9,381.758										
38 High density mixed use flattened scheme (400 flats)	400	£17,444.449	63,254.881	57,993.151	52,718.162	47,465.896	42,236.380	37,029.614	31,845.600	26,684.335	21,504.784	16,345.403	11,159.689										
39 Medium density mixed use flattened scheme (100 flats)	100	£5,711.809	25,708.955	23,881.020	22,060.900	20,248.596	18,444.106	16,647.431	14,858.571	13,077.528	11,296.572	9,520.608	7,752.506										
40 High density mixed use flattened scheme (350 flats)	350	£58,620.601	60,176.930	55,263.562	50,371.268	45,500.404	40,649.903	35,818.018	30,976.580	26,156.365	21,336.121	16,536.059	11,735.910										
41 Purpose Built Student Accommodation (high density) 100 units	-	£771.878	18,902.111	17,825.254	16,748.396	15,671.539	14,594.682	13,517.825	12,440.967	11,364.110	10,287.253	9,210.395	8,133.538										
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315.635	18,902.111	17,825.254	16,748.396	15,671.539	14,594.682	13,517.825	12,440.967	11,364.110	10,287.253	9,210.395	8,133.538										
43 High density retirement flattened scheme (60 flats)	60	£3,087.513	14,040.256	13,020.485	12,005.062	10,994.031	9,987.340	8,985.026	7,987.003	6,993.412	6,003.263	5,012.937	4,025.058										
44 High density retirement flattened scheme (70 flats)	70	£3,087.513	16,387.269	15,198.038	14,013.391	12,833.828	11,659.352	10,489.956	9,325.647	8,166.293	7,011.989	5,855.157	4,703.443										
45 High density retirement flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
46 Medium density extracare flattened scheme (60 flats)	60	£3,087.513	16,387.269	15,198.038	14,013.391	12,833.828	11,659.352	10,489.956	9,325.647	8,166.293	7,011.989	5,855.157	4,703.443										
47 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
48 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
49 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
50 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
51 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
52 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
53 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
54 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
55 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
56 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.173	6,698.075	5,381.826										
57 High density extracare flattened scheme (80 flats)	80	£3,087.513	18,736.293	17,356.036	16,021.701	14,732.626	13,331.362	11,994.968	10,664.265	9,336.432	8,020.17												

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

Sales value £12,688 psm

£15,437,565 PER HA

AH tenure

Rented 70%

LLR 30%

Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 Low density housing scheme (2 houses)	2	E771.878	1,013.658	958.465	903.506	848.780	794.286	740.025	686.002	632.210	578.652	525.326	472.234		
2 Low density housing scheme (4 houses)	4	E1,543.757	2,028.196	1,917.810	1,807.891	1,698.439	1,589.453	1,480.935	1,372.854	1,265.299	1,158.181	1,051.531	945.341		
3 Low density housing scheme (9 houses)	9	E3,501.327	4,564.231	4,315.863	4,068.545	3,822.278	3,577.062	3,332.895	3,089.779	2,847.715	2,606.700	2,366.736	2,127.822		
4 Medium density flattened scheme (5 flats)	5	E514.586	1,840.171	1,725.399	1,611.116	1,497.320	1,384.013	1,271.194	1,158.863	1,047.019	935.664	824.797	714.418		
5 Medium density flattened scheme (7 flats)	7	E871.503	2,579.327	2,418.641	2,258.637	2,099.317	1,940.679	1,782.726	1,625.456	1,468.867	1,312.963	1,157.743	1,003.206		
6 Medium density flattened scheme (9 flats)	9	E926.254	3,312.702	3,106.114	2,900.404	2,695.571	2,491.619	2,288.544	2,086.348	1,885.030	1,684.591	1,485.030	1,286.347		
7 Medium density flattened scheme (30 flats)	30	E2,315.635	10,406.733	9,755.960	9,107.956	8,462.719	7,820.250	7,180.547	6,543.613	5,909.447	5,278.047	4,649.415	4,023.550		
8 Medium density flattened scheme (75 flats)	75	E5,866.275	23,994.470	22,482.711	20,977.381	19,478.482	17,986.015	16,499.977	15,020.370	13,547.193	12,080.448	10,620.133	9,166.248		
9 Medium density flattened scheme (250 flats)	250	E22,693.221	60,301.660	56,198.633	52,101.104	48,021.127	43,958.700	39,913.825	35,886.502	31,876.728	27,884.507	23,939.836	19,931.236		
10 Medium density mixed use flattened scheme (200 flats)	600	E38,429.538	102,868.514	94,630.231	86,437.672	78,252.103	70,061.558	61,922.876	53,829.872	45,769.193	37,732.073	29,745.923	21,788.862		
11 Medium density mixed use flattened scheme (400 flats)	200	E19,566.739	46,871.213	43,473.672	40,090.670	36,722.221	33,368.310	30,028.944	26,704.120	23,392.345	20,076.216	16,774.721	13,487.862		
12 Medium density mixed use flattened scheme (400 flats)	400	E30,103.223	70,647.168	65,023.437	59,423.815	53,848.303	48,293.551	42,731.863	37,194.438	31,667.785	26,130.950	20,611.428	15,080.006		
13 Medium density mixed use flattened scheme (80 flats)	80	E15,900.602	30,758.124	29,151.982	27,552.700	25,960.277	24,374.713	22,786.000	21,224.164	19,659.177	18,101.051	16,549.782	15,004.608		
14 Interconversion scheme (industrial with 9 flats)	9	E4,476.884	8,784.026	8,585.635	8,388.088	8,191.383	7,995.523	7,800.506	7,606.333	7,413.004	7,220.519	7,028.877	6,838.079		
15 Medium density mixed use flattened scheme (30 flats)	30	E3,751.358	11,011.604	10,350.271	9,691.750	9,036.041	8,383.144	7,733.060	7,085.789	6,441.331	5,799.684	5,160.850	4,524.828		
16 Medium density mixed use flattened scheme (75 flats)	75	E4,538.644	25,083.344	23,514.579	21,952.513	20,397.143	18,848.474	17,306.500	15,771.226	14,242.640	12,720.769	11,205.588	9,697.105		
17 Medium density mixed use flattened scheme (150 flats)	150	E11,115.047	39,905.205	37,084.829	34,276.500	31,480.221	28,695.990	25,923.808	23,163.674	20,415.590	17,678.923	14,937.869	12,208.938		
18 High density mixed use flattened scheme (300 flats)	300	E11,670.709	58,284.648	53,748.269	49,222.663	44,716.524	40,229.854	35,762.651	31,314.916	26,886.647	22,477.847	18,086.901	13,678.581		
19 Medium density mixed use flattened scheme (50 flats)	50	E4,476.884	14,809.965	13,787.509	12,769.421	11,755.698	10,746.342	9,741.353	8,740.730	7,744.474	6,752.584	5,765.060	4,781.904		
20 High density mixed use flattened scheme (150 flats)	150	E7,440.907	40,750.389	37,929.959	35,121.653	32,325.355	29,541.112	26,768.915	24,008.766	21,260.667	18,524.616	15,795.808	13,066.863		
21 High density mixed use flattened scheme (480 flats)	480	E23,465.099	83,749.953	77,102.963	70,465.328	63,832.912	57,205.080	50,551.372	43,873.186	37,148.488	30,449.958	23,781.041	17,141.731		
22 Medium density mixed use flattened scheme (100 flats)	100	E7,842.283	29,825.462	27,852.568	25,888.094	23,922.049	21,979.859	20,033.761	18,096.158	16,166.993	14,246.285	12,334.032	10,430.237		
23 High density mixed use flattened scheme (450 flats)	450	E16,746.317	70,142.917	64,601.753	59,088.092	53,590.113	48,169.234	42,746.556	37,349.036	31,977.020	26,651.469	21,372.384	16,121.203		
24 Medium density mixed use flattened scheme (40 flats)	40	E3,653.211	14,464.815	13,735.748	13,012.585	12,295.324	11,583.968	10,878.515	10,178.965	9,485.318	8,797.575	8,115.735	7,439.798		
25 Medium density mixed use flattened scheme (250 flats)	250	E15,900.602	37,699.350	33,390.085	29,087.851	24,795.505	20,521.865	16,266.669	12,030.004	7,811.870	3,612.267	19,416.050	15,221.326		
26 Medium density mixed use flattened scheme (250 flats)	250	E27,633.242	59,572.572	55,263.308	50,972.486	46,697.397	42,423.670	38,168.474	33,931.809	29,713.674	25,514.070	21,332.968	17,152.149		
27 Medium density mixed use flattened scheme (140 flats)	140	E9,262.539	42,263.918	39,543.757	36,835.213	34,138.289	31,452.983	28,779.296	26,117.227	23,466.778	20,827.946	18,200.734	15,585.141		
28 Medium density mixed use flattened scheme (600 flats)	600	E54,185.855	86,991.294	79,855.198	72,709.871	65,557.818	58,390.193	51,157.928	43,844.945	36,502.055	29,191.562	21,913.464	14,667.762		
29 Medium density mixed use flattened scheme (500 flats)	500	E43,379.589	105,435.105	100,046.115	94,650.629	89,253.049	84,478.296	79,081.558	73,682.915	68,292.320	62,901.782	57,514.616	52,128.248		
30 Interconversion scheme (industrial with 12 flats)	12	E6,020.651	7,900.603	7,636.081	7,372.684	7,110.413	6,849.265	6,589.243	6,330.346	6,072.574	5,815.927	5,560.405	5,306.007		
31 Medium density mixed use flattened scheme (350 flats)	350	E33,808.268	85,011.787	79,603.054	74,217.487	68,850.085	63,515.850	58,199.781	52,906.878	47,637.140	42,390.569	37,167.164	31,966.924		
32 Medium density mixed use flattened scheme (180 flats)	180	E19,296.957	54,526.780	51,138.142	47,763.919	44,404.112	41,058.721	37,726.517	34,400.369	31,088.680	27,791.451	24,508.679	21,240.366		
33 High density mixed use flattened scheme (500 flats)	500	E21,921.343	89,062.457	82,014.053	74,974.253	67,934.668	60,876.042	53,837.625	46,829.915	39,852.910	32,906.812	25,991.019	19,084.880		
34 Medium density mixed use flattened scheme (1750 flats)	1,750	E168,422.272	288,379.219	266,083.790	243,883.910	221,681.669	199,541.291	177,379.876	155,186.148	132,914.275	110,640.865	87,643.100	64,737.700		
35 High density mixed use flattened scheme (30 flats)	30	E3,751.358	8,537.174	8,314.842	8,096.167	7,878.149	7,663.790	7,450.000	7,240.000	7,030.000	6,820.000	6,610.000	6,400.000		
36 Medium density mixed use flattened scheme (50 flats)	50	E5,711.809	16,272.948	15,246.415	14,224.246	13,206.446	12,193.010	11,183.942	10,179.240	9,178.905	8,182.936	7,191.333	6,204.097		
37 High density mixed use flattened scheme (400 flats)	400	E16,363.819	71,566.385	65,805.221	60,068.709	54,356.894	48,647.819	42,952.403	37,260.776	31,574.728	25,913.704	20,228.884	14,555.224		
38 High density mixed use flattened scheme (400 flats)	400	E17,444.449	73,456.962	67,693.628	61,923.679	56,178.575	50,432.832	44,696.736	38,965.663	33,299.615	27,638.590	21,980.101	16,319.925		
39 Medium density mixed use flattened scheme (100 flats)	100	E10,102.102	29,160.102	27,152.398	25,153.268	23,162.712	21,180.730	19,207.322	17,242.489	15,286.230	13,338.544	11,398.521	9,455.870		
40 High density mixed use flattened scheme (350 flats)	350	E14,396.001	69,681.859	64,278.048	58,862.480	53,530.078	48,190.843	42,874.774	37,581.870	32,304.105	27,019.531	21,758.294	16,488.037		
41 Purpose Built Student Accommodation (high density) 100 units	-	E771.878	18,902.111	17,825.254	16,748.396	15,671.539	14,594.682	13,517.825	12,440.967	11,364.110	10,287.253	9,210.395	8,133.538		
42 Purpose Built Student Accommodation (medium density) 100 units	-	E2,315.635	18,902.111	17,825.254	16,748.396	15,671.539	14,594.682	13,517.825	12,440.967	11,364.110	10,287.253	9,210.395	8,133.538		
43 High density retirement flattened scheme (60 flats)	60	E10,000.000	15,801.399	14,689.896	13,583.138	12,481.125	11,383.858	10,291.356	9,203.560	8,120.529	7,042.243	5,968.703	4,894.295		
44 High density retirement flattened scheme (70 flats)	70	E11,834.323	18,442.437	17,145.679	15,854.457	14,568.771	13,286.622	12,014.009	10,744.933	9,481.393	8,223.388	6,970.920	5,717.554		
45 High density retirement flattened scheme (80 flats)	80	E11,834.323	21,083.475	19,601.461	18,125.775	16,656.417	15,193.386	13,736.682	12,286.305	10,842.255	9,404.532	7,973.137	6,540.812		
46 Medium density extracare flattened scheme (50 flats)	50	E3,087.513	12,303.059	11,411.783	10,523.717	9,630.464	8,750.021	7,862.389	7,009.568	6,140.559	5,275.362	4,409.626	3,546.076		
47 High density extracare flattened scheme (60 flats)	60	E3,087.513	14,773.357	13,703.099	12,637.416	11,576.306	10,519.769	9,467.807	8,420.418	7,377.601	6,339.359	5,300.606	4,264.342		
48 High density extracare flattened scheme (70 flats)	70	E3,087.513	17,243.053	15,994.416	14,751.114	13,513.148	12,280.518	11,053.225	9,831.266	8,614.643	7,403.356	6,191.587	4,982.008		

Max AH

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Sales value £12,688 psm

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values							
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 Low density housing scheme (2 houses)	2	E458.581	1,013.658	958.465	903.506	848.780	794.286	740.025	686.002	632.210	578.652	525.326	472.234		
2 Low density housing scheme (4 houses)	4	E917.161	2,028.196	1,917.810	1,807.891	1,698.439	1,589.453	1,480.935	1,372.854	1,265.299	1,158.181	1,051.531	945.341		
3 Low density housing scheme (9 houses)	9	E2,081.956	4,564.231	4,315.863	4,068.545	3,822.278	3,577.062	3,332.895	3,089.779	2,847.715	2,606.700	2,366.736	2,127.822		
4 Medium density flattened scheme (5 flats)	5	E305.720	1,840.171	1,725.399	1,611.116	1,497.320	1,384.013	1,271.194	1,158.863	1,047.019	935.664	824.797	714.418		
5 Medium density flattened scheme (7 flats)	7	E306.865	2,579.327	2,418.641	2,258.637	2,099.317	1,940.679	1,782.726	1,625.456	1,468.867	1,312.963	1,157.743	1,003.206		
6 Medium density flattened scheme (9 flats)	9	E550.297	3,312.702	3,106.114	2,900.404	2,695.571	2,491.619	2,288.544	2,086.348	1,885.930	1,684.591	1,485.030	1,286.347		
7 Medium density flattened scheme (30 flats)	30	E1,375.742	10,406.753	9,755.965	9,107.964	8,462.719	7,820.250	7,180.547	6,543.613	5,904.447	5,278.047	4,640.415	4,023.545		
8 Medium density flattened scheme (40 flats)	40	E1,884.942	13,994.474	12,942.711	12,017.381	11,120.977	10,261.812	9,438.014	8,641.237	7,872.017	7,126.977	6,404.589	5,712.583		
9 Medium density flattened scheme (250 flats)	250	E13,482.272	60,351.660	56,196.633	52,101.104	48,102.127	43,958.700	39,913.825	35,886.502	31,876.278	27,947.004	23,900.836	19,931.311		
10 Medium density flattened scheme (600 flats)	600	E22,837.319	102,868.514	94,630.231	86,437.210	78,282.103	70,107.558	61,962.872	53,816.213	45,680.211	37,532.073	29,345.121	21,148.581		
11 Medium density mixed use flattened scheme (200 flats)	200	E18,159.795	46,871.213	43,437.672	40,090.675	36,722.221	33,368.310	30,008.944	26,650.120	23,292.345	20,006.216	17,724.721	15,437.892		
12 Medium density mixed use flattened scheme (300 flats)	300	E26,947.768	68,467.718	63,223.437	58,024.817	52,821.814	47,649.343	42,500.210	37,369.303	32,250.120	27,139.210	22,037.510	16,935.810		
13 Medium density mixed use flattened scheme (80 flats)	80	E5,646.762	10,758.194	10,156.182	9,552.700	8,950.270	8,350.277	7,747.713	7,146.009	6,544.216	5,943.169	5,342.121	4,741.073		
14 Intensification scheme (industrial with 9 flats)	9	E2,592.768	8,794.026	8,586.635	8,388.088	8,191.383	7,995.923	7,800.006	7,606.333	7,413.034	7,220.519	7,028.877	6,838.079		
15 Medium density mixed use flattened scheme (30 flats)	30	E2,228.702	11,011.604	10,350.271	9,691.750	9,036.041	8,385.144	7,733.060	7,085.789	6,441.331	5,799.864	5,160.850	4,524.826		
16 Medium density mixed use flattened scheme (40 flats)	40	E2,983.344	13,863.334	13,043.578	12,224.578	11,405.214	10,586.477	9,767.847	8,949.477	8,131.307	7,313.137	6,495.367	5,677.197		
17 Medium density mixed use flattened scheme (150 flats)	150	E6,663.562	30,905.205	29,394.825	27,875.500	26,350.221	24,821.220	23,300.590	21,783.674	20,259.176	18,734.673	17,210.176	15,685.679		
18 High density mixed use flattened scheme (300 flats)	300	E6,933.740	38,284.648	36,284.495	34,284.699	32,284.654	30,284.524	28,284.354	26,284.184	24,284.014	22,283.844	20,283.674	18,283.504		
19 Medium density mixed use flattened scheme (150 flats)	150	E2,659.768	14,809.965	13,767.589	12,729.421	11,755.698	10,748.342	9,741.353	8,740.730	7,744.474	6,742.884	5,746.060	4,741.804		
20 High density mixed use flattened scheme (150 flats)	150	E4,420.718	40,750.389	37,920.966	35,115.653	32,340.840	29,516.112	26,689.163	23,862.769	21,036.687	18,226.616	15,456.808	13,060.863		
21 High density mixed use flattened scheme (400 flats)	400	E12,040.852	107,890.863	100,460.283	93,030.703	85,601.123	78,171.543	70,741.963	63,312.383	55,882.803	48,453.223	41,023.643	33,594.063		
22 Medium density mixed use flattened scheme (100 flats)	100	E4,650.180	28,925.462	27,852.566	26,888.004	25,932.440	24,979.859	24,033.781	23,086.158	22,166.993	21,246.285	20,324.332	19,430.237		
23 High density mixed use flattened scheme (450 flats)	450	E35,054.046	70,142.917	64,601.753	59,088.092	53,569.013	48,049.234	42,496.556	36,943.300	31,397.020	26,051.469	21,172.168	16,121.168		
24 Medium density mixed use flattened scheme (40 flats)	40	E5,502.968	14,464.815	13,735.748	13,012.595	12,295.314	11,583.968	10,876.515	10,178.965	9,485.318	8,797.575	8,109.735	7,421.895		
25 Medium density mixed use flattened scheme (250 flats)	250	E2,690.350	22,690.350	21,081.953	19,473.556	17,865.159	16,256.762	14,648.365	13,039.968	11,431.571	9,823.174	8,214.777	6,606.380		
26 Medium density mixed use flattened scheme (250 flats)	250	E1,647.180	9,575.272	9,063.308	8,550.976	8,042.646	7,530.314	7,017.982	6,505.650	5,993.318	5,480.986	4,968.654	4,456.322		
27 Medium density mixed use flattened scheme (400 flats)	140	E5,502.968	42,263.918	39,543.757	36,835.213	34,126.389	31,423.963	28,716.296	26,011.227	23,306.778	20,602.326	18,000.734	15,585.141		
28 Medium density mixed use flattened scheme (600 flats)	600	E10,352.192	66,891.294	62,855.198	58,818.766	54,781.613	50,744.460	46,707.307	42,670.154	38,633.001	34,595.848	30,558.695	26,521.542		
29 Medium density mixed use flattened scheme (250 flats)	250	E2,690.350	22,690.350	21,081.953	19,473.556	17,865.159	16,256.762	14,648.365	13,039.968	11,431.571	9,823.174	8,214.777	6,606.380		
30 Intensification scheme (industrial with 12 flats)	12	E3,578.929	7,900.693	7,636.891	7,372.694	7,107.418	6,843.265	6,580.243	6,330.348	6,075.274	5,815.927	5,560.405	5,306.907		
31 Medium density mixed use flattened scheme (350 flats)	350	E20,085.834	85,011.787	79,035.054	74,217.487	68,855.058	63,515.858	58,199.781	52,908.876	47,637.140	42,369.367	37,167.164	31,966.924		
32 Medium density mixed use flattened scheme (180 flats)	180	E11,464.517	54,526.780	51,138.427	47,763.919	44,402.114	41,058.721	37,726.517	34,400.369	31,088.680	27,791.451	24,508.679	21,240.366		
33 High density mixed use flattened scheme (600 flats)	600	E21,647.817	80,214.063	74,810.633	69,407.203	64,003.773	58,600.343	53,196.913	47,793.483	42,390.053	36,986.623	31,583.193	26,179.763		
34 Medium density mixed use flattened scheme (1750 flats)	1,750	E97,494.255	298,379.219	266,093.100	243,853.910	221,661.699	199,541.291	177,519.870	156,186.142	133,974.275	110,440.865	87,843.100	64,730.700		
35 High density mixed use flattened scheme (30 flats)	30	E7,373.729	9,937.714	9,314.842	8,695.167	8,078.149	7,463.790	6,852.087	6,243.041	5,633.653	5,024.923	4,430.041	3,837.688		
36 Medium density mixed use flattened scheme (50 flats)	50	E6,393.497	16,272.948	15,246.415	14,224.246	13,206.446	12,193.010	11,183.942	10,179.240	9,176.955	8,176.399	7,171.333	6,204.007		
37 High density mixed use flattened scheme (300 flats)	300	E21,647.817	80,214.063	74,810.633	69,407.203	64,003.773	58,600.343	53,196.913	47,793.483	42,390.053	36,986.623	31,583.193	26,179.763		
38 High density mixed use flattened scheme (400 flats)	400	E13,933.924	73,456.962	67,693.628	61,930.294	56,175.975	50,423.832	44,696.739	38,963.953	33,236.919	27,509.839	21,980.101	16,319.925		
39 Medium density mixed use flattened scheme (100 flats)	100	E4,585.807	28,160.102	27,152.398	26,153.268	25,162.712	24,180.743	23,207.322	22,242.489	21,286.230	20,336.544	19,388.521	18,455.870		
40 High density mixed use flattened scheme (350 flats)	350	E5,829.601	69,681.859	64,278.946	58,892.480	53,532.078	48,190.843	42,874.774	37,581.870	32,304.105	27,039.531	21,758.254	16,488.037		
41 Purpose Built Student Accommodation (high density) 100 units	-	E458.581	18,602.111	18,625.854	18,748.398	18,871.538	18,994.682	13,517.822	12,440.667	11,364.110	10,287.253	9,210.395	8,133.538		
42 Purpose Built Student Accommodation (medium density) 100 units	-	E1,375.742	17,825.254	17,448.399	17,073.544	16,700.689	16,327.834	15,954.979	15,582.124	15,209.269	14,836.414	14,463.559	14,090.704		
43 High density retirement flat scheme (60 flats)	60	E1,834.323	15,801.399	14,886.986	13,983.138	13,081.125	12,183.858	10,291.336	9,203.560	8,120.529	7,040.243	5,968.703	4,894.295		
44 High density retirement flat scheme (70 flats)	70	E1,834.323	18,842.437	17,145.679	15,854.457	14,566.771	13,289.622	12,014.009	10,744.933	9,481.293	8,223.368	7,000.920	5,771.554		
45 High density retirement flat scheme (80 flats)	80	E1,834.323	21,083.475	19,601.481	18,125.755	16,666.157	15,198.398	13,736.682	12,266.305	10,845.295	9,434.532	7,973.137	6,540.812		
46 Medium density extraflats flattened scheme (50 flats)	50	E1,834.323	12,203.658	11,411.783	10,620.917	9,830.051	9,039.185	8,248.319	7,457.453	6,666.587	5,875.721	5,084.855	4,293.989		
47 High density extraflats flattened scheme (60 flats)	60	E1,834.323	14,773.357	13,703.909	12,637.416	11,576.300	10,519.769	9,467.307	8,420.418	7,377.601	6,330.369	5,300.606	4,264.342		
48 High density extraflats flattened scheme (70 flats)	70	E1,834.323	17,243.053	15,906.414	14,751.114	13,593.149	12,280.518	11,053.225	9,831.266	8,614.843	7,400.350	6,191.587	4,982.648		

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

LANDS/WORSHIP LOCAL PLAN VIABILITY		Sales value £14,240 psm		Aft tenure		Rented 70%		LLR 30%		Frat Hms 0%														
BENCHMARK LAND VALUE (SEVERAL OFFICES)		£16,437,565 PER HA																						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Low density housing scheme (2 houses)	2	£771,878	1,109,247	1,040,075	989,157	929,494	870,085	810,931	752,032	693,387	634,995	576,859	518,978											
2 Low density housing scheme (4 houses)	4	£1,543,757	2,219,373	2,099,029	1,979,193	1,859,867	1,741,050	1,622,742	1,504,941	1,387,051	1,270,870	1,154,597	1,038,833											
3 Low density housing scheme (8 houses)	8	£3,084,327	4,994,380	4,723,605	4,453,976	4,185,492	3,918,152	3,651,958	3,386,909	3,123,006	2,860,247	2,598,634	2,338,166											
4 Medium density flattened scheme (5 flats)	5	£514,586	2,012,280	1,887,595	1,764,437	1,641,804	1,519,697	1,398,115	1,277,058	1,156,528	1,036,523	917,044	798,091											
5 Medium density flattened scheme (7 flats)	7	£671,503	2,818,881	2,645,716	2,473,287	2,301,594	2,130,637	1,960,415	1,790,929	1,622,180	1,454,167	1,286,860	1,120,348											
6 Medium density flattened scheme (9 flats)	9	£826,254	3,620,700	3,398,068	3,176,382	2,955,642	2,735,849	2,517,002	2,299,100	2,082,146	1,866,137	1,651,075	1,436,959											
7 Medium density flattened scheme (30 flats)	30	£2,315,635	11,347,406	10,647,635	9,950,838	9,257,015	8,566,168	7,878,294	7,193,394	6,511,469	5,832,519	5,156,544	4,483,542											
8 Medium density flattened scheme (75 flats)	75	£5,866,275	26,086,269	24,465,548	22,851,717	21,244,778	19,644,729	18,051,571	16,465,303	14,885,928	13,313,440	11,747,845	10,189,140											
9 Medium density flattened scheme (250 flats)	250	£22,893,221	65,029,978	60,699,229	56,327,089	52,003,497	47,688,515	43,412,120	39,144,315	34,895,098	30,664,469	26,448,596	22,231,287											
10 Medium density mixed use flattened scheme (200 flats)	200	£38,429,538	110,824,302	102,147,090	93,507,046	84,904,171	76,313,959	67,741,980	59,165,167	50,644,226	42,090,527	33,515,931	24,939,743											
11 Medium density mixed use flattened scheme (200 flats)	200	£38,566,379	50,126,493	46,512,946	42,914,853	39,322,217	35,765,037	32,213,312	28,677,042	25,136,881	21,611,465	18,101,595	14,607,270											
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	75,949,376	70,020,665	64,117,354	58,239,439	52,354,558	46,494,372	40,659,732	34,823,240	28,998,223	23,176,164	17,352,596											
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	34,346,710	32,624,343	30,909,326	29,201,660	27,501,342	25,808,376	24,121,172	22,440,920	20,768,025	19,102,488	17,444,309											
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,727,370	8,514,039	8,301,616	8,090,099	7,879,490	7,669,787	7,460,981	7,253,102	7,046,119	6,840,043	6,634,874											
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	11,781,499	11,070,370	10,362,263	9,657,179	8,955,117	8,256,079	7,560,063	6,867,071	6,177,101	5,490,154	4,806,225											
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	27,172,610	25,486,364	23,807,311	22,135,453	20,470,788	18,813,317	17,163,042	15,519,959	13,884,071	12,255,377	10,633,877											
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	44,455,170	41,434,989	38,427,702	35,433,306	32,451,803	29,483,193	26,527,475	23,584,650	20,654,717	17,731,408	14,810,216											
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	64,388,825	59,597,575	54,826,832	50,076,597	45,346,868	40,637,647	35,948,933	31,280,727	26,633,028	22,005,836	17,383,095											
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	16,720,761	15,624,203	14,532,234	13,445,124	12,362,603	11,284,763	10,211,602	9,143,119	8,079,317	7,020,194	5,965,750											
20 High density mixed use flattened scheme (150 flats)	150	£7,440,007	46,371,667	43,351,472	40,344,168	37,340,758	34,368,240	31,399,614	28,443,881	25,501,040	22,571,092	19,654,036	16,749,873											
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	91,891,406	84,899,873	77,900,839	70,923,733	63,933,573	56,943,100	49,927,318	42,883,778	35,871,212	28,869,621	21,939,005											
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	31,694,827	29,572,866	27,459,962	25,366,115	23,261,325	21,175,591	19,098,913	17,031,292	14,972,727	12,923,219	10,882,768											
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	75,239,803	69,385,408	63,579,070	57,820,786	52,080,373	46,384,489	40,708,341	35,068,208	29,476,791	23,934,089	18,422,304											
24 Medium density mixed use flattened scheme (40 flats)	40	£2,625,528	14,369,853	13,587,353	12,811,183	12,041,345	11,277,836	10,520,656	9,769,808	9,025,289	8,287,102	7,555,243	6,829,716											
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,420	88,715,783	81,735,121	74,752,324	67,769,429	60,782,531	53,795,633	46,808,737	39,821,840	32,836,945	25,852,050	18,867,155											
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	64,573,989	59,987,498	55,412,269	50,840,314	46,300,057	41,773,496	37,266,632	32,776,464	28,311,993	23,864,219	19,416,514											
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	46,156,049	43,241,097	40,338,587	37,448,519	34,570,890	31,705,704	28,852,959	26,012,655	23,184,793	20,369,372	17,566,362											
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	88,674,967	81,226,543	73,764,706	66,296,041	58,806,483	51,274,222	43,677,188	36,091,783	28,539,825	21,021,313	13,536,246											
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,549	125,267,544	116,847,612	108,463,611	100,115,541	91,803,401	83,503,270	75,228,318	66,985,647	58,738,576	50,506,177	42,263,810											
30 Interconversion scheme (industrial with 12 flats)	12	£8,020,651	8,268,580	7,984,140	7,700,908	7,418,887	7,138,073	6,858,470	6,580,075	6,302,890	6,026,912	5,752,145	5,478,587											
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	91,991,862	86,280,188	80,592,569	74,930,176	69,291,836	63,677,944	58,088,498	52,523,494	46,982,936	41,466,825	35,975,158											
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	58,834,550	55,204,625	51,590,333	47,983,217	44,391,426	40,815,106	37,254,257	33,708,879	30,178,973	26,664,537	23,165,572											
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	96,495,091	89,070,732	81,656,508	74,245,837	66,835,720	59,457,768	52,111,979	44,798,358	37,516,898	30,267,604	23,048,591											
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£168,410,722	694,722,722	604,802,790	525,982,759	452,982,759	381,307,416	310,307,416	240,307,416	170,307,416	100,307,416	30,307,416	0,307,416											
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	9,968,508	9,330,682	8,665,704	8,003,577	7,344,299	6,687,870	6,034,291	5,383,561	4,735,681	4,090,650	3,446,080											
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	17,695,555	16,594,918	15,498,960	14,407,681	13,321,082	12,239,162	11,161,922	10,089,360	9,021,479	7,958,276	6,899,753											
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	77,240,354	71,183,591	65,152,775	59,124,226	53,114,280	47,130,417	41,137,495	35,166,514	29,221,791	23,254,958	17,310,948											
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	78,023,663	71,935,468	65,873,356	59,822,206	53,772,450	47,748,952	41,751,712	35,780,730	29,836,008	23,878,546	17,937,100											
39 Medium density mixed use flattened scheme (100 flats)	100	£5,885,861	33,057,745	30,904,758	28,760,961	26,626,350	24,500,928	22,384,662	20,277,645	18,179,785	16,091,113	14,011,628	11,941,332											
40 High density mixed use flattened scheme (350 flats)	350	£8,526,601	75,724,981	70,013,307	64,326,078	58,663,294	53,024,955	47,411,063	41,821,615	36,246,077	30,667,985	25,114,504	19,563,289											
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538											
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538											
43 High density retirement flattened scheme (60 flats)	60	£3,887,513	19,323,688	18,028,710	16,739,251	15,455,313	14,176,895	12,903,998	11,636,620	10,374,763	9,118,426	7,867,609	6,622,313											
44 High density retirement flattened scheme (70 flats)	70	£3,887,513	22,571,774	21,040,961	19,536,589	18,038,657	16,547,165	15,062,113	13,583,503	12,111,332	10,645,601	9,186,310	7,733,460											
45 High density retirement flattened scheme (80 flats)	80	£3,887,513	25,719,859	24,053,213	22,333,927	20,622,000	18,917,435	17,220,230	15,530,385	13,847,900	12,172,776	10,505,012	8,844,608											
46 Medium density extracare flattened scheme (50 flats)	50	£3,887,513	15,134,070	14,094,757	13,059,879	12,029,436	11,003,425	9,981,849	8,964,707	7,951,997	6,943,722	5,939,882	4,940,475											
47 High density extracare flattened scheme (60 flats)	60	£3,887,513	16,169,849	16,222,000	16,680,811	16,444,273	16,215,055	15,987,158	15,766,582	15,551,327	15,341,393	15,136,778	14,937,485											
48 High density extracare flattened scheme (70 flats)	70	£3,887,513	21,205,628	19,750,581	18,301,742	16,859,110	15,422,608	13,992,468	12,568,450	11,150,657	9,736,062	8,333,674	6,934,344											

Appendix 11 - Appraisal results – 80% Social Rent and 20% Shared Ownership

BLV 1

LVL 1			80% Social Rent, 20% Shared Ownership									
Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	0%	5%	15%	20%	25%	25%
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	0%	5%	15%	20%	25%	25%
3	Low density housing scheme (6 houses)	9	0.23	0%	0%	0%	0%	5%	10%	20%	25%	25%
4	Medium density flattened scheme (5 flats)	5	0.03	15%	25%	35%	45%	50%	50%	50%	50%	50%
5	Medium density flattened scheme (7 flats)	7	0.04	20%	35%	40%	50%	50%	50%	50%	50%	50%
6	Medium density flattened scheme (9 flats)	9	0.06	15%	25%	35%	45%	50%	50%	50%	50%	50%
7	Medium density flattened scheme (30 flats)	30	0.15	25%	35%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flattened scheme (75 flats)	75	0.38	15%	30%	40%	45%	50%	50%	50%	50%	50%
9	Medium density flattened scheme (250 flats)	250	1.47	0%	0%	15%	25%	35%	40%	45%	50%	50%
10	Medium density flattened scheme (600 flats)	600	2.49	0%	0%	5%	15%	25%	30%	40%	45%	40%
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	0%	0%	5%	15%	20%	25%	25%
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	0%	10%	20%	30%	35%	40%	40%
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	5%	15%	25%	35%	40%	45%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	5%	20%	30%	40%	45%	50%	50%	50%	50%
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	30%	40%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	0%	10%	25%	35%	40%	45%	50%	50%	50%
18	High density mixed use flattened scheme (300 flats)	300	0.76	0%	10%	25%	35%	40%	45%	50%	50%	50%
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	40%	50%	50%	50%	50%	50%	50%	50%	50%
20	High density mixed use flattened scheme (150 flats)	150	0.48	15%	30%	40%	45%	50%	50%	50%	50%	50%
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	0%	10%	25%	30%	40%	45%	50%	50%
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	5%	20%	30%	40%	45%	50%	50%	50%	50%
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	10%	20%	30%	40%	45%	50%	50%	50%
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	0%	0%	0%	15%	20%	30%	35%	30%	30%
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	10%	25%	35%	40%	45%	50%	50%	50%
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	0%	0%	15%	20%	30%	35%	40%	40%
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	20%	30%	40%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	0%	5%	15%	20%	25%	20%
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	0%	0%	15%	25%	35%	40%	45%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	15%	25%	35%	40%	45%	50%	50%
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	0%	5%	20%	30%	35%	40%	45%	50%	50%
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	0%	15%	25%	35%	40%	50%	50%	50%	50%
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	5%	15%	25%	35%	40%	45%	50%	50%
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	10%	20%	25%	30%	30%
35	High density mixed use flattened scheme (30 flats)	30	0.08	20%	35%	45%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	0%	15%	25%	35%	40%	45%	50%	50%	50%
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	5%	20%	30%	35%	40%	45%	50%	50%
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	5%	20%	30%	35%	45%	50%	50%	50%
39	Medium density mixed use flattened scheme (100 flats)	100	0.50	0%	15%	30%	35%	45%	50%	50%	50%	50%
40	High density mixed use flattened scheme (350 flats)	350	0.93	0%	10%	25%	35%	40%	45%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flattened scheme (60 flats)	60	0.20	15%	30%	35%	45%	50%	50%	50%	50%	50%
44	High density retirement flattened scheme (70 flats)	70	0.20	20%	35%	40%	45%	50%	50%	50%	50%	50%
45	High density retirement flattened scheme (80 flats)	80	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flattened scheme (50 flats)	50	0.20	5%	20%	30%	35%	40%	45%	50%	50%	50%
47	High density extracare flattened scheme (80 flats)	60	0.20	10%	25%	35%	40%	45%	50%	50%	50%	50%
48	High density extracare flattened scheme (70 flats)	70	0.20	15%	30%	35%	45%	50%	50%	50%	50%	50%

Note: the affordable housing requirements have been tested alongside the following other policies:

10% Aff WS (20% discount, 50% in NE)

EV charging

BNG

Accessibility

NZC 5%

UGF

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	0%	15%	25%	35%	40%	45%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	0%	15%	25%	35%	40%	45%	50%	50%	50%
3	Low density housing scheme (6 houses)	9	0.23	0%	15%	25%	35%	40%	45%	50%	50%	50%
4	Medium density flattened scheme (5 flats)	5	0.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flattened scheme (7 flats)	7	0.04	40%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flattened scheme (9 flats)	9	0.06	35%	45%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flattened scheme (30 flats)	30	0.15	40%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flattened scheme (75 flats)	75	0.38	35%	45%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flattened scheme (250 flats)	250	1.47	5%	20%	35%	40%	50%	50%	50%	50%	50%
10	Medium density flattened scheme (600 flats)	600	2.49	0%	5%	20%	30%	35%	45%	50%	50%	50%
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	10%	20%	30%	35%	40%	45%	45%
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	15%	25%	35%	40%	45%	50%	50%
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	30%	45%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	35%	45%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	45%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	15%	25%	40%	45%	50%	50%	50%	50%	50%
18	High density mixed use flattened scheme (300 flats)	300	0.76	5%	20%	35%	40%	50%	50%	50%	50%	50%
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	15%	30%	40%	45%	50%	50%	50%	50%	50%
20	High density mixed use flattened scheme (150 flats)	150	0.48	25%	40%	45%	50%	50%	50%	50%	50%	50%
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	10%	25%	35%	40%	45%	50%	50%	50%
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	25%	35%	45%	50%	50%	50%	50%	50%	50%
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	20%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	25%	35%	45%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	0%	10%	20%	30%	35%	40%	45%	45%
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	10%	20%	30%	40%	45%	50%	50%	50%
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	35%	45%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	15%	20%	30%	35%	40%	35%
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	5%	25%	35%	40%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	15%	30%	40%	45%	50%	50%	50%	50%	50%
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	25%	35%	45%	50%	50%	50%	50%	50%	50%
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	15%	25%	35%	45%	50%	50%	50%	50%
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	10%	20%	30%	35%	40%	45%	45%
35	High density mixed use flattened scheme (30 flats)	30	0.08	30%	40%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	25%	35%	45%	50%	50%	50%	50%	50%	50%
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	15%	25%	35%	45%	50%	50%	50%	50%
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	15%	30%	40%	45%	50%	50%	50%	50%
39	Medium density mixed use flattened scheme (100 flats)	100	0.5	20%	30%	40%	50%	50%	50%	50%	50%	50%
40	High density mixed use flattened scheme (350 flats)	350	0.93	5%	20%	35%	40%	45%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flattened scheme (60 flats)	60	0.2	30%	40%	45%	50%	50%	50%	50%	50%	50%
44	High density retirement flattened scheme (70 flats)	70	0.2	30%	40%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flattened scheme (80 flats)	80	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flattened scheme (50 flats)	50	0.2	20%	30%	40%	45%	50%	50%	50%	50%	50%
47	High density extracare flattened scheme (80 flats)	60	0.2	25%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flattened scheme (70 flats)	70	0.2	25%	35%	45%	50%	50%	50%	50%	50%	50%

BLV 3

LVL 3												
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	30%	40%	50%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	15%	20%	30%	40%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	5%	20%	35%	40%	50%	50%	50%	50%	50%
4	Medium density flattened scheme (5 flats)	5	0.03	15%	30%	40%	45%	50%	50%	50%	50%	50%
5	Medium density flattened scheme (7 flats)	7	0.04	25%	40%	45%	50%	50%	50%	50%	50%	50%
6	Medium density flattened scheme (9 flats)	9	0.06	0%	10%	25%	35%	40%	45%	50%	50%	50%
7	Medium density flattened scheme (30 flats)	30	0.15	25%	35%	45%	50%	50%	50%	50%	50%	50%
8	Medium density flattened scheme (75 flats)	75	0.38	0%	20%	30%	40%	45%	50%	50%	50%	50%
9	Medium density flattened scheme (250 flats)	250	1.47	25%	35%	45%	50%	50%	50%	50%	50%	50%
10	Medium density flattened scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	35%	40%	45%	45%
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	10%	20%	30%	40%	45%	50%	50%	50%
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	35%	45%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	0%	0%	15%	20%	30%	35%	40%	35%
14	Intensification scheme (industrial with 3 flats)	9	0.23	20%	30%	40%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	15%	30%	40%	45%	50%	50%	50%	50%	50%
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	25%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flattened scheme (300 flats)	300	0.76	0%	15%	25%	35%	45%	50%	50%	50%	50%
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	0%	10%	30%	35%	40%	45%	50%	50%	50%
20	High density mixed use flattened scheme (150 flats)	150	0.48	30%	40%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flattened scheme (480 flats)	480	1.52	25%	35%	45%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	0%	15%	25%	35%	45%	50%	50%	50%	50%
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	15%	30%	40%	45%	50%	50%	50%	50%
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	20%	30%	40%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	5%	20%	35%	40%	45%	50%	50%	50%	50%
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	30%	40%	45%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	30%	40%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (combined with 12 flats)	12	0.39	15%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	20%	30%	40%	45%	50%	50%	50%	50%	50%
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	25%	35%	45%	50%	50%	50%	50%	50%	50%
33	High density mixed use flattened scheme (500 flats)	500	1.42	25%	35%	45%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flattened scheme (30 flats)	30	0.26	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flattened scheme (400 flats)	400	1.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flattened scheme (100 flats)	100	0.55	30%	40%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flattened scheme (350 flats)	350	0.83	30%	40%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flattened scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flattened scheme (70 flats)	70	0.2	45%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flattened scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flattened scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flattened scheme (60 flats)	60	0.2	20%	35%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flattened scheme (70 flats)	70	0.2	0%	15%	25%	35%	40%	50%	50%	50%	50%

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

		Sales value £8,030 psm		£15,437,565 PER HA		AH tenure		Rented 80%	SO 20%	Frst Hms 0%	Residual land values										Max AH	
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1	Low density housing scheme (2 houses)	2	£771,878	470,785	445,260	419,862	394,571	369,386	344,306	319,338	294,473	269,715	245,065	220,521							0%	0%
2	Low density housing scheme (4 houses)	4	£1,543,757	942,409	891,399	840,003	790,020	739,651	689,495	639,553	589,825	540,310	491,008	441,921							0%	0%
3	Low density housing scheme (8 houses)	8	£3,087,513	2,121,213	2,006,440	1,892,148	1,778,337	1,665,006	1,552,156	1,439,798	1,327,897	1,216,488	1,105,561	995,113							0%	0%
4	Medium density flattened scheme (5 flats)	5	£514,586	686,523	634,832	583,359	532,106	481,071	430,256	379,680	329,282	279,124	229,184	179,463							15%	15%
5	Medium density flattened scheme (7 flats)	7	£671,503	964,221	891,846	819,778	748,017	676,562	605,413	534,572	464,036	393,807	323,886	254,270							20%	20%
6	Medium density flattened scheme (9 flats)	9	£926,254	1,296,137	1,143,092	1,050,442	958,186	866,324	774,856	683,782	593,103	502,818	412,926	323,430							25%	25%
7	Medium density flattened scheme (30 flats)	30	£2,315,635	3,802,059	3,511,491	3,222,154	2,934,049	2,647,175	2,361,533	2,077,122	1,793,942	1,511,995	1,231,278	951,793							30%	30%
8	Medium density flattened scheme (75 flats)	75	£5,866,275	8,434,750	7,772,622	7,113,302	6,456,790	5,803,086	5,152,190	4,504,102	3,858,823	3,216,352	2,576,688	1,939,833							35%	35%
9	Medium density flattened scheme (250 flats)	250	£22,893,221	16,830,718	14,889,019	13,184,756	11,427,930	9,708,943	7,996,594	6,282,731	4,569,431	2,853,941	1,193,360	541,578							40%	40%
10	Medium density mixed use flattened scheme (200 flats)	600	£38,536,358	16,630,718	14,889,019	13,184,756	11,427,930	9,708,943	7,996,594	6,282,731	4,569,431	2,853,941	1,193,360	541,578							45%	45%
11	Medium density mixed use flattened scheme (200 flats)	200	£38,536,358	16,630,718	14,889,019	13,184,756	11,427,930	9,708,943	7,996,594	6,282,731	4,569,431	2,853,941	1,193,360	541,578							50%	50%
12	Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	8,694,264	8,316,088	7,930,000	7,548,000	7,166,000	6,784,000	6,402,000	6,020,000	5,638,000	5,256,000	4,874,000							55%	55%
13	Medium density mixed use flattened scheme (80 flats)	80	£15,900,602	14,192,620	13,944,100	12,798,569	12,106,027	11,418,473	10,729,909	10,046,335	9,365,748	8,685,151	8,013,542	7,341,922							60%	60%
14	Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,894	6,773,340	6,684,974	6,596,983	6,509,367	6,422,125	6,335,257	6,248,765	6,162,646	6,076,902	5,991,533	5,906,538							65%	65%
15	Medium density mixed use flattened scheme (30 flats)	30	£2,315,635	4,309,314	4,014,734	3,721,403	3,429,320	3,138,486	2,848,899	2,559,551	2,273,471	1,987,830	1,703,037	1,419,092							70%	70%
16	Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	9,018,442	8,326,269	7,637,056	6,950,803	6,267,511	5,587,178	4,909,806	4,235,394	3,563,941	2,895,449	2,229,918							75%	75%
17	Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	10,350,269	9,132,120	7,919,190	6,711,491	5,508,991	4,311,721	3,118,671	1,927,062	731,616	465,545	1,668,507							80%	80%
18	High density mixed use flattened scheme (300 flats)	300	£11,670,799	9,928,462	7,974,439	6,028,845	4,089,947	2,137,402	193,392	1,783,240	3,768,249	5,765,699	7,774,462	9,804,200							85%	85%
19	Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	4,272,042	3,826,915	3,383,692	2,942,374	2,501,620	2,060,404	1,621,109	1,183,734	748,280	314,749	118,646							90%	90%
20	High density mixed use flattened scheme (150 flats)	150	£7,440,907	6,281,440	4,035,215	2,800,359	1,594,600	3,800,100	5,152,816	3,990,749	2,803,904	1,615,954	425,774	770,708							95%	95%
21	High density mixed use flattened scheme (480 flats)	480	£23,465,099	11,258,075	8,340,033	5,414,486	2,501,641	436,957	3,408,769	6,406,178	9,413,796	12,448,807	15,524,307	18,580,039							100%	100%
22	High density mixed use flattened scheme (100 flats)	100	£7,842,283	9,339,077	8,478,428	7,621,464	6,768,185	5,918,591	5,072,681	4,230,457	3,391,917	2,557,062	1,725,882	898,407							105%	105%
23	High density mixed use flattened scheme (450 flats)	450	£16,746,317	11,983,922	9,223,397	6,870,183	4,537,379	2,208,893	1,116,105	2,462,430	4,812,035	7,163,433	9,521,170	11,891,409							110%	110%
24	Medium density mixed use flattened scheme (40 flats)	40	£2,062,509	2,244,106	2,024,755	1,808,604	1,592,972	1,382,622	1,172,948	968,598	768,086	568,598	368,598	168,598							115%	115%
25	Medium density mixed use flattened scheme (250 flats)	250	£35,506,548	11,812,476	9,985,219	8,131,903	6,303,529	4,483,095	2,670,603	845,896	988,538	2,827,679	4,682,768	6,517,018							120%	120%
26	Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	13,772,760	11,928,503	10,092,187	8,263,812	6,443,378	4,630,886	2,826,335	1,016,514	807,119	2,638,098	4,465,628							125%	125%
27	Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	13,990,395	12,814,151	11,642,944	10,476,774	9,315,640	8,159,544	7,008,484	5,862,462	4,718,527	3,574,029	2,433,610							130%	130%
28	Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	8,845,155	7,709,898	6,600,005	5,500,000	4,400,000	3,300,000	2,200,000	1,100,000	100,000	100,000	100,000							135%	135%
29	Medium density mixed use flattened scheme (500 flats)	500	£43,378,509	12,730,759	11,050,000	9,370,000	7,700,000	6,030,000	4,360,000	2,690,000	1,020,000	100,000	100,000	100,000							140%	140%
30	Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	5,219,687	5,101,867	4,984,546	4,867,223	4,751,401	4,635,578	4,520,254	4,405,430	4,291,104	4,177,278	4,063,951							145%	145%
31	Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	27,872,522	25,584,926	23,307,191	21,037,249	18,766,527	16,505,727	14,284,847	12,013,889	9,762,854	7,546,587	5,316,935							150%	150%
32	Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	19,237,959	17,771,627	16,311,917	14,858,227	13,410,759	11,969,512	10,534,486	9,105,681	7,680,807	6,254,864	4,835,183							155%	155%
33	High density mixed use flattened scheme (500 flats)	500	£21,921,343	12,730,869	9,671,889	6,622,696	3,586,648	526,008	2,562,138	5,881,581	8,804,067	11,960,771	15,153,034	18,341,315							160%	160%
34	Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,336	43,397,247	33,442,889	23,513,524	13,524,461	3,546,774	6,590,052	16,847,055	27,182,307	37,643,645	48,278,877	58,959,506							165%	165%
35	High density mixed use flattened scheme (30 flats)	30	£2,315,635	2,524,646	2,251,462	1,979,446	1,708,599	1,438,590	1,170,411	903,071	636,868	371,895	108,060	156,965							170%	170%
36	Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	5,735,027	5,285,860	4,838,599	4,393,242	3,949,790	3,508,242	3,068,599	2,630,860	2,195,026	1,761,096	1,327,439							175%	175%
37	High density mixed use flattened scheme (400 flats)	400	£16,363,819	9,342,222	8,650,571	7,946,294	7,242,792	6,538,222	5,833,652	5,129,082	4,424,512	3,719,942	3,015,372	2,310,802							180%	180%
38	High density mixed use flattened scheme (400 flats)	400	£17,444,449	11,417,276	8,656,626	6,174,733	3,678,390	1,188,799	1,315,067	3,857,180	6,395,635	8,967,903	11,541,872	14,129,846							185%	185%
39	Medium density mixed use flattened scheme (100 flats)	100	£4,476,894	5,735,027	5,285,860	4,838,599	4,393,242	3,949,790	3,508,242	3,068,599	2,630,860	2,195,026	1,761,096	1,327,439							190%	190%
40	High density mixed use flattened scheme (350 flats)	350	£14,356,936	12,026,475	9,706,796	7,378,139	5,051,017	2,736,014	420,178	1,935,152	4,286,408	6,665,081	9,046,002	11,448,396							195%	195%
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535							200%	200%
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535							205%	205%
43	High density retirement flattened scheme (60 flats)	60	£1,000,000	5,206,416	4,671,266	4,138,400	3,607,819	3,079,522	2,553,509	2,029,762	1,508,339	988,182	469,753	51,860							210%	210%
44	High density retirement flattened scheme (70 flats)	70	£1,000,000	5,206,416	4,671,266	4,138,400	3,607,819	3,079,522	2,553,509	2,029,762	1,508,339	988,182	469,753	51,860							215%	215%
45	High density retirement flattened scheme (80 flats)	80	£1,000,000	5,206,416	4,671,266	4,138,400	3,607,819	3,079,522	2,553,509	2,029,762	1,508,339	988,182	469,753	51,860							220%	220%
46	Medium density extracare flattened scheme (50 flats)	50	£3,087,513	3,783,823	3,355,098	2,928,208	2,503,152	2,079,929	1,658,540	1,238,984	821,263	402,498	16,909	440,574							225%	225%
47	High density extracare flattened scheme (60 flats)	60	£3,087,513	4,549,090	4,035,215	3,522,941	3,012,868	2,504,996	1,999,324	1,495,853	994,581	492,198	10,957	519,360							230%	230%
48	High density extracare flattened scheme (70 flats)	70	£3,087,513	5,315,557	4,715,332	4,117,675	3,522,585	2,930,064	2,340,108	1,752,720	1,167,000	581,897	5,004	598,146							235%	235%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	2 BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	470,765	445,260	410,862	394,571	399,396	399,396	399,396	399,396	399,396	399,396	399,396
2 Low density housing scheme (4 houses)	4	£917,161	942,490	891,399	840,603	790,020	793,651	793,651	793,651	793,651	793,651	793,651	793,651
3 Low density housing scheme (8 houses)	8	£2,081,960	2,127,213	2,006,440	1,892,148	1,778,937	1,778,937	1,778,937	1,778,937	1,778,937	1,778,937	1,778,937	1,778,937
4 Medium density flattened scheme (5 flats)	5	£368,865	373,628	358,336	333,106	317,815	317,815	317,815	317,815	317,815	317,815	317,815	317,815
5 Medium density flattened scheme (9 flats)	7	£368,865	964,221	891,846	818,778	748,017	767,562	765,413	764,572	764,572	764,572	764,572	764,572
6 Medium density flattened scheme (7 flats)	9	£550,297	1,298,137	1,143,992	1,050,442	968,158	866,324	774,856	883,762	593,103	502,818	412,926	323,430
7 Medium density flattened scheme (30 flats)	30	£1,375,742	3,856,959	3,511,491	3,222,154	2,934,046	2,847,175	2,381,333	2,072,172	1,793,942	1,531,985	1,281,736	951,141
8 Medium density flattened scheme (50 flats)	50	£1,884,647	5,245,219	4,845,219	4,426,219	4,133,300	4,000,000	3,465,818	3,168,000	2,824,000	2,479,000	2,134,000	1,789,000
9 Medium density flattened scheme (250 flats)	250	£13,482,272	16,350,718	14,989,019	13,154,700	11,427,930	9,768,544	7,966,594	6,262,731	4,569,431	2,963,941	1,360,541	541,141
10 Medium density flattened scheme (600 flats)	600	£22,837,319	13,336,354	9,908,738	6,270,859	2,660,708	982,039	4,678,298	8,402,543	12,139,015	15,908,850	19,723,807	23,271,771
11 Medium density mixed use flattened scheme (200 flats)	200	£18,158,795	10,077,238	6,293,540	7,833,044	6,399,421	4,985,740	3,546,320	2,123,154	706,236	77,251	29,769	3,995,586
12 Medium density mixed use flattened scheme (400 flats)	400	£1,884,647	6,216,084	4,316,084	3,546,084	2,584,084	1,816,084	1,046,084	586,084	326,084	166,084	86,084	46,084
13 Medium density mixed use flattened scheme (80 flats)	80	£9,446,762	14,152,520	13,494,100	12,798,590	12,100,127	11,416,473	10,729,950	10,046,338	9,365,748	8,678,156	8,013,542	7,341,922
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	6,773,340	6,084,974	6,598,983	6,509,367	6,422,125	6,335,257	6,248,765	6,162,966	6,076,962	5,991,533	5,906,538
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	4,396,314	4,014,734	3,721,403	3,431,420	3,138,486	2,846,889	2,560,561	2,274,471	1,987,830	1,703,037	1,419,892
16 Medium density mixed use flattened scheme (150 flats)	150	£4,457,404	8,792,628	8,148,462	7,504,296	6,860,130	6,215,964	5,571,798	4,927,632	4,283,466	3,639,300	2,995,134	2,350,968
17 Medium density mixed use flattened scheme (150 flats)	150	£6,653,562	10,350,399	9,132,129	9,915,100	9,719,381	9,523,951	9,311,121	9,115,697	8,912,002	8,716,916	8,521,830	8,326,744
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	9,938,462	7,974,439	£6,028,456	4,089,947	2,137,402	193,362	1,783,240	1,783,240	1,783,240	1,783,240	1,783,240
19 Medium density mixed use flattened scheme (50 flats)	50	£2,659,768	4,272,542	3,365,915	3,383,692	2,982,934	2,511,620	2,060,045	1,621,009	1,183,734	748,280	314,749	118,846
20 High density mixed use flattened scheme (150 flats)	150	£4,450,718	12,227,145	10,330,275	8,440,405	6,550,535	4,660,665	2,770,795	915,964	3,960,749	7,015,964	10,071,179	13,126,394
21 High density mixed use flattened scheme (150 flats)	150	£4,450,718	12,227,145	10,330,275	8,440,405	6,550,535	4,660,665	2,770,795	915,964	3,960,749	7,015,964	10,071,179	13,126,394
22 Medium density mixed use flattened scheme (100 flats)	100	£4,650,180	9,339,077	8,476,428	7,621,464	6,768,185	5,915,801	5,072,891	4,230,357	3,391,917	2,557,062	1,725,892	908,407
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	11,593,922	9,223,397	8,870,183	8,523,972	8,202,893	7,881,165	7,560,240	7,239,315	6,918,400	6,597,475	6,276,550
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,968	7,244,106	6,924,968	6,603,044	6,283,974	5,963,541	5,643,574	5,323,607	5,003,640	4,783,263	4,562,879	4,342,496
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,711	20,974,424	19,848,219	18,722,014	17,595,809	16,469,604	15,343,399	14,217,194	13,090,989	11,964,784	10,840,579	9,716,374
26 Medium density mixed use flattened scheme (250 flats)	250	£16,417,180	13,772,760	11,528,033	10,092,187	8,263,912	6,433,378	4,603,886	2,826,335	1,015,514	80,119	2,638,096	4,465,626
27 Medium density mixed use flattened scheme (140 flats)	140	£4,502,968	13,909,306	12,614,151	11,643,944	10,476,774	9,315,640	8,159,544	7,008,484	5,862,462	4,719,522	3,574,029	2,433,010
28 Medium density mixed use flattened scheme (600 flats)	600	£25,192,360	15,928,558	12,760,698	9,592,834	6,425,970	3,258,106	1,091,233	12,367,439	15,681,787	18,995,032	22,373,214	25,696,399
29 Medium density mixed use flattened scheme (250 flats)	250	£21,094,711	20,974,424	19,848,219	18,722,014	17,595,809	16,469,604	15,343,399	14,217,194	13,090,989	11,964,784	10,840,579	9,716,374
30 Intensification scheme (industrial with 12 flats)	12	£3,576,929	5,219,687	5,101,867	4,981,548	4,861,723	4,741,401	4,621,578	4,502,256	4,382,433	4,262,610	4,142,787	4,022,964
31 Medium density mixed use flattened scheme (350 flats)	350	£20,088,834	27,872,522	25,584,992	23,307,191	21,037,249	18,767,522	16,505,727	14,254,847	12,013,889	9,782,854	7,546,587	5,316,935
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	18,272,522	17,127,522	16,131,917	14,888,237	13,413,758	11,965,512	10,534,458	9,105,881	7,680,807	6,254,854	4,835,141
33 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	18,272,522	17,127,522	16,131,917	14,888,237	13,413,758	11,965,512	10,534,458	9,105,881	7,680,807	6,254,854	4,835,141
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£39,428,255	45,397,241	43,397,241	41,397,241	39,397,241	37,397,241	35,397,241	33,397,241	31,397,241	29,397,241	27,397,241	25,397,241
35 High density mixed use flattened scheme (30 flats)	30	£3,733,729	2,504,648	2,251,462	1,979,446	1,709,589	1,438,920	1,170,411	903,077	636,898	371,858	108,000	156,965
36 Medium density mixed use flattened scheme (50 flats)	50	£3,393,497	5,735,857	5,285,868	4,838,596	4,391,324	3,944,790	3,508,242	3,068,599	2,630,880	2,193,068	1,751,096	1,327,439
37 High density mixed use flattened scheme (100 flats)	100	£3,733,729	5,735,857	5,285,868	4,838,596	4,391,324	3,944,790	3,508,242	3,068,599	2,630,880	2,193,068	1,751,096	1,327,439
38 High density mixed use flattened scheme (100 flats)	100	£3,733,729	5,735,857	5,285,868	4,838,596	4,391,324	3,944,790	3,508,242	3,068,599	2,630,880	2,193,068	1,751,096	1,327,439
39 High density mixed use flattened scheme (400 flats)	400	£13,393,924	11,177,275	8,855,626	6,147,753	3,678,340	1,188,799	1,315,067	3,857,180	3,935,625	2,957,003	1,741,972	14,129,846
40 Medium density mixed use flattened scheme (100 flats)	100	£4,588,807	8,370,588	7,496,768	6,616,602	5,737,481	4,857,315	3,977,149	3,097,000	2,216,851	1,336,702	482,555	231,974
41 High density mixed use flattened scheme (350 flats)	350	£8,529,601	12,026,475	9,706,766	7,398,139	5,051,077	2,736,014	420,178	1,935,152	2,286,490	6,065,081	9,046,002	11,448,390
42 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,032,111	17,825,253	16,748,396	15,671,538	14,584,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
43 Purpose Built Student Accommodation (density) 100 units	-	£458,581	18,032,111	17,825,253	16,748,396	15,671,538	14,584,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
44 High density retirement flattened scheme (60 flats)	60	£1,834,323	5,206,416	4,356,296	3,138,400	2,067,819	3,079,522	5,523,529	2,029,762	1,500,399	989,162	489,753	51,960
45 High density retirement flattened scheme (70 flats)	70	£1,834,323	6,081,737	5,457,390	4,833,010	4,216,974	3,600,344	2,986,658	2,375,630	1,767,285	1,161,598	555,707	52,845
46 High density retirement flattened scheme (80 flats)	80	£1,834,323	6,957,058	6,243,516	5,535,019	4,826,976	4,112,185	3,402,987	2,721,498	2,020,250	1,359,011	641,652	53,751
47 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	3,793,823	3,629,208	3,464,593	3,300,000	3,135,407	2,970,814	2,806,221	2,641,628	2,477,035	2,312,442	2,147,849
48 High density extracare flattened scheme (60 flats)	60	£1,834,323	4,549,690	4,035,215	3,522,941	3,012,868	2,504,996	1,999,324	1,495,863	994,581	492,168	11,057	519,360
49 High density extracare flattened scheme (70 flats)	70	£1,834,323	5,315,057	4,715,332	4,117,675	3,522,585	2,930,064	2,340,108	1,752,720	1,167,500	581,897	10,504	598,136

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

LANDMARK LOCAL PLAN VIABILITY		Sales value £8,006 psm		AH tenure		Rented 80%		SO 20%		Frst Hms 0%		Residual land values																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Description	No of units	2	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
1 Low density housing scheme (2 houses)	2	£771,878	£81,248	£31,031	£50,942	£40,978	£41,141	£41,430	£81,847	£82,300	£82,300	£82,300	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847	£81,847</

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

LANDS DOWN LAND PLAN VIABILITY		Sales value £9,583 psm		BH tenure		Rented 80%		SO 20%		Frst Hms 0%		Residual land values										Max AH				
BENCHMARK LAND VALUE (1 SECONDARY OFFICES)																										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH													
1 Low density housing scheme (2 houses)	2	£771,878	651,730	616,802	582,021	547,385	512,896	478,553	444,357	410,306	376,402	342,644	309,033												0%	
2 Low density housing scheme (4 houses)	4	£1,543,727	1,304,339	1,234,483	1,164,520	1,095,650	1,026,672	957,986	889,593	821,492	753,683	686,167	618,944												0%	
3 Low density housing scheme (9 houses)	9	£3,504,327	2,935,552	2,778,378	2,621,861	2,466,002	2,310,802	2,156,250	2,002,374	1,849,148	1,696,578	1,544,668	1,393,415												0%	
4 Medium density flattened scheme (5 flats)	5	£514,586	1,071,072	999,357	927,946	856,837	786,030	715,527	645,326	575,428	505,833	435,540	367,550												35%	
5 Medium density flattened scheme (7 flats)	7	£671,503	1,502,580	1,402,183	1,302,200	1,202,640	1,103,505	1,004,793	906,505	808,640	711,201	614,184	517,592												40%	
6 Medium density flattened scheme (9 flats)	9	£926,254	1,928,326	1,799,329	1,670,698	1,542,701	1,415,250	1,288,344	1,161,982	1,036,166	910,895	786,168	661,986												50%	
7 Medium density flattened scheme (30 flats)	30	£2,315,635	6,009,985	5,605,636	5,202,993	4,802,059	4,402,830	4,005,310	3,609,496	3,214,190	2,820,093	2,427,711	2,037,043												45%	
8 Medium density flattened scheme (75 flats)	75	£5,866,275	13,641,031	12,710,678	11,784,256	10,861,762	9,943,199	9,028,282	8,113,822	7,203,309	6,296,741	5,394,120	4,495,444												40%	
9 Medium density flattened scheme (250 flats)	250	£22,893,221	31,298,923	28,805,276	26,322,211	23,849,728	21,387,823	18,936,500	16,486,758	14,059,892	11,622,678	9,196,323	6,780,625												15%	
10 Medium density mixed use flattened scheme (200 flats)	200	£16,590,538	44,162,114	39,046,329	33,952,442	28,865,720	23,769,460	18,695,290	13,599,772	8,515,364	3,393,999	1,772,327	- 7,034,551												0%	
11 Medium density mixed use flattened scheme (200 flats)	200	£16,590,538	22,865,811	20,807,152	18,757,279	16,716,195	14,677,150	12,630,685	10,600,632	8,589,452	6,577,924	4,567,766	2,552,715												10%	
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	29,810,627	26,411,284	23,026,300	19,642,067	16,256,267	12,865,156	9,500,774	6,123,414	2,725,878	891,309	- 4,176,999												0%	
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	19,714,454	18,728,418	17,746,573	16,768,919	15,795,457	14,826,186	13,861,107	12,900,219	11,943,524	10,991,019	10,042,706												15%	
14 Interinflection scheme (industrial with 9 flats)	9	£4,476,884	7,443,568	7,320,305	7,197,562	7,075,339	6,953,637	6,832,455	6,711,794	6,591,653	6,472,033	6,352,933	6,234,354												50%	
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,358	6,543,411	6,132,504	5,723,332	5,315,894	4,910,192	4,506,225	4,103,962	3,703,495	3,304,732	2,907,704	2,512,411												50%	
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	14,390,682	13,421,622	12,456,680	11,495,855	10,539,147	9,586,558	8,637,795	7,689,458	6,745,257	5,805,191	4,869,261												50%	
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	20,263,531	18,538,500	16,820,806	15,110,451	13,407,434	11,711,750	10,023,417	8,337,591	6,650,232	4,970,272	3,297,711												25%	
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	28,244,955	23,481,350	20,729,553	17,980,565	15,259,968	12,519,091	9,790,131	7,063,238	4,328,355	1,590,754	- 1,173,032												45%	
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	7,784,083	7,156,656	6,531,299	5,908,611	5,288,592	4,671,243	4,056,564	3,444,555	2,835,214	2,228,543	1,622,546												50%	
20 High density mixed use flattened scheme (150 flats)	150	£7,440,107	21,121,610	19,396,563	17,678,855	15,960,484	14,265,452	12,569,750	10,881,404	9,200,387	7,521,279	5,841,303	4,168,727												30%	
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	35,852,225	31,700,337	27,566,217	23,440,865	19,351,280	15,270,463	11,177,110	7,087,947	2,975,184	- 1,174,386	- 5,403,165												10%	
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	16,176,073	14,964,413	13,757,905	12,556,550	11,360,347	10,169,295	8,983,395	7,802,647	6,627,051	5,453,494	4,279,607												20%	
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	31,437,675	28,062,212	24,700,611	21,356,696	18,041,429	14,750,073	11,460,983	8,200,822	4,939,056	1,694,017	- 1,582,356												20%	
24 Medium density mixed use flattened scheme (40 flats)	40	£2,652,559	5,061,009	4,604,442	4,204,867	3,809,367	3,414,861	3,020,929	2,627,968	2,237,025	1,842,049	1,447,072	1,052,359												50%	
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,540	22,237,517	24,607,152	21,988,013	19,360,100	16,783,414	14,197,554	11,623,720	9,040,715	6,464,671	3,899,588	1,345,760												25%	
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	29,168,340	26,537,975	23,918,836	21,310,923	18,714,237	16,128,776	13,554,542	10,991,535	8,424,954	5,860,241	3,306,862												10%	
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	23,463,095	21,799,463	20,142,906	18,490,202	16,840,218	15,198,336	13,563,557	11,935,883	10,315,311	8,701,843	7,095,477												40%	
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	54,186,289	29,717,125	25,255,220	20,822,573	16,399,187	11,973,203	7,537,883	3,078,944	- 1,430,772	6,035,181	- 10,707,751												0%	
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,529	34,393,948	34,193,585	33,997,191	33,799,463	33,597,191	33,399,463	33,199,463	32,999,463	32,799,463	32,599,463	32,399,463												35%	
30 Interinflection scheme (industrial with 12 flats)	12	£6,020,651	6,113,326	5,948,975	5,785,317	5,622,353	5,460,084	5,298,509	5,137,627	4,977,430	4,817,945	4,659,145	4,501,040												50%	
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	46,972,385	43,701,104	40,443,756	37,200,461	33,971,102	30,755,717	27,554,306	24,363,855	21,174,244	17,998,681	14,837,166												20%	
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	31,058,435	28,862,702	26,675,440	24,487,547	22,298,125	20,107,472	17,923,685	16,702,403	14,679,347	12,666,297	10,661,453												25%	
33 High density mixed use flattened scheme (500 flats)	500	£12,928,322	31,298,923	28,805,276	26,322,211	23,849,728	21,387,823	18,936,500	16,486,758	14,059,892	11,622,678	9,196,323	6,780,625												15%	
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,335	128,318,625	114,163,852	99,951,079	85,799,401	71,708,817	57,679,327	43,710,931	29,752,464	15,736,076	1,606,520	- 12,684,142												10%	
35 High density mixed use flattened scheme (30 flats)	30	£1,235,055	4,073,080	4,288,029	3,904,614	3,522,835	3,142,694	2,764,180	2,387,321	2,012,089	1,638,494	1,266,536	896,215												45%	
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	9,247,067	8,615,601	7,986,205	7,359,476	6,735,420	6,114,033	5,495,315	4,879,267	4,265,888	3,655,178	3,047,139												25%	
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	30,499,239	26,962,082	23,440,065	19,913,085	16,390,025	12,862,244	9,368,119	5,850,769	2,327,955	- 1,219,886	- 4,837,674												20%	
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	32,250,445	28,713,288	25,191,270	21,684,361	18,167,951	14,660,171	11,167,668	7,655,823	4,155,919	631,045	- 2,948,728												45%	
39 Medium density mixed use flattened scheme (100 flats)	100	£10,363,904	15,337,286	14,099,716	12,867,408	11,640,361	10,418,576	9,202,053	7,990,790	6,784,789	5,584,051	4,388,574	3,188,357												30%	
40 High density mixed use flattened scheme (350 flats)	350	£5,826,601	31,525,634	28,230,431	24,932,399	21,648,520	18,378,796	15,122,785	11,850,126	8,591,760	5,335,390	2,067,234	- 1,226,355												35%	
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535												50%	
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535												50%	
43 High density retirement flattened scheme (60 flats)	60	£3,087,513	6,640,644	6,096,823	5,600,442	5,110,061	4,620,680	4,130,299	3,640,918	3,151,537	2,662,156	2,172,775	1,683,394												50%	
44 High density retirement flattened scheme (70 flats)	70	£3,087,513	10,223,764	9,387,983	8,552,361	7,719,186	6,889,580	6,063,543	5,241,074	4,422,174	3,606,843	2,795,080	1,986,887												50%	
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	11,680,700	10,735,523	9,780,620	8,828,416	7,880,292	6,936,246	5,996,278	5,060,389	4,128,576	3,200,846	2,277,193												45%	

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

Sales value £10,359 psm

£15,437,565 PER HA

AH tenure

Rented 80%

SO 20%

Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,485,302	1,406,025	1,327,079	1,248,464	1,170,182	1,092,231	1,014,612	937,325	860,370	783,747	707,455
2 Low density housing scheme (4 houses)	4	£1,543,757	3,342,722	3,164,347	2,986,718	2,808,836	2,633,700	2,458,311	2,283,688	2,109,723	1,936,624	1,764,222	1,592,566
3 Low density housing scheme (8 houses)	8	£3,087,513	6,686,444	6,328,694	5,973,436	5,618,672	5,263,908	4,909,144	4,554,380	4,200,616	3,845,852	3,491,088	3,136,324
4 Medium density flattened scheme (5 flats)	5	£1,543,757	1,263,346	1,181,620	1,100,239	1,019,203	938,510	858,162	778,159	698,501	619,187	540,218	461,593
5 Medium density flattened scheme (7 flats)	7	£2,171,271	1,771,774	1,657,350	1,543,410	1,429,952	1,316,976	1,204,482	1,092,472	980,943	869,897	759,324	649,253
6 Medium density flattened scheme (9 flats)	9	£2,599,259	2,274,419	2,127,312	1,980,826	1,834,960	1,689,714	1,545,088	1,401,083	1,257,098	1,114,933	972,788	831,264
7 Medium density flattened scheme (30 flats)	30	£2,171,271	7,109,172	6,647,589	6,187,952	5,730,262	5,274,519	4,820,722	4,368,872	3,918,969	3,471,011	3,025,001	2,579,667
8 Medium density flattened scheme (75 flats)	75	£5,666,275	16,229,390	15,164,264	14,103,632	13,047,492	11,995,847	10,948,693	9,906,034	8,867,868	7,834,195	6,802,835	5,773,250
9 Medium density flattened scheme (250 flats)	250	£22,893,221	38,585,850	35,724,417	32,873,270	30,023,303	27,185,509	24,359,889	21,546,441	18,745,167	15,958,065	13,179,136	10,396,738
10 Medium density mixed use flattened scheme (200 flats)	600	£38,439,538	63,850,359	59,371,059	54,887,825	50,402,601	45,917,377	41,432,152	36,946,928	32,461,704	27,976,479	23,491,255	19,006,031
11 Medium density mixed use flattened scheme (200 flats)	200	£12,055,566	28,903,117	26,530,100	24,157,186	21,784,374	19,411,665	17,038,958	14,666,251	12,293,544	9,920,837	7,548,130	5,175,423
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	40,150,326	36,238,533	32,343,235	28,457,889	24,566,088	20,671,114	16,776,493	12,881,424	9,003,859	5,178,137	1,265,482
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	22,475,372	21,345,576	20,220,574	19,100,364	17,984,947	16,874,324	15,768,493	14,667,455	13,571,210	12,479,759	11,383,098
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,894	7,778,683	7,637,970	7,497,850	7,358,325	7,219,393	7,081,054	6,943,309	6,806,156	6,669,598	6,533,633	6,398,261
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	7,660,459	7,191,388	6,724,296	6,259,182	5,796,046	5,334,887	4,875,708	4,416,508	3,963,282	3,510,038	3,058,771
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	17,063,847	15,955,599	14,852,049	13,753,199	12,650,048	11,569,598	10,484,847	9,404,796	8,329,444	7,258,793	6,188,932
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	25,207,896	23,226,099	21,251,967	19,286,390	17,320,039	15,360,182	13,436,741	11,507,716	9,584,106	7,667,987	5,744,731
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	34,260,945	31,099,506	27,951,536	24,817,036	21,685,060	18,553,977	15,436,468	12,321,332	9,201,778	6,085,433	2,958,334
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	9,541,003	8,821,526	8,105,101	7,391,728	6,681,407	5,974,139	5,269,922	4,568,757	3,870,645	3,175,585	2,483,571
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	26,053,079	24,079,736	22,110,045	20,144,343	18,187,055	16,238,185	14,297,728	12,365,687	10,442,063	8,526,853	6,615,748
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	48,105,971	43,316,042	38,546,549	33,797,492	29,068,873	24,360,691	19,672,944	15,005,635	10,336,311	5,658,236	941,672
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	19,594,239	18,204,599	16,820,855	15,443,008	14,071,057	12,705,003	11,344,845	9,990,582	8,642,217	7,299,747	5,963,175
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	41,217,486	37,312,523	33,440,248	29,600,658	25,793,757	22,012,915	18,240,877	14,501,798	10,770,587	7,060,841	3,345,841
24 Medium density mixed use flattened scheme (40 flats)	40	£1,262,529	3,687,369	3,426,264	3,165,829	2,905,393	2,644,957	2,384,521	2,124,085	1,863,649	1,603,213	1,342,777	1,083,340
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,401	34,887,772	31,875,869	28,876,784	25,876,311	22,884,090	19,904,772	16,938,354	13,984,839	11,044,225	8,099,913	5,156,238
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	36,789,577	33,777,674	30,778,589	27,792,323	24,814,912	21,835,593	18,869,177	15,915,661	12,975,048	10,047,337	7,116,522
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	28,163,301	26,254,934	24,354,664	22,462,492	20,578,417	18,702,440	16,834,981	14,972,592	13,112,228	11,260,000	9,415,908
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	47,794,366	42,605,266	37,438,387	32,293,728	27,171,290	22,071,072	16,953,076	11,837,299	6,850,221	1,730,265	3,494,578
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,538	44,308,929	40,246,473	35,860,828	31,477,913	27,094,185	22,708,457	18,324,729	13,948,000	9,563,282	5,184,588	8,145,882
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	6,560,145	6,372,529	6,185,703	5,999,668	5,814,426	5,629,973	5,446,313	5,263,444	5,081,366	4,900,079	4,719,584
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	56,482,236	52,715,764	48,955,379	45,231,018	41,512,703	37,810,433	34,124,209	30,454,030	26,799,897	23,161,809	19,535,545
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	36,937,359	34,555,516	32,183,723	29,821,981	27,470,290	25,128,649	22,797,058	20,475,518	18,164,028	15,862,588	13,563,882
33 High density mixed use flattened scheme (500 flats)	500	£21,923,343	51,207,459	46,241,569	41,296,867	36,373,355	31,471,033	26,589,900	21,690,381	16,808,297	11,911,305	7,015,353	2,086,438
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,333	169,452,167	153,514,579	137,556,916	121,534,693	105,402,888	89,118,115	73,063,690	56,969,614	41,005,885	25,023,073	8,514,852
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	5,744,228	5,305,332	4,867,198	4,429,953	3,994,581	3,561,076	3,129,446	2,699,685	2,271,794	1,845,774	1,421,624
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	11,003,988	10,280,472	9,560,008	8,842,596	8,128,237	7,416,929	6,708,673	6,003,470	5,301,319	4,602,220	3,906,172
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	40,893,028	36,842,104	32,805,730	28,769,189	24,730,065	20,718,359	16,698,719	12,684,446	8,670,908	4,646,939	602,994
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	42,617,915	38,596,991	34,533,352	30,510,390	26,481,272	22,469,566	18,475,276	14,462,373	10,465,683	6,451,994	2,435,591
39 Medium density mixed use flattened scheme (100 flats)	100	£8,806,661	18,806,061	17,394,390	15,988,110	14,581,861	13,180,978	11,786,114	10,397,270	9,014,447	7,637,644	6,266,860	4,902,068
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	41,131,608	37,343,487	33,571,506	29,815,665	26,075,965	22,330,093	18,593,406	14,872,987	11,147,038	7,422,189	3,691,074
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,602,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,602,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	10,517,967	9,709,885	8,905,228	8,103,998	7,306,193	6,509,503	5,713,912	4,921,768	4,133,070	3,347,818	2,566,011
44 High density retirement flattened scheme (70 flats)	70	£12,776,433	12,278,433	11,335,666	10,396,866	9,462,123	8,531,346	7,601,984	6,673,791	5,749,618	4,829,466	3,913,334	3,001,223
45 High density retirement flattened scheme (80 flats)	80	£14,038,998	12,961,447	11,889,584	10,820,246	9,756,499	8,694,465	7,633,689	6,577,468	5,525,862	4,478,850	3,436,433	2,401,223
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	8,058,044	7,409,980	6,764,667	6,121,797	5,478,247	4,837,462	4,199,446	3,564,195	2,931,713	2,301,988	1,675,050
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	9,678,618	8,900,936	8,126,555	7,355,243	6,582,977	5,814,031	5,048,406	4,298,101	3,527,118	2,771,454	2,019,111
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	11,299,192	10,391,892	9,488,443	8,588,688	7,687,708	6,790,600	5,897,367	5,008,007	4,122,521	3,240,910	2,363,173

Max AH

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land value										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	742,212	702,573	663,100	623,792	584,651	545,676	506,866	468,223	429,745	391,434	353,288
2 Low density housing scheme (4 houses)	4	£917,161	1,485,302	1,406,025	1,327,079	1,248,464	1,170,182	1,092,231	1,014,612	937,325	860,370	783,747	707,455
3 Low density housing scheme (8 houses)	8	£1,834,322	3,342,722	3,164,347	2,986,718	2,808,836	2,633,700	2,458,311	2,283,688	2,109,723	1,936,624	1,764,222	1,592,566
4 Medium density flattened scheme (5 flats)	5	£2,171,271	1,263,346	1,181,620	1,100,239	1,019,203	938,510	858,162	778,159	698,501	619,187	540,218	461,593
5 Medium density flattened scheme (7 flats)	7	£2,599,259	1,771,774	1,657,350	1,543,410	1,429,952	1,316,976	1,204,482	1,092,457	980,943	869,897	759,334	649,253
6 Medium density flattened scheme (9 flats)	9	£3,027,281	2,274,419	2,127,312	1,980,826	1,834,960	1,689,714	1,545,088	1,401,083	1,257,098	1,114,933	972,788	831,264
7 Medium density flattened scheme (30 flats)	30	£3,176,742	7,109,172	6,647,589	6,187,952	5,730,262	5,274,519	4,820,722	4,368,872	3,918,969	3,471,011	3,025,001	2,579,667
8 Medium density flattened scheme (75 flats)	75	£3,485,213	16,229,390	15,164,264	14,103,632	13,047,492	11,995,847	10,948,693	9,906,034	8,867,868	7,834,195	6,802,835	5,773,250
9 Medium density flattened scheme (250 flats)	250	£12,842,772	38,585,850	35,724,417	32,873,270	30,023,303	27,185,509	24,359,889	21,546,441	18,745,167	15,958,065	13,179,136	10,396,738
10 Medium density flattened scheme (600 flats)	600	£22,837,319	59,119,792	53,301,059	47,489,105	41,677,576	35,829,524	30,005,622	24,225,159	18,447,683	12,662,705	6,877,888	1,088,568
11 Medium density mixed use flattened scheme (200 flats)	200	£17,884,641	42,159,130	38,330,100	34,501,170	30,672,240	26,843,310	23,014,380	19,185,450	15,356,520	11,527,590	7,698,660	3,869,730
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,641	40,150,326	36,326,353	32,503,325	28,679,889	24,856,098	20,991,174	16,816,495	12,941,124	9,063,859	5,176,137	1,255,462
13 Medium density mixed use flattened scheme (800 flats)	800	£9,446,762	22,475,372	21,345,576	20,220,574	19,100,364	17,984,324	16,874,324	15,768,493	14,667,458	13,571,210	12,470,759	11,383,099
14 Interconversion scheme (industrial with 9 flats)	9	£2,659,768	7,778,693	7,637,970	7,497,850	7,358,325	7,218,393	7,081,054	6,943,309	6,806,156	6,669,598	6,533,633	6,398,261
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	7,990,459	7,911,388	7,834,296	7,756,192	7,678,086	7,599,946	7,521,858	7,443,769	7,365,680	7,287,591	7,209,502
16 Medium density mixed use flattened scheme (60 flats)	60	£2,659,768	7,778,693	7,637,970	7,497,850	7,358,325	7,218,393	7,081,054	6,943,309	6,806,156	6,669,598	6,533,633	6,398,261
17 Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	25,207,596	23,226,099	21,251,997	19,286,309	17,320,639	15,360,182	13,435,741	11,507,716	9,584,106	7,667,987	5,744,741
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	34,260,945	31,099,506	27,951,936	24,817,036	21,685,006	18,553,977	15,436,466	12,323,332	9,201,778	6,085,433	2,958,334
19 Medium density mixed use flattened scheme (50 flats)	50	£2,659,768	7,778,693	7,637,970	7,497,850	7,358,325	7,218,393	7,081,054	6,943,309	6,806,156	6,669,598	6,533,633	6,398,261
20 High density mixed use flattened scheme (150 flats)	150	£4,620,718	28,041,039	24,079,736	22,110,405	20,144,343	18,178,056	16,236,185	14,297,728	12,365,687	10,443,663	8,520,853	6,615,748
21 High density mixed use flattened scheme (300 flats)	300	£13,940,842	43,116,042	39,540,548	35,965,054	32,389,560	28,814,066	25,238,572	21,663,078	18,087,584	14,512,090	10,936,596	7,361,102
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	19,594,239	18,204,599	16,820,855	15,443,008	14,017,057	12,705,003	11,344,845	9,990,582	8,642,217	7,299,747	5,963,175
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	41,271,486	37,312,323	33,440,248	29,600,658	25,793,757	22,012,915	18,200,781	14,407,788	10,758,787	7,060,641	3,345,841
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	10,894,461	10,333,638	9,829,029	9,322,633	8,820,452	8,322,483	7,828,729	7,339,189	6,853,862	6,372,749	5,895,949
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	38,677,712	31,875,695	26,876,784	21,876,311	16,876,804	11,877,297	6,877,790	1,878,283	1,878,283	1,878,283	1,878,283
26 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	19,594,239	18,204,599	16,820,855	15,443,008	14,017,057	12,705,003	11,344,845	9,990,582	8,642,217	7,299,747	5,963,175
27 Medium density mixed use flattened scheme (400 flats)	400	£12,192,365	47,794,366	42,605,266	37,438,387	32,293,728	27,171,290	22,072,462	16,933,078	11,972,596	6,850,221	1,730,265	3,494,575
28 Medium density mixed use flattened scheme (500 flats)	500	£26,772,235	79,911,978	69,308,891	63,729,577	58,166,201	52,602,285	47,024,034	41,499,396	35,934,898	30,383,549	24,856,437	19,333,689
29 Interconversion scheme (industrial with 12 flats)	12	£3,576,920	8,680,125	8,338,329	8,000,703	7,668,703	7,338,703	7,008,703	6,678,703	6,348,703	6,018,703	5,688,703	5,358,703
30 Medium density mixed use flattened scheme (350 flats)	350	£20,857,226	58,622,276	52,175,784	45,683,571	39,191,018	32,698,765	26,206,512	19,714,259	13,222,006	6,729,753	2,237,500	19,355,544
31 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	36,937,359	34,555,516	32,183,372	29,821,381	27,460,239	25,128,640	22,797,058	20,475,518	18,164,028	15,862,588	13,563,882
32 High density mixed use flattened scheme (500 flats)	500	£13,023,692	51,207,459	46,241,569	41,296,867	36,352,965	31,417,063	26,589,590	21,660,381	16,804,297	11,911,305	7,015,353	2,086,439
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	169,452,167	153,574,579	137,556,914	121,539,243	105,522,886	89,516,118	73,503,609	57,496,914	41,500,395	25,502,073	9,914,852
34 High density mixed use flattened scheme (250 flats)	250	£17,673,326	58,622,276	52,175,784	45,683,571	39,191,018	32,698,765	26,206,512	19,714,259	13,222,006	6,729,753	2,237,500	19,355,544
35 Medium density mixed use flattened scheme (350 flats)	350	£23,302,457	11,053,988	10,290,472	9,560,008	8,834,966	8,109,223	7,418,959	6,708,673	6,003,470	5,300,395	4,602,295	3,906,172
36 High density mixed use flattened scheme (400 flats)	400	£20,721,911	40,893,028	38,842,104	36,805,730	34,769,359	32,730,988	30,718,359	28,698,719	26,684,446	24,670,988	22,659,530	20,649,078
37 High density mixed use flattened scheme (400 flats)	400	£10,363,924	42,671,915	38,966,941	35,263,352	31,560,306	27,861,272	24,169,566	20,475,276	16,784,373	13,093,463	9,401,954	5,815,944
38 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	18,806,651	17,394,390	15,988,110	14,581,851	13,180,978	11,786,114	10,397,270	9,014,447	7,637,844	6,286,890	4,902,088
39 High density mixed use flattened scheme (350 flats)	350	£8,529,601	41,173,808	37,343,487	33,513,150	29,682,813	25,852,476	22,022,139	18,191,802	14,379,465	10,567,128	6,754,791	2,942,189
40 Purpose Built Student Accommodation (medium density) 100 units	100	£4,585,807	18,806,651	17,394,390	15,988,110	14,581,851	13,180,978	11,786,114	10,397,270	9,014,447	7,637,844	6,286,890	4,902,088
41 Purpose Built Student Accommodation (medium density) 100 units	-	£1,874,322	18,902,111	17,825,253	16,748,396	15,671,538	14,584,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
42 High density retirement flattened scheme (60 flats)	60	£1,834,323	10,517,967	9,709,885	8,905,228	8,103,998	7,306,193	6,509,593	5,713,912	4,921,768	4,130,070	3,341,818	2,566,011
43 High density retirement flattened scheme (70 flats)	70	£1,834,323	12,726,433	11,335,665	10,396,866	9,462,123	8,533,346	7,601,984	6,673,719	5,746,618	4,820,468	3,913,334	3,001,223
44 High density retirement flattened scheme (80 flats)	80	£1,834,323	12,981,417	11,881,584	10,881,751	9,881,918	8,882,085	7,882,252	6,882,419	5,882,586	4,882,753	3,882,920	2,883,087
45 Medium density estracare flattened scheme (50 flats)	50	£1,834,323	10,517,967	9,709,885	8,905,228	8,103,998	7,306,193	6,509,593	5,713,912	4,921,768	4,130,070	3,341,818	2,566,011
46 High density estracare flattened scheme (60 flats)	60	£1,834,323	12,726,433	11,335,665	10,396,866	9,462,123	8,533,346	7,601,984	6,673,719	5,746,618	4,820,468	3,913,334	3,001,223
47 High density estracare flattened scheme (70 flats)	70	£1,834,323	12,981,417	11,881,584	10,881,751	9,881,918	8,882,085	7,882,252	6,882,419	5,882,586	4,882,753	3,882,920	2,883,087
48 High density estracare flattened scheme (80 flats)	80	£1,834,323	12,981,417	11,881,584	10,881,751	9,881,918	8,882,085	7,882,252	6,882,419	5,882,586	4,882,753	3,882,920	2,883,087
49 High density estracare flattened scheme (70 flats)	70	£1,834,323	12,981,417	11,881,584	10,881,751	9,881,918	8,882,085	7,882,252	6,882,419	5,882,586	4,882,753	3,882,920	2,883,087

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

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure

Rented 80%

SO 20%

Frat Hms 0%

Description	No of units	BLV	Residual land values												Max AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Low density housing scheme (2 houses)	2	£771,878	832,894	788,343	744,179	700,200	656,407	612,798	569,377	526,140	483,089	440,224	397,544	354,869	
2 Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,577,567	1,489,237	1,401,279	1,313,692	1,226,477	1,139,632	1,053,159	967,057	881,326	795,961	710,596	
3 Low density housing scheme (9 houses)	9	£3,504,327	3,749,892	3,550,315	3,351,575	3,153,668	2,956,598	2,760,362	2,564,963	2,370,388	2,176,669	1,983,775	1,791,717	1,600,542	
4 Medium density flattened scheme (5 flats)	5	£514,586	1,455,621	1,363,883	1,272,532	1,181,568	1,090,990	1,000,798	910,993	821,574	732,542	643,896	555,637	467,388	
5 Medium density flattened scheme (7 flats)	7	£671,503	2,040,958	1,912,519	1,784,621	1,657,264	1,530,447	1,404,173	1,278,438	1,153,248	1,028,593	904,483	780,913	657,323	
6 Medium density flattened scheme (9 flats)	9	£826,254	2,620,514	2,455,386	2,290,954	2,127,217	1,964,177	1,801,832	1,640,183	1,479,229	1,318,971	1,159,409	1,000,542	841,675	
7 Medium density flattened scheme (30 flats)	30	£2,315,635	8,208,359	7,689,542	7,172,912	6,658,466	6,146,207	5,636,135	5,126,248	4,622,547	4,119,032	3,617,702	3,118,960	2,620,619	
8 Medium density flattened scheme (75 flats)	75	£5,866,275	18,817,751	17,617,851	16,423,009	15,233,223	14,048,495	12,868,823	11,694,209	10,524,652	9,360,151	8,200,709	7,046,324	5,891,940	
9 Medium density flattened scheme (250 flats)	250	£22,693,221	45,828,471	42,589,921	39,365,066	36,153,904	32,956,439	29,772,667	26,597,124	23,424,737	20,268,114	17,121,258	13,990,166	10,869,074	
10 Medium density flattened scheme (600 flats)	600	£38,491,508	73,841,462	67,292,657	60,771,704	54,243,507	47,749,246	41,221,003	34,702,128	28,187,577	21,665,717	15,149,279	8,977,677	2,866,500	
11 Medium density mixed use flattened scheme (200 flats)	200	£30,968,379	54,936,207	52,235,393	49,572,936	46,912,553	44,259,432	41,617,728	38,967,440	36,318,571	33,671,119	31,022,669	28,375,219	25,726,769	
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	50,385,262	45,965,895	41,565,340	37,167,333	32,775,546	28,402,698	24,034,013	19,663,576	15,301,528	10,927,090	6,538,769	2,134,189	
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	25,236,290	23,962,736	22,694,576	21,431,811	20,174,439	18,922,462	17,675,880	16,434,691	15,198,897	13,968,497	12,743,491	11,518,485	
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,894	8,113,797	7,955,636	7,798,140	7,641,311	7,485,149	7,329,652	7,174,823	7,020,660	6,867,163	6,714,333	6,562,169	6,410,000	
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	8,777,508	8,250,273	7,725,260	7,202,469	6,681,898	6,163,550	5,647,423	5,133,517	4,621,834	4,112,371	3,605,130	3,100,330	
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	19,737,012	18,489,574	17,247,418	16,010,543	14,778,590	13,552,639	12,331,610	11,115,862	9,905,398	8,700,213	7,500,312	6,300,423	
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	30,106,999	27,878,580	25,659,602	23,450,067	21,249,975	19,048,607	16,856,066	14,673,017	12,490,460	10,335,395	8,180,824	6,025,753	
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	42,271,744	38,693,191	35,129,850	31,581,724	28,048,811	24,531,112	21,028,627	17,517,362	14,017,577	10,517,106	7,014,101	3,514,101	
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	11,297,324	10,486,396	9,678,904	8,874,846	8,074,223	7,277,034	6,483,280	5,692,961	4,906,076	4,122,626	3,342,611	2,562,611	
20 High density mixed use flattened scheme (150 flats)	150	£7,440,097	30,982,182	28,723,747	26,544,755	24,365,205	22,095,097	19,904,431	17,714,053	15,530,989	13,357,417	11,193,337	9,038,749	6,884,669	
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	60,174,919	54,846,829	49,500,753	44,145,121	38,786,467	33,450,918	28,138,474	22,849,137	17,582,904	12,339,778	7,073,424	1,928,424	
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	23,012,407	21,444,786	19,883,805	18,329,466	16,781,767	15,240,710	13,706,293	12,176,518	10,657,382	9,142,888	7,635,034	6,119,534	
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	50,965,774	46,561,462	42,165,324	37,764,764	33,481,156	29,194,498	24,944,792	20,732,036	16,524,524	12,350,241	8,174,880	4,074,880	
24 Medium density mixed use flattened scheme (40 flats)	40	£3,652,539	12,057,912	11,477,931	10,902,690	10,332,186	9,766,422	9,205,396	8,649,107	8,097,558	7,550,746	7,008,674	6,471,339	5,928,009	
25 Medium density mixed use flattened scheme (250 flats)	250	£10,998,748	42,501,168	39,092,842	35,698,993	32,310,621	28,954,726	25,604,309	22,252,988	18,908,968	15,570,520	12,264,652	8,964,361	5,654,361	
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	44,402,973	40,994,646	37,600,797	34,221,426	30,858,531	27,506,114	24,170,174	20,839,788	17,510,342	14,195,475	10,895,183	7,585,183	
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	32,863,507	30,710,404	28,566,423	26,431,563	24,305,824	22,189,206	20,081,710	17,963,335	15,848,081	13,813,949	11,736,340	9,658,340	
28 Medium density mixed use flattened scheme (600 flats)	600	£14,858,185	61,190,332	55,417,906	49,618,089	43,774,882	37,953,392	32,157,085	26,385,958	20,640,013	14,919,251	9,210,775	3,453,240	1,143,240	
29 Medium density mixed use flattened scheme (500 flats)	500	£13,376,559	88,647,233	82,358,123	76,092,545	69,853,619	63,625,713	57,408,624	51,206,874	45,003,923	38,792,054	32,582,016	26,343,163	20,100,653	
30 Interconversion scheme (industrial with 12 flats)	12	£3,676,029	7,006,964	6,796,083	6,586,088	6,376,984	6,168,766	5,961,438	5,754,999	5,549,448	5,344,786	5,141,012	4,938,127	4,735,247	
31 Medium density mixed use flattened scheme (350 flats)	350	£20,085,834	65,992,086	61,730,465	57,486,961	53,261,574	49,054,304	44,865,149	40,694,112	36,541,192	32,406,386	28,289,700	24,191,129	20,085,834	
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	42,816,282	40,126,330	37,451,707	34,786,416	32,132,456	29,489,626	26,858,527	24,238,558	21,629,921	19,032,615	16,446,839	14,266,839	
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	63,917,229	58,289,552	52,685,832	47,106,071	41,500,267	36,018,421	30,510,523	25,026,602	19,539,689	14,043,687	8,523,607	2,993,607	
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,200	209,621,512	191,819,939	174,021,225	156,206,459	138,365,487	120,449,628	102,409,616	84,195,597	66,054,346	47,992,688	30,010,653	12,010,653	
35 High density mixed use flattened scheme (30 flats)	30	£723,005	6,898,543	6,314,229	5,822,007	5,331,879	4,843,844	4,357,902	3,871,572	3,387,280	2,905,094	2,425,012	1,947,035	1,467,035	
36 Medium density mixed use flattened scheme (50 flats)	50	£3,393,497	12,760,308	11,945,342	11,133,811	10,325,714	9,521,052	8,719,825	7,922,032	7,127,673	6,336,750	5,549,260	4,765,206	3,980,260	
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	51,210,846	46,404,408	42,070,804	37,764,760	33,481,156	29,194,498	24,944,792	20,732,036	16,524,524	12,350,241	8,174,880	3,984,108	
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	52,954,430	48,366,293	43,769,692	39,175,625	34,582,627	30,014,059	25,442,304	20,869,943	16,288,511	11,704,773	7,121,324	2,588,106	
39 Medium density mixed use flattened scheme (100 flats)	100	£4,578,783	12,257,809	10,665,839	9,080,613	7,502,130	5,930,389	4,365,391	2,803,750	1,244,104	9,691,236	8,145,148	6,605,839	5,095,839	
40 High density mixed use flattened scheme (350 flats)	350	£14,359,390	50,667,079	46,405,458	42,161,954	37,927,393	33,693,794	29,478,428	25,281,295	21,091,434	16,896,248	12,719,448	8,525,144	4,355,144	
41 Purpose Built Student Accommodation (high density) 100 units	-	£2,315,635	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535	7,056,685	
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535	7,056,685	
43 High density retirement flattened scheme (60 flats)	60	£3,087,513	12,279,111	11,379,328	10,483,354	9,591,190	8,702,833	7,818,287	6,937,550	6,059,577	5,181,033	4,306,321	3,435,441	2,562,561	
44 High density retirement flattened scheme (70 flats)	70	£3,087,513	14,333,100	13,283,350	12,238,043	11,197,179	10,160,760	9,128,785	8,101,254	7,077,063	6,052,089	5,031,587	4,015,558	3,000,558	
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	16,387,090	15,187,372	13,992,731	12,803,169	11,618,687	10,439,284	9,264,989	8,094,548	6,923,146	5,756,854	4,595,674	3,422,674	
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	9,473,249	8,751,497	8,032,803	7,317,168	6,604,593	5,895,076	5,186,286	4,478,507	3,773,826	3,072,224	2,373,706	1,668,706	
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	11,376,864	10,510,756	9,648,318	8,789,552	7,934,456	7,083,031	6,232,591	5,383,275	4,537,853	3,696,725	2,857,491	2,047,491	
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	13,280,478	12,270,016	11,263,834	10,261,936	9,264,320	8,270,987	7,278,915	6,288,043	5,301,480	4,318,226	3,341,281	2,341,281	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£9,917,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	£32,994	788,343	744,179	700,200	656,407	612,798	569,377	526,140	483,089	440,224	397,544
2 Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,577,567	1,489,237	1,401,279	1,313,692	1,226,477	1,139,632	1,053,159	967,057	881,326	795,961
3 Low density housing scheme (9 houses)	9	£2,081,956	3,749,892	3,550,315	3,351,575	3,153,668	2,956,598	2,760,362	2,564,963	2,370,388	2,176,669	1,983,775	1,791,717
4 Medium density flattened scheme (5 flats)	5	£3,057,220	1,455,621	1,363,883	1,272,532	1,181,568	1,090,990	1,000,798	910,993	821,574	732,542	643,896	555,637
5 Medium density flattened scheme (7 flats)	7	£3,966,205	2,040,958	1,912,519	1,784,621	1,657,264	1,530,447	1,404,173	1,278,438	1,153,248	1,028,059	904,483	780,943
6 Medium density flattened scheme (9 flats)	9	£5,590,297	2,620,514	2,455,368	2,290,594	2,127,264	1,964,177	1,801,832	1,640,183	1,479,229	1,316,871	1,159,409	1,000,542
7 Medium density flattened scheme (11 flats)	11	£7,375,748	3,298,538	3,089,542	2,879,546	2,669,550	2,459,554	2,249,558	2,039,562	1,829,566	1,619,570	1,409,574	1,199,578
8 Medium density flattened scheme (15 flats)	15	£7,485,213	18,817,571	17,517,851	16,423,009	15,233,223	14,043,435	12,853,653	11,664,205	10,524,055	9,384,151	8,200,709	7,036,316
9 Medium density flattened scheme (250 flats)	250	£13,482,272	45,828,471	42,580,921	39,365,068	36,150,213	32,935,358	29,720,627	26,505,894	23,291,162	20,076,434	17,125,758	13,990,166
10 Medium density flattened scheme (600 flats)	600	£22,837,319	73,841,482	67,292,657	60,771,764	54,243,507	47,730,246	41,221,030	34,702,126	28,181,527	21,665,701	15,378,279	8,577,877
11 Medium density mixed use flattened scheme (200 flats)	200	£18,189,795	34,909,207	32,236,393	29,562,576	26,892,763	24,222,952	21,553,140	18,887,440	16,369,574	13,918,718	11,565,856	9,208,565
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,640	34,909,207	32,236,393	29,562,576	26,892,763	24,222,952	21,553,140	18,887,440	16,369,574	13,918,718	11,565,856	9,208,565
13 Medium density mixed use flattened scheme (80 flats)	80	£9,446,762	25,236,200	23,962,736	22,694,572	21,431,811	20,174,339	18,922,462	17,675,880	16,434,691	15,198,807	13,968,407	12,743,491
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	£8,113,797	£7,935,636	£7,798,140	£7,641,311	£7,485,149	£7,329,652	£7,174,823	£7,020,660	£6,867,914	£6,714,333	£6,562,169
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	£7,577,558	£5,273,273	£7,725,260	£7,202,495	£6,681,896	£6,163,550	£5,647,423	£5,133,517	£4,621,834	£4,112,371	£3,605,130
16 Medium density mixed use flattened scheme (50 flats)	50	£2,228,702	£7,577,558	£5,273,273	£7,725,260	£7,202,495	£6,681,896	£6,163,550	£5,647,423	£5,133,517	£4,621,834	£4,112,371	£3,605,130
17 Medium density mixed use flattened scheme (150 flats)	150	£6,583,562	30,106,399	27,876,580	25,659,602	23,450,907	21,243,975	19,048,007	16,856,066	14,674,017	12,496,460	10,335,395	8,180,324
18 High density mixed use flattened scheme (300 flats)	300	£6,993,740	£42,271,744	£36,693,911	£32,129,850	£28,181,724	£24,048,811	£20,341,112	£17,028,627	£14,571,382	£12,407,577	£10,517,106	£7,014,101
19 Medium density mixed use flattened scheme (500 flats)	500	£2,659,768	£11,297,344	£10,486,395	£9,678,904	£8,874,846	£8,074,223	£7,277,034	£6,483,280	£5,692,961	£4,906,076	£4,226,326	£3,542,611
20 High density mixed use flattened scheme (600 flats)	600	£2,659,768	£11,297,344	£10,486,395	£9,678,904	£8,874,846	£8,074,223	£7,277,034	£6,483,280	£5,692,961	£4,906,076	£4,226,326	£3,542,611
21 High density mixed use flattened scheme (480 flats)	480	£19,940,853	60,174,319	54,846,829	49,505,753	44,151,122	38,795,467	33,450,916	28,138,474	22,849,137	17,582,304	12,335,779	7,773,424
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	23,012,407	21,444,766	19,883,805	18,320,466	16,761,787	15,240,710	13,706,293	12,176,518	10,652,962	9,142,888	7,634,040
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	50,965,774	45,961,462	40,956,334	35,941,762	30,937,784	25,933,156	20,944,486	15,949,792	10,932,036	6,524,524	2,174,881
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,046	£12,057,912	£11,477,831	£10,902,690	£10,332,786	£9,768,422	£9,205,388	£8,648,107	£8,090,244	£7,536,244	£6,982,244	£6,428,244
25 Medium density mixed use flattened scheme (250 flats)	250	£5,502,046	£12,057,912	£11,477,831	£10,902,690	£10,332,786	£9,768,422	£9,205,388	£8,648,107	£8,090,244	£7,536,244	£6,982,244	£6,428,244
26 Medium density mixed use flattened scheme (250 flats)	250	£16,417,189	£44,002,973	£40,994,640	£37,600,797	£34,221,426	£30,856,531	£27,506,114	£24,170,174	£20,836,798	£17,510,342	£14,275,470	£10,856,183
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,046	£12,057,912	£11,477,831	£10,902,690	£10,332,786	£9,768,422	£9,205,388	£8,648,107	£8,090,244	£7,536,244	£6,982,244	£6,428,244
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	£111,943,132	£105,416,406	£98,618,009	£91,683,613	£84,750,392	£77,821,065	£70,891,849	£63,962,633	£57,033,417	£50,104,201	£43,175,000
29 Medium density mixed use flattened scheme (500 flats)	500	£22,722,238	£62,188,123	£57,092,548	£51,998,973	£46,905,398	£41,811,823	£36,718,248	£31,624,673	£26,531,098	£21,437,523	£16,343,948	£11,250,373
30 Intensification scheme (industrial with 12 flats)	12	£5,576,929	7,006,964	6,796,083	6,588,088	6,376,984	6,165,766	5,951,438	5,754,999	5,549,448	5,344,768	5,141,012	4,938,127
31 Medium density mixed use flattened scheme (380 flats)	380	£2,008,834	£6,992,086	£6,173,465	£5,478,961	£4,781,574	£4,084,304	£3,486,849	£2,894,612	£2,301,142	£1,707,666	£1,114,190	£519,714
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	£42,186,292	£40,128,330	£37,451,707	£34,784,616	£32,113,496	£29,448,820	£26,785,527	£24,235,558	£21,685,589	£19,135,621	£16,446,639
33 High density mixed use flattened scheme (200 flats)	200	£11,464,517	£42,186,292	£40,128,330	£37,451,707	£34,784,616	£32,113,496	£29,448,820	£26,785,527	£24,235,558	£21,685,589	£19,135,621	£16,446,639
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	206,521,512	191,819,933	174,021,122	156,206,459	138,385,457	120,449,628	102,409,610	84,105,597	66,054,948	47,992,699	30,010,653
35 High density mixed use flattened scheme (30 flats)	30	£3,773,729	£6,808,543	£6,334,229	£5,822,007	£5,331,879	£4,843,844	£4,357,902	£3,871,572	£3,387,280	£2,905,064	£2,422,012	£1,947,035
36 Medium density mixed use flattened scheme (50 flats)	50	£3,933,497	£12,790,308	£11,945,342	£11,133,811	£10,305,714	£9,475,052	£8,644,825	£7,822,032	£7,012,763	£6,336,795	£5,549,260	£4,795,206
37 High density mixed use flattened scheme (200 flats)	200	£3,933,497	£12,790,308	£11,945,342	£11,133,811	£10,305,714	£9,475,052	£8,644,825	£7,822,032	£7,012,763	£6,336,795	£5,549,260	£4,795,206
38 Medium density mixed use flattened scheme (400 flats)	400	£10,683,924	£25,544,430	£24,965,203	£24,375,962	£23,786,721	£23,197,480	£22,608,239	£22,018,998	£21,429,757	£20,840,516	£20,251,275	£19,662,034
39 Medium density mixed use flattened scheme (100 flats)	100	£4,588,807	£22,587,809	£20,666,838	£18,080,613	£15,702,393	£13,320,173	£10,938,389	£8,556,605	£6,174,821	£3,793,037	£1,411,254	£6,058,839
40 High density mixed use flattened scheme (350 flats)	350	£8,529,601	£26,067,679	£23,065,460	£20,456,432	£18,161,954	£15,767,503	£13,369,794	£10,974,428	£8,581,299	£6,187,944	£3,794,588	£1,411,254
41 Purpose Built Student Accommodation (high density) 100 units	-	-	£4,588,807	£22,587,809	£20,666,838	£18,080,613	£15,702,393	£13,320,173	£10,938,389	£8,556,605	£6,174,821	£3,793,037	£1,411,254
42 Purpose Built Student Accommodation (medium density) 100 units	-	-	£1,375,742	-	-	-	-	-	-	-	-	-	-
43 Medium density retirement flat scheme (60 flats)	60	£1,834,323	£2,279,111	£1,379,328	£1,483,354	£9,591,190	£7,802,833	£7,818,287	£6,937,550	£6,056,977	£5,181,021	£4,306,321	£3,435,441
44 High density retirement flat scheme (70 flats)	70	£1,834,323	£14,333,100	£13,283,350	£12,234,043	£11,197,179	£10,160,780	£9,128,785	£8,101,254	£7,077,063	£6,052,089	£5,031,587	£4,015,588
45 High density retirement flat scheme (80 flats)	80	£1,834,323	£16,337,900	£15,372,132	£14,392,043	£13,403,169	£12,414,294	£11,425,419	£10,436,544	£9,447,669	£8,458,794	£7,469,919	£6,481,044
46 Medium density extracare flat scheme (60 flats)	60	£1,834,323	£16,337,900	£15,372,132	£14,392,043	£13,403,169	£12,414,294	£11,425,419	£10,436,544	£9,447,669	£8,458,794	£7,469,919	£6,481,044
47 High density extracare flat scheme (60 flats)	60	£1,834,323	£11,376,834	£10,570,016	£9,648,318	£8,789,502	£7,934,456	£7,083,031	£6,232,591	£5,381,155	£4,530,853	£3,680,725	£2,857,491
48 High density extracare flat scheme (70 flats)	70	£1,834,323	£13,904,479	£12,270,016	£11,263,834	£10,261,836	£9,264,320	£8,270,987	£7,278,915	£6,288,043	£5,301,480	£4,316,326	£3,341,281

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £11,911 psm

AH tenure

Rented 80%

SO 20%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£15,437,565 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	923,176	874,114	825,258	776,608	728,161	679,821	631,887	584,056	536,432	489,013	441,800
2 Low density housing scheme (4 houses)	4	£1,543,757	1,847,231	1,749,108	1,651,395	1,554,095	1,457,203	1,360,722	1,264,651	1,168,992	1,073,743	978,906	884,478
3 Low density housing scheme (9 houses)	9	£3,504,327	4,157,061	3,936,284	3,716,430	3,497,502	3,279,495	3,062,414	2,846,257	2,631,024	2,416,714	2,203,329	1,990,868
4 Medium density flattened scheme (5 flats)	5	£514,586	1,647,896	1,546,147	1,444,826	1,343,934	1,243,470	1,143,434	1,043,826	944,647	845,896	747,574	649,680
5 Medium density flattened scheme (7 flats)	7	£787,503	2,310,143	2,167,688	2,025,832	1,884,575	1,743,918	1,603,862	1,464,405	1,325,547	1,187,290	1,049,632	912,574
6 Medium density flattened scheme (9 flats)	9	£926,254	2,966,008	2,783,459	2,601,081	2,419,476	2,238,640	2,058,575	1,879,283	1,700,760	1,523,009	1,346,030	1,169,820
7 Medium density flattened scheme (30 flats)	30	£2,315,635	9,307,546	8,731,495	8,157,870	7,586,670	7,017,896	6,451,547	5,887,623	5,326,126	4,767,052	4,210,405	3,656,183
8 Medium density flattened scheme (75 flats)	75	£5,866,275	21,406,111	20,071,437	18,742,385	17,418,953	16,101,143	14,788,953	13,482,384	12,181,436	10,886,109	9,596,401	8,312,316
9 Medium density flattened scheme (250 flats)	250	£22,893,221	53,071,091	49,455,424	45,855,030	42,269,907	38,700,507	35,145,479	31,606,172	28,082,138	24,573,375	21,063,379	17,565,952
10 Medium density mixed use flattened scheme (200 flats)	200	£38,439,538	88,406,770	81,132,623	73,889,377	66,602,154	59,442,548	52,245,678	45,042,754	37,835,738	30,609,798	23,384,742	16,131,349
11 Medium density mixed use flattened scheme (200 flats)	200	£16,956,229	40,890,210	37,904,969	34,932,390	31,972,472	29,025,214	26,090,616	23,158,328	20,232,990	17,320,386	14,420,513	11,533,372
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	60,544,834	55,621,621	50,704,306	45,795,963	40,908,653	36,042,375	31,168,592	26,310,467	21,457,317	16,600,496	11,732,946
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,602	27,997,206	26,579,894	25,168,578	23,763,256	22,363,931	20,970,600	19,583,266	18,201,927	16,826,583	15,457,236	14,092,437
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,448,912	8,273,301	8,098,429	7,924,297	7,750,904	7,578,251	7,406,337	7,235,164	7,064,729	6,895,033	6,726,077
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	9,894,556	9,309,158	8,726,225	8,145,755	7,567,752	6,992,213	6,419,139	5,848,529	5,280,385	4,714,705	4,151,490
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	22,410,178	21,023,550	19,642,786	18,267,887	16,898,852	15,535,679	14,178,372	12,826,930	11,481,350	10,141,635	8,807,784
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	35,006,103	32,522,591	30,049,589	27,587,096	25,135,112	22,693,638	20,262,673	17,838,317	15,414,813	13,001,879	10,599,515
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	50,282,544	46,286,874	42,308,163	38,346,411	34,401,618	30,473,783	26,562,906	22,668,988	18,792,028	14,900,892	11,024,426
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	13,053,644	12,151,267	11,252,707	10,357,964	9,467,038	8,579,930	7,696,639	6,817,164	5,941,506	5,069,667	4,201,644
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	35,851,285	33,367,753	30,884,741	28,432,233	25,980,234	23,538,746	21,107,765	18,687,295	16,272,770	13,859,820	11,457,440
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	72,037,520	66,140,532	60,260,856	54,365,040	48,465,085	42,541,146	36,604,005	30,692,639	24,807,047	18,947,229	13,113,186
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	26,430,574	24,684,972	22,946,755	21,215,924	19,492,478	17,776,417	16,067,742	14,366,452	12,672,548	10,986,028	9,306,894
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	60,597,143	55,698,071	50,827,707	45,981,252	41,168,555	36,369,454	31,611,569	26,894,898	22,219,444	17,577,556	12,944,134
24 Medium density mixed use flattened scheme (40 flats)	40	£2,625,528	13,261,364	12,616,226	11,976,352	11,341,740	10,712,392	10,088,307	9,469,485	8,855,926	8,247,632	7,644,599	7,046,830
25 Medium density mixed use flattened scheme (250 flats)	250	£35,505,200	50,114,565	46,309,815	42,521,202	38,748,724	34,992,381	31,252,174	27,528,103	23,820,166	20,114,814	16,412,790	12,727,018
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	37,563,713	35,165,874	32,778,181	30,400,633	28,033,229	25,675,971	23,328,858	20,991,860	18,665,067	16,348,389	14,041,856
27 Medium density mixed use flattened scheme (140 flats)	140	£1,756,000	74,207,205	67,863,337	61,512,218	55,136,726	48,719,531	42,243,097	35,778,841	29,342,728	22,934,755	16,554,932	10,203,249
28 Medium density mixed use flattened scheme (500 flats)	500	£1,405,000	102,274,849	95,297,731	88,350,123	81,432,026	74,531,099	67,642,432	60,763,406	53,920,042	47,072,115	40,217,205	33,332,631
29 Interconversion scheme (industrial with 12 flats)	12	£3,676,029	7,453,784	7,219,636	6,986,474	6,754,296	6,523,108	6,292,903	6,063,685	5,835,452	5,608,207	5,381,946	5,156,671
30 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	75,501,937	70,745,147	66,008,545	61,292,130	56,595,904	51,919,865	47,264,015	42,628,352	38,012,877	33,417,591	28,842,491
31 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	48,688,926	45,700,983	42,719,691	39,750,850	36,794,621	33,851,002	30,919,996	28,001,600	25,095,815	22,202,642	19,322,080
32 High density mixed use flattened scheme (500 flats)	500	£21,927,343	76,573,411	70,334,202	64,074,788	57,838,787	51,629,501	45,448,941	39,291,108	33,162,000	27,059,618	20,979,103	14,872,164
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£315,000	249,195,677	229,472,813	209,803,323	190,137,625	170,479,071	150,805,926	131,065,436	111,204,220	91,102,807	70,902,892	50,791,631
34 High density mixed use flattened scheme (30 flats)	30	£3,751,338	9,894,556	9,309,158	8,726,225	8,145,755	7,567,752	6,992,213	6,419,139	5,848,529	5,280,385	4,714,705	4,151,490
35 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	14,516,629	13,610,212	12,707,613	11,808,831	10,913,867	10,022,720	9,135,389	8,251,877	7,372,181	6,496,302	5,624,241
36 High density mixed use flattened scheme (400 flats)	400	£16,363,819	61,423,721	56,350,388	51,278,033	46,227,322	41,187,381	36,147,181	31,128,767	26,127,413	21,111,393	16,117,343	11,096,352
37 High density mixed use flattened scheme (400 flats)	400	£17,444,449	63,254,881	58,160,883	53,058,032	47,974,256	42,912,269	37,872,068	32,853,655	27,857,029	22,862,599	17,888,549	12,874,278
38 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	25,708,955	23,937,288	22,173,115	20,416,437	18,667,254	16,925,564	15,191,369	13,464,668	11,744,829	10,023,435	8,309,579
39 High density mixed use flattened scheme (350 flats)	350	£5,826,001	60,176,930	55,420,140	50,683,538	45,967,123	41,270,897	36,594,858	31,917,606	27,251,083	22,604,885	17,957,934	13,312,713
40 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
41 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
42 High density retirement flattened scheme (60 flats)	60	£1,000,000	14,040,256	13,048,771	12,061,479	11,078,380	10,099,474	9,124,761	8,154,241	7,187,913	6,225,779	5,264,823	4,304,873
43 High density retirement flattened scheme (70 flats)	70	£1,834,323	16,387,769	15,231,033	14,079,189	12,932,236	11,790,175	10,653,005	9,520,727	8,393,340	7,270,846	6,149,891	5,029,894
44 High density retirement flattened scheme (80 flats)	80	£1,834,323	18,735,283	17,413,295	16,096,898	14,786,091	13,480,875	12,181,248	10,887,213	9,598,768	8,315,914	7,034,858	5,754,915
45 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	10,888,454	10,093,013	9,300,940	8,512,233	7,726,893	6,944,921	6,166,316	5,391,078	4,615,939	3,842,450	3,072,349
46 High density extracare flattened scheme (60 flats)	60	£3,087,513	13,075,110	12,120,576	11,170,082	10,223,630	9,281,218	8,342,846	7,408,515	6,478,225	5,548,189	4,619,966	3,695,870
47 High density extracare flattened scheme (70 flats)	70	£3,087,513	15,261,767	14,148,139	13,039,225	11,935,026	10,835,541	9,740,770	8,650,713	7,565,370	6,480,437	5,397,542	4,319,391

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	923,176	874,114	825,258	776,608	728,161	679,821	631,887	584,056	536,432	489,013	441,800
2 Low density housing scheme (4 houses)	4	£917,161	1,847,231	1,749,108	1,651,395	1,554,095	1,457,203	1,360,722	1,264,651	1,168,992	1,073,743	978,906	884,478
3 Low density housing scheme (9 houses)	9	£2,081,956	4,157,061	3,936,284	3,716,430	3,497,502	3,279,495	3,062,414	2,846,257	2,631,024	2,416,714	2,203,329	1,990,868
4 Medium density flattened scheme (5 flats)	5	£305,720	1,647,896	1,546,147	1,444,826	1,343,934	1,243,470	1,143,434	1,043,826	944,647	845,896	747,574	649,680
5 Medium density flattened scheme (7 flats)	7	£436,254	2,310,143	2,167,688	2,025,832	1,884,575	1,743,918	1,603,862	1,464,405	1,325,547	1,187,290	1,049,632	912,574
6 Medium density flattened scheme (9 flats)	9	£509,297	2,966,008	2,783,459	2,601,081	2,419,476	2,238,640	2,058,575	1,879,283	1,700,760	1,523,009	1,346,030	1,169,820
7 Medium density flattened scheme (30 flats)	30	£1,375,742	9,307,546	8,731,495	8,157,870	7,586,670	7,017,896	6,451,547	5,887,623	5,326,126	4,767,052	4,210,405	3,656,183
8 Medium density flattened scheme (75 flats)	75	£3,485,213	21,406,111	20,071,437	18,742,385	17,418,953	16,101,143	14,788,953	13,482,384	12,181,436	10,886,109	9,596,401	8,312,316
9 Medium density flattened scheme (250 flats)	250	£13,482,272	53,071,091	49,455,424	45,855,030	42,269,907	38,700,507	35,145,479	31,606,172	28,082,138	24,573,375	21,063,379	17,565,952
10 Medium density flattened scheme (600 flats)	600	£22,837,319	58,406,770	51,132,623	43,889,377	36,602,154	29,442,548	22,245,678	15,042,754	7,835,738	30,609,798	23,384,742	16,131,349
11 Medium density mixed use flattened scheme (200 flats)	200	£18,158,795	40,890,210	37,904,969	34,932,304	31,972,472	29,025,214	26,090,616	23,158,208	20,226,930	17,300,386	14,420,513	11,533,372
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	40,544,834	35,621,621	30,704,336	25,785,965	20,868,693	16,030,678	13,168,582	10,316,467	21,457,317	16,600,490	11,732,940
13 Medium density mixed use flattened scheme (80 flats)	80	£8,446,702	27,997,206	26,570,894	25,158,578	23,750,263	22,353,631	20,972,810	19,603,266	18,201,927	16,826,583	15,452,238	14,080,487
14 Intercultural scheme (industrial unit)	9	£2,659,775	8,273,301	7,973,301	7,673,301	7,373,301	7,073,301	6,773,301	6,473,301	6,173,301	5,873,301	5,573,301	5,273,301
15 Medium density mixed use flattened scheme (30 flats)	30	£2,226,702	8,994,556	8,390,158	7,786,225	7,182,292	6,578,359	5,974,426	5,370,493	4,766,560	4,162,627	3,558,694	2,954,761
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	12,240,116	21,033,550	19,642,768	18,267,887	16,898,852	15,535,679	14,178,372	12,826,930	11,481,350	10,141,635	8,807,784
17 Medium density mixed use flattened scheme (150 flats)	150	£4,603,560	23,222,991	38,081,515	37,222,991	36,368,015	35,453,039	34,538,063	33,623,087	32,708,111	31,793,135	30,878,159	29,963,183
18 High density mixed use flattened scheme (200 flats)	300	£8,933,740	40,252,544	46,296,874	42,308,105	38,345,411	34,401,618	30,457,825	26,514,032	22,569,998	18,626,028	14,682,058	11,024,428
19 Medium density mixed use flattened scheme (500 flats)	50	£2,659,768	13,053,644	11,296,217	11,252,707	10,357,964	9,467,038	8,576,930	7,686,639	6,817,184	5,941,506	5,069,600	4,201,644
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	38,881,295	33,367,758	30,894,741	28,426,234	25,958,234	23,486,744	21,017,769	18,687,295	16,272,770	13,859,820	11,457,440
21 High density mixed use flattened scheme (450 flats)	480	£13,360,853	47,037,202	46,150,532	45,263,862	44,377,192	43,490,522	42,603,852	41,717,182	40,830,512	39,943,842	39,057,172	38,170,502
22 Medium density mixed use flattened scheme (200 flats)	200	£4,655,074	24,884,978	22,940,758	21,000,538	19,060,318	17,120,098	15,179,878	13,239,658	11,299,438	9,359,218	7,418,998	5,478,778
23 High density mixed use flattened scheme (450 flats)	480	£35,095,046	106,597,143	55,698,071	50,827,707	45,981,252	41,168,555	36,369,544	31,611,559	26,894,886	22,216,444	17,577,956	12,944,172
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,967	13,261,364	12,616,228	11,976,352	11,341,740	10,712,392	10,088,307	9,469,485	8,850,958	8,242,632	7,644,599	7,046,830
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	50,115,455	46,309,815	42,501,122	38,748,724	34,993,328	31,252,174	27,528,103	23,826,166	20,114,816	16,422,789	12,727,016
26 Medium density mixed use flattened scheme (200 flats)	200	£25,014,368	48,111,619	44,423,015	40,734,411	37,045,807	33,357,203	29,668,599	25,979,995	22,291,391	18,602,787	14,914,183	11,225,579
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	37,563,113	35,165,874	32,778,181	30,400,633	28,033,229	25,675,931	23,328,859	20,991,980	18,665,067	16,348,398	14,041,566
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,735	74,207,205	67,863,337	61,512,218	55,126,746	48,719,513	42,343,097	35,778,841	29,342,728	22,934,759	16,564,932	10,203,249
29 Medium density mixed use flattened scheme (500 flats)	500	£22,772,235	50,272,949	46,297,731	42,308,105	38,345,411	34,401,618	30,457,825	26,514,032	22,569,998	18,626,028	14,682,058	11,024,428
30 Intercultural scheme (industrial unit)	9	£2,659,775	8,273,301	7,973,301	7,673,301	7,373,301	7,073,301	6,773,301	6,473,301	6,173,301	5,873,301	5,573,301	5,273,301
31 Medium density mixed use flattened scheme (350 flats)	350	£20,085,834	75,501,337	70,745,147	66,008,545	61,292,130	56,595,904	51,916,965	47,264,015	42,628,352	38,012,873	33,417,591	28,842,491
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	46,688,926	45,709,383	44,719,691	39,750,850	37,644,621	33,851,002	30,191,966	26,601,960	23,052,915	20,222,642	19,322,080
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	76,575,411	70,334,202	64,074,976	57,838,767	51,629,501	45,446,941	39,291,108	33,162,600	27,059,618	20,975,103	14,872,164
34 High density mixed use flattened scheme (200 flats)	1,250	£39,494,258	240,187,245	217,245,245	194,303,245	171,361,245	148,419,245	125,477,245	102,535,245	79,593,245	56,651,245	33,709,245	10,767,245
35 High density mixed use flattened scheme (30 flats)	30	£733,729	7,872,859	7,333,127	6,777,718	6,230,636	5,687,879	5,147,440	4,609,539	4,070,558	3,539,638	3,004,255	2,474,245
36 Medium density mixed use flattened scheme (50 flats)	50	£3,393,457	14,616,826	13,612,122	12,707,613	11,808,831	10,913,687	10,022,720	9,130,288	8,241,877	7,372,181	6,496,302	5,624,241
37 High density mixed use flattened scheme (400 flats)	400	£9,271,911	61,423,721	56,360,398	51,278,033	46,227,322	41,187,381	36,147,181	31,128,767	26,129,473	21,113,363	16,117,343	11,096,362
38 High density mixed use flattened scheme (100 flats)	100	£1,363,927	6,325,874	5,850,189	5,374,504	4,898,819	4,423,134	3,947,449	3,471,764	2,996,079	2,520,394	2,044,709	1,569,024
39 Medium density mixed use flattened scheme (100 flats)	100	£1,585,807	7,358,955	6,937,288	6,517,115	6,096,442	5,675,269	5,254,096	4,832,923	4,411,750	3,990,577	3,569,404	3,148,231
40 High density mixed use flattened scheme (350 flats)	350	£8,526,601	60,176,390	55,420,140	50,683,638	45,947,123	41,207,897	36,468,558	31,727,060	27,015,083	22,304,885	17,627,934	13,012,713
41 Purpose Built Student Accommodation (high density) 100 units	1	£458,581	18,902,111	17,028,253	16,748,356	16,478,538	16,208,681	15,938,824	15,671,838	15,406,681	15,141,304	14,875,927	14,610,550
42 Purpose Built Student Accommodation (high density) 100 units	1	£458,581	18,902,111	17,028,253	16,748,356	16,478,538	16,208,681	15,938,824	15,671,838	15,406,681	15,141,304	14,875,927	14,610,550
43 High density retirement flattened scheme (60 flats)	60	£1,833,323	14,040,256	13,745,717	12,061,474	11,078,380	10,094,691	9,121,781	8,154,241	7,187,913	6,225,779	5,259,451	4,294,823
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	16,387,799	15,231,033	14,079,189	12,925,316	11,790,175	10,653,005	9,520,727	8,393,648	7,270,814	6,149,841	5,030,884
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	18,735,293	17,491,025	16,096,888	14,786,991	13,480,875	12,181,248	10,887,213	9,596,788	8,312,974	7,034,558	5,754,915
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	19,058,674	18,300,013	16,999,018	15,698,023	14,397,028	13,096,033	11,795,038	10,494,043	9,193,048	7,892,053	6,589,058
47 High density extracare flattened scheme (50 flats)	50	£1,834,323	13,075,110	12,281,176	11,478,242	10,673,308	9,868,374	9,063,440	8,258,506	7,453,572	6,648,638	5,843,704	5,038,770
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	15,261,767	14,126,138	13,039,225	11,935,026	10,835,541	9,740,770	8,650,713	7,565,730	6,480,437	5,397,542	4,319,391

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

Sales value £13,644 psm

£15,437,565 PER HA

AH tenure

Rented 80%

SO 20%

Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,000,200	1,041,921	983,885	926,094	868,547	811,244	754,184	697,368	640,796	584,467	528,383
2 Low density housing scheme (4 houses)	4	£1,543,757	2,001,279	2,084,720	1,968,650	1,853,067	1,737,972	1,623,365	1,509,245	1,395,614	1,282,470	1,169,815	1,057,647
3 Low density housing scheme (8 houses)	8	£3,087,514	4,002,558	4,169,441	3,937,300	3,706,134	3,475,144	3,244,154	3,013,164	2,782,174	2,551,184	2,320,194	2,089,204
4 Medium density flattened scheme (5 flats)	5	£154,586	2,022,993	1,901,334	1,780,584	1,660,345	1,540,616	1,421,396	1,302,687	1,184,467	1,066,798	949,619	832,949
5 Medium density flattened scheme (7 flats)	7	£217,503	2,834,719	2,694,949	2,495,893	2,327,552	2,159,924	1,993,009	1,826,889	1,661,324	1,496,552	1,332,493	1,169,149
6 Medium density flattened scheme (9 flats)	9	£259,254	3,641,063	3,422,796	3,245,867	3,068,938	2,892,009	2,715,080	2,538,151	2,361,222	2,184,293	2,007,364	1,830,435
7 Medium density flattened scheme (30 flats)	30	£2,315,635	11,447,866	10,760,372	10,075,767	9,394,056	8,715,235	8,039,306	7,366,269	6,696,124	6,026,868	5,354,506	4,703,035
8 Medium density flattened scheme (75 flats)	75	£5,866,275	28,440,437	24,843,632	23,253,543	21,670,172	20,093,517	18,523,580	16,960,361	15,403,858	13,854,074	12,311,006	10,774,655
9 Medium density flattened scheme (250 flats)	250	£22,893,221	67,046,017	62,714,149	58,400,549	54,105,214	49,828,145	45,566,598	41,301,820	37,065,372	32,847,250	28,647,459	24,465,996
10 Medium density flattened scheme (600 flats)	600	£69,430,538	118,299,303	107,213,144	98,967,082	90,349,958	81,757,679	73,190,944	64,838,726	56,108,205	47,582,041	39,043,693	30,480,653
11 Medium density mixed use flattened scheme (200 flats)	200	£30,568,937	51,599,940	48,010,632	44,551,041	40,877,578	37,333,832	33,855,274	30,493,263	27,282,628	24,198,275	21,260,749	18,508,585
12 Medium density mixed use flattened scheme (400 flats)	400	£15,900,602	34,700,588	33,002,720	31,312,021	29,628,490	27,952,126	26,282,931	24,620,905	22,968,046	21,316,355	19,677,833	18,044,480
13 Medium density mixed use flattened scheme (800 flats)	800	£15,900,692	34,700,588	33,002,720	31,312,021	29,628,490	27,952,126	26,282,931	24,620,905	22,968,046	21,316,355	19,677,833	18,044,480
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	8,757,997	8,548,410	8,339,704	8,131,879	7,924,937	7,718,875	7,513,695	7,309,396	7,105,980	6,903,445	6,701,791
15 Medium density mixed use flattened scheme (30 flats)	30	£1,780,073	11,883,591	11,184,938	10,489,222	9,796,446	9,106,607	8,419,708	7,735,747	7,054,725	6,376,641	5,701,495	5,029,285
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	27,447,725	25,790,147	24,139,567	22,485,984	20,859,399	19,229,811	17,607,220	15,991,628	14,383,032	12,761,434	11,186,833
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	45,243,305	42,263,940	39,297,158	36,342,960	33,401,345	30,472,313	27,555,865	24,652,001	21,760,720	18,882,022	16,015,908
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	67,095,116	62,326,446	57,567,070	52,804,987	48,063,238	43,341,824	38,640,745	33,960,000	29,299,589	24,659,513	20,039,771
19 Medium density mixed use flattened scheme (500 flats)	500	£14,476,884	16,958,004	15,877,750	14,802,057	13,730,925	12,664,354	11,602,345	10,544,897	9,492,010	8,443,684	7,399,920	6,360,717
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	47,134,479	44,163,374	41,244,815	38,293,804	35,317,782	32,388,735	29,472,723	26,568,393	23,677,097	20,788,384	17,832,255
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	96,502,586	89,499,056	82,523,032	75,537,024	68,573,103	61,597,238	54,607,398	47,588,360	40,516,859	33,466,159	26,446,387
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	32,163,665	30,079,271	28,003,679	25,936,889	23,878,899	21,826,093	19,778,570	17,739,880	15,710,023	13,689,000	11,676,808
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	78,820,515	72,954,574	67,131,752	61,357,404	55,620,425	49,913,067	44,246,999	38,600,519	32,972,553	27,381,103	21,839,107
24 Medium density mixed use flattened scheme (40 flats)	40	£3,652,500	14,520,229	13,748,323	12,982,703	12,223,365	11,470,312	10,723,544	9,983,058	9,248,857	8,520,940	7,799,366	7,083,957
25 Medium density mixed use flattened scheme (250 flats)	250	£10,998,746	66,580,488	60,535,213	56,001,708	51,487,463	46,992,479	42,502,063	38,025,089	33,567,467	29,129,199	24,710,281	20,310,715
26 Medium density mixed use flattened scheme (250 flats)	250	£10,998,746	66,580,488	60,535,213	56,001,708	51,487,463	46,992,479	42,502,063	38,025,089	33,567,467	29,129,199	24,710,281	20,310,715
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	46,855,458	43,981,755	41,120,187	38,270,753	35,433,456	32,608,294	29,795,265	26,984,377	24,205,622	21,429,003	18,684,518
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	95,482,393	87,960,161	80,468,358	72,963,116	65,448,068	57,903,328	50,308,762	42,618,540	34,888,453	27,192,024	19,526,717
29 Medium density mixed use flattened scheme (500 flats)	500	£40,620,559	126,074,974	119,762,206	111,473,889	103,220,672	95,002,614	86,819,310	78,641,223	70,498,409	62,373,898	54,262,682	46,148,978
30 Interinfrastructure scheme (industrial with 12 flats)	12	£6,537,651	8,309,416	8,029,967	7,751,692	7,474,592	7,198,689	6,923,920	6,650,348	6,377,950	6,106,728	5,836,681	5,567,800
31 Medium density mixed use flattened scheme (350 flats)	350	£33,820,834	95,076,495	89,361,101	83,669,904	78,002,905	72,300,103	66,741,500	61,147,093	55,576,884	50,030,873	44,509,060	39,011,444
32 Medium density mixed use flattened scheme (180 flats)	180	£11,484,517	59,718,615	56,139,665	52,575,771	49,026,935	45,493,156	41,974,433	38,470,766	34,962,157	31,457,281	28,038,994	24,585,806
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	101,392,984	93,986,870	86,569,342	79,161,903	71,773,417	64,362,735	56,955,224	49,579,787	42,236,423	34,925,132	27,645,915
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,200	320,849,719	297,383,971	273,971,593	250,605,305	227,310,282	204,023,819	180,745,723	157,443,984	134,057,310	110,475,986	86,255,394
35 High density mixed use flattened scheme (30 flats)	30	£1,233,005	10,131,499	9,473,947	8,819,171	8,167,172	7,517,948	6,871,501	6,227,830	5,586,396	4,948,817	4,313,473	3,680,907
36 Medium density mixed use flattened scheme (450 flats)	450	£16,746,317	78,820,515	72,954,574	67,131,752	61,357,404	55,620,425	49,913,067	44,246,999	38,600,519	32,972,553	27,381,103	21,839,107
37 High density mixed use flattened scheme (400 flats)	400	£10,363,919	41,840,243	39,108,791	36,342,960	33,584,772	30,826,584	28,068,396	25,310,209	22,552,021	19,793,833	17,035,645	14,277,457
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	41,840,243	39,108,791	36,342,960	33,584,772	30,826,584	28,068,396	25,310,209	22,552,021	19,793,833	17,035,645	14,277,457
39 Medium density mixed use flattened scheme (100 flats)	100	£7,178,783	33,529,969	31,408,791	29,296,570	27,193,305	25,089,967	23,013,645	20,937,250	18,869,810	16,811,327	14,761,801	12,721,231
40 High density mixed use flattened scheme (350 flats)	350	£14,336,996	78,738,413	73,053,475	67,362,603	61,736,024	56,093,222	50,474,618	44,880,212	39,310,003	33,763,992	28,230,650	22,693,416
41 Purpose Built Student Accommodation (high density) 100 units	-	£2,177,877	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,316,635	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
43 High density retirement flattened scheme (60 flats)	60	£3,087,513	18,462,719	17,505,313	16,472,710	15,427,710	14,321,913	13,203,720	12,090,330	10,981,743	9,897,256	8,777,978	7,684,800
44 High density retirement flattened scheme (70 flats)	70	£3,087,513	19,657,310	18,330,332	17,008,957	15,693,187	14,383,020	13,078,457	11,779,497	10,486,142	9,198,389	7,916,241	6,639,696
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	22,471,900	20,955,351	19,445,205	17,941,463	16,444,126	14,933,193	13,468,665	11,960,540	10,518,819	9,053,504	7,594,592
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	13,119,010	12,207,426	11,299,696	10,395,817	9,495,792	8,599,621	7,707,302	6,818,835	5,934,223	5,053,463	4,171,777
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	15,751,778	14,657,872	13,568,590	12,483,931	11,403,896	10,328,485	9,257,697	8,191,533	7,129,993	6,073,076	5,015,184
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	18,394,545	17,108,318	15,837,483	14,572,045	13,311,999	12,057,346	10,808,093	9,564,231	8,325,762	7,092,689	5,858,590

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Low density housing scheme (2 houses)	2	£458,581	1,000,200	1,041,921	983,885	926,094	868,547	811,244	754,184	697,368	640,796	584,467	528,383	
2 Low density housing scheme (4 houses)	4	£917,161	2,001,279	2,084,720	1,968,650	1,853,067	1,737,972	1,623,365	1,509,245	1,395,614	1,282,470	1,169,815	1,057,647	
3 Low density housing scheme (8 houses)	8	£1,834,323	4,002,558	4,169,441	3,937,300	3,706,134	3,475,144	3,244,154	3,013,164	2,782,174	2,551,184	2,320,194	2,089,204	
4 Medium density flattened scheme (5 flats)	5	£259,254	2,022,993	1,901,334	1,780,584	1,660,345	1,540,616	1,421,396	1,302,687	1,184,467	1,066,798	949,619	832,949	
5 Medium density flattened scheme (7 flats)	7	£305,720	2,834,719	2,694,949	2,495,893	2,327,552	2,159,924	1,993,009	1,826,889	1,661,324	1,496,552	1,332,493	1,169,149	
6 Medium density flattened scheme (9 flats)	9	£352,226	3,641,063	3,422,796	3,245,867	3,068,938	2,892,009	2,715,080	2,538,151	2,361,222	2,184,293	2,007,364	1,830,435	
7 Medium density flattened scheme (30 flats)	30	£3,176,742	11,447,866	10,760,372	10,075,767	9,394,056	8,715,235	8,039,306	7,366,269	6,696,124	6,026,868	5,354,506	4,703,035	
8 Medium density flattened scheme (75 flats)	75	£7,842,283	28,440,437	24,843,632	23,253,543	21,670,172	20,093,517	18,523,580	16,960,361	15,403,858	13,854,074	12,311,006	10,774,655	
9 Medium density flattened scheme (250 flats)	250	£27,440,907	67,046,017	62,714,149	58,400,549	54,105,214	49,828,145	45,596,538	41,301,820	37,063,372	32,847,250	28,647,459	24,465,996	
10 Medium density flattened scheme (600 flats)	600	£22,837,319	56,298,353	50,763,144	46,967,082	43,343,968	39,715,679	37,100,944	34,638,726	32,305,205	30,092,483	27,943,693	25,849,936	
11 Medium density mixed use flattened scheme (200 flats)	200	£11,569,428	28,471,918	25,350,147	22,930,147	20,910,632	19,189,939	17,769,578	16,519,934	15,403,932	14,403,932	13,498,932	12,684,932	
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	70,477,336	73,565,232	67,677,678	61,787,717	55,922,470	50,092,356	44,263,251	38,437,747	32,637,574	26,834,177	21,041,000	
13 Medium density mixed use flattened scheme (800 flats)	800	£9,446,762	34,700,586	33,002,720	31,312,021	29,628,400	27,952,126	26,282,931	24,620,905	22,966,400	21,316,900	19,677,833	18,044,400	
14 Interconversion scheme (industrial with 9 flats)	9	£2,659,768	7,877,997	8,548,410	8,339,704	8,131,879	7,924,937	7,718,875	7,513,695	7,309,396	7,105,940	6,903,445	6,701,491	
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	11,883,591	11,184,338	10,498,222	9,796,446	9,067,887	8,416,708	7,735,747	7,054,725	6,375,681	5,701,495	5,028,298	
16 Medium density mixed use flattened scheme (150 flats)	150	£2,696,424	12,407,725	12,730,147	12,430,581	12,130,581	11,830,581	11,530,581	11,230,581	10,930,581	10,630,581	10,330,581	10,030,581	
17 Medium density mixed use flattened scheme (150 flats)	150	£6,603,562	45,243,305	42,263,340	39,297,156	36,342,900	33,404,315	30,472,313	27,555,805	24,652,001	21,760,720	18,862,022	16,015,836	
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	67,096,116	62,346,446	57,567,007	52,804,987	48,063,238	43,324,864	38,640,745	33,960,300	29,295,599	24,686,913	20,039,771	
19 Medium density mixed use flattened scheme (50 flats)	50	£2,659,768	16,968,004	15,877,750	14,802,057	13,730,925	12,664,354	11,602,345	10,544,697	9,492,010	8,443,884	7,396,920	6,360,717	
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	17,134,476	14,163,374	11,204,815	8,239,856	5,271,782	3,298,786	20,472,273	26,566,398	33,677,087	40,796,394	47,932,256	
21 High density mixed use flattened scheme (150 flats)	150	£13,252,585	47,940,840	46,342,585	44,744,330	43,146,075	41,547,820	40,000,565	38,403,310	36,806,055	35,208,800	33,611,545	32,014,290	
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	32,153,665	30,079,271	28,003,679	25,936,889	23,878,890	21,836,093	19,778,570	17,739,880	15,710,023	13,689,000	11,676,890	
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	76,820,515	72,954,574	67,131,752	61,357,404	55,620,425	49,913,067	44,246,969	38,586,910	32,927,553	27,311,103	21,839,107	
24 Medium density mixed use flattened scheme (40 flats)	40	£5,504,962	14,500,229	13,748,323	12,982,703	12,223,395	11,470,312	10,723,544	9,983,058	9,248,857	8,520,940	7,799,306	7,083,957	
25 Medium density mixed use flattened scheme (250 flats)	250	£21,992,718	65,087,990	60,535,213	56,001,708	51,487,463	46,992,470	42,506,063	38,065,069	33,567,467	29,129,169	24,710,281	20,310,715	
26 Medium density mixed use flattened scheme (150 flats)	150	£10,404,244	36,417,167	31,768,011	27,264,517	22,811,023	18,406,529	14,042,035	9,687,541	5,333,047	1,000,000	0	0	
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,966	46,855,458	43,981,755	41,120,187	38,270,753	35,433,456	32,608,294	29,795,268	26,994,377	24,205,622	21,426,203	18,656,516	
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	95,482,393	87,980,161	80,468,358	72,962,166	65,448,068	57,903,325	50,368,762	42,816,540	35,288,453	27,749,201	20,259,737	
29 Medium density mixed use flattened scheme (120 flats)	120	£2,672,235	12,607,974	11,762,206	11,174,893	10,627,672	10,022,614	9,416,910	8,811,310	8,204,212	7,598,409	6,992,806	6,416,978	
30 Interconversion scheme (industrial with 12 flats)	12	£2,595,929	8,308,116	8,020,967	7,751,692	7,474,592	7,197,592	6,920,592	6,643,592	6,366,592	6,089,592	5,812,592	5,535,592	
31 Medium density mixed use flattened scheme (350 flats)	350	£9,202,465	69,341,045	63,341,045	57,341,045	51,341,045	45,341,045	39,341,045	33,341,045	27,341,045	21,341,045	15,341,045	9,341,045	
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	59,718,615	56,136,655	52,577,711	49,026,935	45,493,156	41,974,433	38,470,766	34,982,157	31,507,281	28,038,994	24,585,806	
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	101,392,864	93,866,870	86,569,342	79,316,931	72,137,417	64,972,315	57,846,372	50,746,429	43,682,486	36,642,543	29,619,601	
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£9,347,255	326,849,171	297,383,971	273,971,591	250,605,351	227,292,961	204,039,281	180,846,981	160,745,323	143,671,941	124,617,996	106,254,396	
35 High density mixed use flattened scheme (250 flats)	250	£10,489,729	47,940,840	46,342,585	44,744,330	43,146,075	41,547,820	40,000,565	38,403,310	36,806,055	35,208,800	33,611,545	32,014,290	
36 Medium density mixed use flattened scheme (50 flats)	50	£5,393,407	17,932,707	16,848,055	15,768,774	14,693,063	13,622,910	12,569,616	11,495,455	10,433,532	9,366,116	8,303,995	7,296,123	
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	80,965,932	74,904,267	68,869,324	62,845,772	56,834,395	50,848,816	44,871,730	38,903,393	32,935,160	26,976,690	21,024,241	
38 High density mixed use flattened scheme (400 flats)	400	£10,834,924	81,840,243	75,751,466	69,688,638	63,645,554	57,619,361	51,579,121	45,544,735	39,533,987	33,540,737	27,590,907	21,647,829	
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	33,529,969	31,053,479	29,296,570	27,543,595	25,088,997	23,013,645	20,937,250	18,869,810	16,811,327	14,761,801	12,721,231	
40 High density mixed use flattened scheme (350 flats)	350	£8,528,601	68,738,413	63,058,473	57,362,033	51,665,593	45,969,222	40,272,841	34,576,461	28,880,212	23,183,003	17,485,794	11,788,585	
41 Purpose Built Student Accommodation (high density) 100 units	-	£1,834,323	17,825,253	16,748,396	15,673,539	14,602,682	13,531,825	12,460,968	11,390,111	10,319,254	9,248,397	8,177,540	7,106,683	
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,834,323	18,902,111	17,825,253	16,748,396	15,673,539	14,602,682	13,531,825	12,460,968	11,390,111	10,319,254	9,248,397	8,177,540	
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	16,842,719	15,705,313	14,572,710	13,444,910	12,321,913	11,203,720	10,090,330	8,981,743	7,877,956	6,776,977	5,684,800	
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	19,697,310	18,330,332	17,009,697	15,729,687	14,483,020	13,076,457	11,779,497	10,486,142	9,196,389	7,916,241	6,636,696	
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	21,471,941	20,005,351	18,643,200	17,281,049	15,918,898	14,556,747	13,194,596	11,832,445	10,470,294	9,108,143	7,746,000	
46 Medium density estracram flattened scheme (50 flats)	50	£1,834,323	13,119,010	12,207,422	11,299,690	10,395,817	9,465,790	8,559,621	7,707,302	6,818,835	5,934,223	5,053,463	4,171,777	
47 High density estracram flattened scheme (60 flats)	60	£1,834,323	15,751,776	14,657,872	13,568,590	12,482,343	11,403,896	10,328,495	9,257,697	8,191,533	7,129,993	6,073,978	5,015,184	
48 High density estracram flattened scheme (70 flats)	70	£1,834,323	18,384,545	17,108,318	15,837,483	14,563,245	13,311,999	12,057,349	10,808,093	9,564,231	8,325,762	7,092,880	5,859,580	

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

Sales value £14,240 psm

£15,437,565 PER HA

AH tenure

Rented 80%

SO 20%

Frat Hms 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,099,247	1,050,496	991,993	933,734	875,721	817,955	760,434	703,159	646,129	589,346	532,808
2 Low density housing scheme (4 houses)	4	£1,543,757	2,219,373	2,101,872	1,984,854	1,868,347	1,752,321	1,636,788	1,521,746	1,407,196	1,293,138	1,179,572	1,066,491
3 Low density housing scheme (9 houses)	9	£3,504,327	4,994,380	4,730,004	4,466,735	4,204,572	3,943,515	3,683,564	3,424,721	3,166,983	2,910,352	2,654,826	2,400,408
4 Medium density flattened scheme (5 flats)	5	£514,586	2,011,280	1,890,610	1,770,448	1,650,792	1,531,644	1,413,004	1,294,871	1,177,247	1,060,129	943,519	827,416
5 Medium density flattened scheme (7 flats)	7	£671,503	2,818,881	2,649,936	2,481,702	2,314,177	2,147,363	1,981,261	1,815,868	1,651,186	1,487,215	1,323,954	1,161,403
6 Medium density flattened scheme (9 flats)	9	£826,254	3,620,700	3,403,493	3,187,200	2,971,821	2,757,356	2,543,803	2,331,164	2,119,439	1,908,627	1,698,728	1,489,743
7 Medium density flattened scheme (30 flats)	30	£2,315,835	11,347,406	10,665,142	9,985,747	9,309,222	8,635,567	7,964,782	7,296,866	6,631,819	5,969,644	5,310,337	4,653,899
8 Medium density flattened scheme (75 flats)	75	£5,866,275	28,080,269	24,507,905	22,936,180	21,371,096	19,812,651	18,260,847	16,715,683	15,177,159	13,645,275	12,120,032	10,601,428
9 Medium density flattened scheme (250 flats)	250	£22,693,221	65,029,978	60,791,623	56,571,144	52,368,542	48,183,817	44,016,969	39,867,997	35,736,902	31,623,684	27,526,342	23,442,299
10 Medium density flattened scheme (600 flats)	600	£38,439,538	110,824,302	102,382,894	93,977,269	85,607,427	77,281,809	68,923,287	60,626,724	52,312,257	44,020,315	35,715,181	27,376,057
11 Medium density mixed use flattened scheme (200 flats)	200	£30,566,379	50,126,493	46,613,906	43,116,186	39,633,332	36,165,344	32,712,223	29,273,969	25,842,353	22,415,333	19,003,260	15,606,137
12 Medium density mixed use flattened scheme (400 flats)	400	£24,103,223	75,949,375	70,195,286	64,465,587	58,760,289	53,058,049	47,371,187	41,708,850	36,063,150	30,411,120	24,783,786	19,136,464
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	34,346,710	32,669,460	30,999,293	29,336,208	27,679,806	26,028,192	24,383,672	22,746,245	21,115,911	19,492,670	17,876,523
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	8,727,370	8,519,377	8,312,259	8,106,016	7,900,648	7,696,154	7,492,536	7,289,793	7,087,923	6,886,930	6,686,811
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	11,781,499	11,088,161	10,397,740	9,710,234	9,025,646	8,343,972	7,665,216	6,989,376	6,316,452	5,646,445	4,979,354
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	27,172,610	25,529,357	23,893,042	22,263,664	20,641,224	19,025,721	17,417,156	15,815,529	14,220,839	12,633,067	11,052,272
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	44,455,170	41,516,842	38,590,926	35,677,422	32,776,330	29,887,649	27,011,381	24,147,524	21,296,078	18,457,045	15,619,902
18 High density mixed use flattened scheme (300 flats)	300	£11,670,790	64,388,825	59,720,962	55,090,831	50,471,434	45,871,768	41,291,835	36,731,634	32,191,167	27,670,431	23,189,429	18,688,158
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	16,720,761	15,652,860	14,589,468	13,530,586	12,476,213	11,426,351	10,380,997	9,340,154	8,303,819	7,271,964	6,244,680
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	46,371,667	43,433,324	40,507,393	37,593,874	34,692,766	31,804,071	28,927,787	26,063,915	23,212,454	20,373,408	17,546,770
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	91,891,406	85,090,065	78,285,404	71,498,884	64,709,403	57,924,880	51,114,860	44,272,047	37,453,089	30,663,929	23,904,565
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	31,694,827	29,629,246	27,572,388	25,524,253	23,484,844	21,454,156	19,432,194	17,416,955	15,414,440	13,418,649	11,431,581
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	75,239,803	69,537,679	63,862,682	58,274,810	52,693,241	47,148,205	41,636,811	36,148,039	30,707,017	25,313,744	19,968,217
24 Medium density mixed use flattened scheme (40 flats)	40	£2,652,539	14,369,853	13,606,089	12,848,544	12,097,217	11,352,110	10,613,219	9,880,548	9,154,096	8,433,861	7,719,845	7,012,046
25 Medium density mixed use flattened scheme (250 flats)	250	£35,508,400	63,311,121	58,844,039	54,385,897	49,946,704	45,526,457	41,125,160	36,742,809	32,379,406	28,034,951	23,709,445	19,383,738
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	64,573,989	60,113,741	55,668,035	51,228,841	46,808,595	42,407,296	38,024,947	33,661,544	29,317,089	24,991,583	20,685,023
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	46,156,049	43,318,763	40,493,460	37,680,139	34,878,803	32,089,450	29,312,079	26,546,692	23,793,288	21,051,868	18,322,430
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	88,674,967	81,437,875	74,186,138	66,935,386	59,669,131	52,366,009	45,004,402	37,635,643	30,298,027	22,994,558	15,722,231
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,589	102,602,900	93,771,602	85,000,265	76,285,404	67,593,874	58,924,880	50,209,819	41,500,824	32,803,684	24,102,672	15,411,518
30 Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	8,268,580	7,991,256	7,715,099	7,440,108	7,166,284	6,893,627	6,622,135	6,351,810	6,082,652	5,814,660	5,547,835
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,299	91,991,862	86,437,082	80,905,827	75,398,098	69,913,896	64,453,218	59,016,067	53,602,441	48,212,341	42,845,767	37,502,719
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	58,834,350	55,301,443	51,783,400	48,276,569	44,781,409	41,301,143	37,835,771	34,385,294	30,940,711	27,529,021	24,123,226
33 High density mixed use flattened scheme (500 flats)	500	£1,921,343	36,495,091	34,277,552	32,068,939	29,872,542	27,688,873	25,506,143	23,354,351	21,243,499	19,163,583	17,114,608	15,096,588
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,205	304,802,790	281,982,217	259,258,372	236,523,433	213,877,713	191,206,561	168,553,387	145,853,021	123,039,520	100,027,477	76,805,407
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	9,958,508	9,347,881	8,700,001	8,054,869	7,412,483	6,772,844	6,135,953	5,501,808	4,870,412	4,241,762	3,615,860
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	17,695,555	16,623,615	15,556,185	14,493,265	13,434,853	12,380,951	11,331,559	10,286,678	9,246,303	8,210,439	7,179,085
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	77,240,354	71,349,144	65,482,909	59,625,451	53,780,613	47,960,872	42,147,005	36,340,783	30,559,822	24,779,831	19,002,757
38 High density mixed use flattened scheme (400 flats)	400	£1,444,449	78,023,663	72,103,528	66,208,492	60,331,451	54,449,447	48,592,704	42,761,221	36,955,000	31,174,038	25,403,419	19,626,345
39 Medium density mixed use flattened scheme (100 flats)	100	£3,087,513	33,057,745	30,961,156	28,873,420	26,794,537	24,724,508	22,663,333	20,611,012	18,567,543	16,532,930	14,507,169	12,490,261
40 High density mixed use flattened scheme (350 flats)	350	£14,396,396	75,724,981	70,170,201	64,638,946	59,131,217	53,647,014	48,186,337	42,749,186	37,335,560	31,917,102	26,515,568	21,137,715
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,835	18,902,111	17,825,253	16,748,396	15,671,538	14,594,681	13,517,823	12,440,966	11,364,108	10,287,251	9,210,393	8,133,535
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	19,323,688	18,057,100	16,795,855	15,530,955	14,289,397	13,044,183	11,804,313	10,569,786	9,340,603	8,116,763	6,898,267
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	22,561,774	21,074,083	19,602,627	18,137,405	16,678,416	15,225,664	13,779,145	12,338,859	10,900,807	9,476,960	8,055,407
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	25,719,859	24,091,067	22,409,399	20,734,856	19,067,439	17,407,145	15,753,976	14,107,932	12,460,013	10,837,218	9,212,548
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	15,134,070	14,117,563	13,105,349	12,097,426	11,093,795	10,094,457	9,099,410	8,108,655	7,122,192	6,140,021	5,162,142
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	18,169,849	16,950,036	15,735,374	14,525,861	13,321,500	12,122,288	10,928,228	9,739,316	8,555,556	7,376,945	6,203,485
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	21,205,628	19,782,509	18,365,398	16,954,297	15,549,204	14,150,120	12,757,045	11,369,978	9,988,919	8,613,869	7,244,828

Max AH

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£9,171,614 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,109,247	1,050,496	991,993	933,734	875,721	817,955	760,434	703,159	646,129	589,346	532,808
2 Low density housing scheme (4 houses)	4	£917,161	2,219,373	2,101,872	1,984,854	1,868,347	1,752,321	1,636,788	1,521,746	1,407,196	1,293,138	1,179,572	1,066,491
3 Low density housing scheme (9 houses)	9	£2,081,956	4,994,380	4,730,004	4,466,735	4,204,572	3,943,515	3,683,564	3,424,721	3,166,083	2,910,352	2,654,826	2,400,408
4 Medium density flattened scheme (5 flats)	5	£305,720	2,011,280	1,890,610	1,770,448	1,650,792	1,531,644	1,413,004	1,294,871	1,177,247	1,060,129	943,519	827,416
5 Medium density flattened scheme (7 flats)	7	£396,862	2,818,881	2,649,936	2,481,702	2,314,177	2,147,363	1,981,261	1,815,886	1,651,186	1,487,215	1,323,954	1,161,403
6 Medium density flattened scheme (9 flats)	9	£550,297	3,620,700	3,403,493	3,187,200	2,971,821	2,757,356	2,543,803	2,331,164	2,119,439	1,908,627	1,698,728	1,489,743
7 Medium density flattened scheme (30 flats)	30	£1,376,742	11,347,406	10,665,142	9,985,747	9,309,222	8,635,567	7,964,782	7,296,866	6,631,819	5,969,644	5,310,337	4,653,899
8 Medium density flattened scheme (75 flats)	75	£3,485,213	26,080,269	24,507,905	22,936,180	21,371,096	19,812,651	18,260,847	16,715,683	15,177,159	13,645,275	12,120,032	10,601,428
9 Medium density flattened scheme (250 flats)	250	£13,482,272	60,029,978	60,781,623	56,711,144	52,368,542	48,183,817	44,016,969	39,867,997	35,736,902	31,623,864	27,528,342	23,442,299
10 Medium density flattened scheme (600 flats)	600	£22,837,319	102,604,302	102,364,924	97,279,589	92,407,427	87,176,808	82,053,267	77,026,724	72,123,587	67,340,015	62,655,181	58,170,607
11 Medium density mixed use flattened scheme (200 flats)	200	£1,159,720	48,115,848	48,115,848	45,118,394	42,121,936	39,125,478	36,129,020	33,132,562	30,136,104	27,139,646	24,143,188	21,146,730
12 Medium density mixed use flattened scheme (400 flats)	400	£1,878,647	75,949,375	70,196,266	64,465,587	58,760,286	53,058,049	47,371,187	41,708,850	36,053,106	30,426,120	24,793,756	19,136,484
13 Medium density mixed use flattened scheme (800 flats)	800	£4,446,762	34,346,710	32,660,460	30,969,295	29,336,208	27,697,806	26,028,192	24,383,672	22,746,245	21,115,911	19,470,672	17,876,523
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,727,370	8,519,377	8,312,259	8,106,016	7,900,648	7,696,154	7,492,586	7,289,793	7,087,432	6,886,930	6,686,811
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	11,781,499	11,088,161	10,397,740	9,704,234	9,026,646	8,343,932	7,665,216	6,988,376	6,316,455	5,645,445	4,979,354
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	22,724,810	22,359,327	22,003,942	21,654,527	21,305,112	20,955,697	20,606,282	20,256,867	19,907,452	19,558,037	19,208,622
17 Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	44,435,170	41,516,842	38,595,326	35,677,422	32,776,330	29,887,540	27,011,381	24,147,534	21,290,078	18,457,045	15,591,902
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	48,368,825	45,792,962	43,000,831	40,471,434	38,051,768	35,621,835	33,193,634	30,761,167	28,329,471	25,902,431	23,480,158
19 Medium density mixed use flattened scheme (50 flats)	50	£2,629,768	16,720,761	15,652,860	14,589,468	13,530,584	12,472,713	11,426,351	10,380,997	9,340,154	8,302,919	7,271,994	6,244,680
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	36,197,687	43,433,304	45,057,393	47,393,576	49,676,216	51,894,071	54,027,767	56,093,915	58,132,434	60,149,406	62,146,700
21 High density mixed use flattened scheme (300 flats)	300	£11,454,488	85,090,055	95,090,055	102,293,404	109,688,538	117,270,493	124,852,548	132,434,603	140,016,658	147,598,713	155,180,768	162,762,823
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	31,894,827	29,629,246	27,573,388	25,524,253	23,484,884	21,454,156	19,424,194	17,418,955	15,414,440	13,418,649	11,431,581
23 High density mixed use flattened scheme (450 flats)	450	£9,305,046	75,239,803	69,537,679	63,882,662	58,274,810	52,693,241	47,148,265	41,636,811	36,132,304	30,707,017	25,313,744	19,988,217
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	14,339,813	13,006,089	12,849,544	12,697,717	11,352,110	10,613,219	9,880,548	9,154,096	8,433,861	7,709,445	7,012,046
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	63,311,121	58,844,399	54,385,697	49,928,624	45,525,457	41,125,160	36,742,809	32,374,466	28,044,951	23,738,443	19,393,738
26 Medium density mixed use flattened scheme (250 flats)	250	£13,482,272	60,029,978	60,781,623	56,711,144	52,368,542	48,183,817	44,016,969	39,867,997	35,736,902	31,623,864	27,528,342	23,442,299
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,962	14,339,813	13,006,089	12,849,544	12,697,717	11,352,110	10,613,219	9,880,548	9,154,096	8,433,861	7,709,445	7,012,046
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	88,674,967	81,437,875	74,188,138	67,080,336	60,059,131	53,069,131	46,099,131	39,129,131	32,159,131	25,189,131	18,219,131
29 Medium density mixed use flattened scheme (12 flats)	12	£26,772,929	125,267,544	117,087,806	108,992,623	100,772,206	92,676,345	84,605,439	76,564,963	68,524,253	60,512,471	52,516,164	44,511,516
30 Intensification scheme (industrial with 12 flats)	12	£3,576,929	8,268,580	7,981,256	7,700,108	7,418,960	7,137,812	6,856,664	6,575,516	6,294,368	6,013,220	5,732,072	5,450,924
31 Medium density mixed use flattened scheme (350 flats)	350	£20,086,833	99,195,862	88,437,082	80,925,627	73,414,172	65,902,717	58,391,262	50,879,807	43,368,352	35,856,897	28,345,442	20,833,987
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	58,834,350	55,301,443	51,783,400	48,276,569	44,781,049	41,301,143	37,835,771	34,385,294	30,940,911	27,529,021	24,123,226
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	66,495,091	60,277,522	56,068,939	51,872,542	47,668,873	43,464,143	39,254,354	35,049,619	30,844,884	26,640,149	22,435,414
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	304,802,790	281,962,127	259,258,362	236,543,723	213,877,713	191,266,581	168,553,387	145,851,021	123,036,520	100,227,477	77,895,407
35 High density mixed use flattened scheme (250 flats)	250	£13,023,692	66,495,091	60,277,522	56,068,939	51,872,542	47,668,873	43,464,143	39,254,354	35,049,619	30,844,884	26,640,149	22,435,414
36 Medium density mixed use flattened scheme (50 flats)	50	£3,302,457	17,695,555	16,623,615	15,556,195	14,493,265	13,424,853	12,360,951	11,331,559	10,296,676	9,266,103	8,235,730	7,199,085
37 High density mixed use flattened scheme (400 flats)	400	£10,721,917	77,240,354	71,340,144	65,482,909	59,625,451	53,780,613	47,960,872	42,147,005	36,346,783	30,569,828	24,779,819	19,020,757
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	72,083,623	72,103,628	66,298,492	60,331,451	54,449,447	48,592,704	42,761,221	36,955,000	31,174,038	25,400,499	19,628,345
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	33,057,745	30,061,156	28,742,420	26,794,537	24,724,508	22,663,333	20,611,012	18,567,543	16,532,930	14,507,169	12,490,261
40 High density mixed use flattened scheme (350 flats)	350	£8,529,860	75,728,861	70,170,261	64,593,166	59,047,014	53,512,873	48,198,337	42,904,662	37,580,859	32,267,102	26,955,948	21,655,988
41 Purpose Built Student Accommodation (high density) 100 units	-	£1,856,732	17,825,233	17,825,233	17,825,233	17,825,233	17,825,233	17,825,233	17,825,233	17,825,233	17,825,233	17,825,233	17,825,233
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,376,742	19,902,111	17,825,233	16,748,356	15,671,538	14,584,681	13,517,823	12,440,968	11,364,108	10,287,251	9,210,393	8,133,535
43 High density retirement flat scheme (60 flats)	60	£1,834,323	19,323,688	18,057,100	16,799,855	15,535,955	14,289,387	13,044,183	11,804,313	10,569,786	9,340,003	8,116,763	6,898,267
44 High density retirement flat scheme (70 flats)	70	£1,834,323	22,551,774	21,074,083	19,652,627	18,137,405	16,674,418	15,225,664	13,779,145	12,338,859	10,904,807	9,476,990	8,055,407
45 High density retirement flat scheme (80 flats)	80	£1,834,323	25,779,885	24,039,887	22,401,398	20,762,909	19,124,420	17,485,931	15,847,442	14,208,953	12,570,464	10,931,975	9,293,486
46 Medium density estracare flattened scheme (50 flats)	50	£1,834,323	15,374,074	14,117,963	13,105,349	12,097,426	11,078,978	10,094,457	9,099,410	8,108,855	7,122,192	6,140,021	5,162,142
47 High density estracare flat scheme (60 flats)	60	£1,834,323	18,169,849	16,950,038	15,753,374	14,525,861	13,312,500	12,122,288	10,928,228	9,736,316	8,555,558	7,376,945	6,203,485
48 High density estracare flat scheme (70 flats)	70	£1,834,323	21,205,628	19,782,509	18,365,398	16,954,297	15,540,204	14,150,120	12,757,045	11,393,978	9,988,919	8,618,869	7,244,828

Appendix 12 - Appraisal results – 70% Social Rent and 30% Shared Ownership, alternative housing mix

BLV 1

BLV 1		Alternative Housing Mix							70% Social Rent, 30% Shared Ownership				
Maximum affordable housing percentages in each value zone (values per square metre)													
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240	
1	Low density housing scheme (2 houses)	2	0.05	0%	0%	0%	5%	15%	25%	30%	35%	35%	
2	Low density housing scheme (4 houses)	4	0.10	0%	0%	0%	5%	15%	25%	30%	35%	35%	
3	Low density housing scheme (9 houses)	9	0.23	0%	0%	0%	5%	15%	20%	30%	35%	35%	
4	Medium density flattened scheme (5 flats)	5	0.03	20%	35%	45%	50%	50%	50%	50%	50%	50%	
5	Medium density flattened scheme (7 flats)	7	0.04	30%	40%	50%	50%	50%	50%	50%	50%	50%	
6	Medium density flattened scheme (9 flats)	9	0.06	20%	35%	45%	50%	50%	50%	50%	50%	50%	
7	Medium density flattened scheme (30 flats)	30	0.15	30%	40%	50%	50%	50%	50%	50%	50%	50%	
8	Medium density flattened scheme (75 flats)	75	0.38	25%	35%	45%	50%	50%	50%	50%	50%	50%	
9	Medium density flattened scheme (250 flats)	250	1.47	0%	10%	20%	30%	40%	45%	50%	50%	50%	
10	Medium density flattened scheme (600 flats)	600	2.49	0%	0%	10%	20%	30%	35%	45%	45%	45%	
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	0%	0%	15%	20%	30%	35%	30%	
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	0%	5%	15%	25%	35%	40%	45%	40%	
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	0%	10%	25%	35%	40%	45%	50%	50%	50%	
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%	
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	15%	30%	40%	45%	50%	50%	50%	50%	50%	
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	35%	45%	50%	50%	50%	50%	50%	50%	50%	
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	0%	20%	30%	40%	45%	50%	50%	50%	50%	
18	High density mixed use flattened scheme (300 flats)	300	0.76	0%	15%	30%	40%	45%	50%	50%	50%	50%	
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	0%	20%	30%	40%	45%	50%	50%	50%	50%	
20	High density mixed use flattened scheme (150 flats)	150	0.48	20%	35%	45%	50%	50%	50%	50%	50%	50%	
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	0%	15%	30%	35%	45%	50%	50%	50%	
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	10%	25%	40%	45%	50%	50%	50%	50%	50%	
23	High density mixed use flattened scheme (450 flats)	450	1.02	0%	15%	30%	35%	45%	50%	50%	50%	50%	
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	0%	5%	20%	30%	35%	40%	45%	45%	45%	
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	0%	0%	5%	15%	25%	30%	35%	35%	
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	0%	5%	20%	30%	35%	40%	45%	45%	
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	25%	35%	45%	50%	50%	50%	50%	50%	50%	
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	0%	0%	10%	20%	25%	30%	25%	
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	0%	10%	20%	30%	40%	45%	50%	50%	50%	
30	Intensification scheme (industrial with 12 flats)	12	0.39	0%	0%	10%	20%	30%	35%	40%	45%	45%	
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	0%	10%	25%	35%	40%	45%	50%	50%	50%	
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	5%	20%	35%	40%	50%	50%	50%	50%	50%	
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	5%	20%	30%	40%	45%	50%	50%	50%	
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	0%	5%	15%	25%	30%	35%	35%	
35	High density mixed use flattened scheme (30 flats)	30	0.08	40%	50%	50%	50%	50%	50%	50%	50%	50%	
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	5%	20%	35%	40%	50%	50%	50%	50%	50%	
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	10%	20%	30%	40%	45%	50%	50%	50%	
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	10%	25%	35%	40%	45%	50%	50%	50%	
39	Medium density mixed use flattened scheme (100 flats)	100	0.50	5%	25%	35%	40%	50%	50%	50%	50%	50%	
40	High density mixed use flattened scheme (350 flats)	350	0.93	10%	25%	35%	40%	50%	50%	50%	50%	50%	
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%	
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%	
43	High density retirement flattened scheme (60 flats)	60	0.20	25%	35%	40%	50%	50%	50%	50%	50%	50%	
44	High density retirement flattened scheme (70 flats)	70	0.20	25%	35%	45%	50%	50%	50%	50%	50%	50%	
45	High density retirement flattened scheme (80 flats)	80	0.20	30%	40%	50%	50%	50%	50%	50%	50%	50%	
46	Medium density extracare flattened scheme (50 flats)	50	0.20	10%	25%	35%	40%	45%	50%	50%	50%	50%	
47	High density extracare flattened scheme (80 flats)	60	0.20	15%	30%	40%	45%	50%	50%	50%	50%	50%	
48	High density extracare flattened scheme (70 flats)	70	0.20	20%	35%	40%	50%	50%	50%	50%	50%	50%	

Note: the affordable housing requirements have been tested alongside the following other policies:
10% Aff WS (20% discount, 50% in NE)
EV charging
BNG
Accessibility
NZC 5%
UGF

BLV 2

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	25%	35%	40%	50%	50%	50%	50%	50%	50%
2	Low density housing scheme (4 houses)	4	0.10	25%	35%	40%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	25%	35%	40%	50%	50%	50%	50%	50%
4	Medium density flattened scheme (5 flats)	5	0.03	40%	50%	50%	50%	50%	50%	50%	50%	50%
5	Medium density flattened scheme (7 flats)	7	0.04	45%	50%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flattened scheme (9 flats)	9	0.06	40%	50%	50%	50%	50%	50%	50%	50%	50%
7	Medium density flattened scheme (30 flats)	30	0.15	45%	50%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flattened scheme (75 flats)	75	0.38	40%	50%	50%	50%	50%	50%	50%	50%	50%
9	Medium density flattened scheme (250 flats)	250	1.47	15%	30%	40%	45%	50%	50%	50%	50%	50%
10	Medium density flattened scheme (600 flats)	600	2.49	0%	10%	25%	35%	40%	45%	50%	50%	50%
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	0%	15%	25%	35%	40%	45%	50%	50%
12	Medium density mixed use flattened scheme (400 flats)	400	1.95	0%	5%	20%	30%	40%	45%	50%	50%	50%
13	Medium density mixed use flattened scheme (80 flats)	80	1.03	35%	45%	50%	50%	50%	50%	50%	50%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	40%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	50%	50%	50%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	20%	35%	45%	50%	50%	50%	50%	50%	50%
18	High density mixed use flattened scheme (300 flats)	300	0.76	10%	25%	35%	45%	50%	50%	50%	50%	50%
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	20%	35%	45%	50%	50%	50%	50%	50%	50%
20	High density mixed use flattened scheme (150 flats)	150	0.48	30%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flattened scheme (480 flats)	480	1.52	0%	15%	30%	40%	45%	50%	50%	50%	50%
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	30%	40%	50%	50%	50%	50%	50%	50%	50%
23	High density mixed use flattened scheme (450 flats)	450	1.02	5%	25%	35%	45%	50%	50%	50%	50%	50%
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	35%	45%	50%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	0%	0%	15%	25%	35%	40%	45%	50%	50%
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	0%	15%	25%	35%	45%	50%	50%	50%	50%
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	40%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	0%	0%	5%	15%	25%	35%	40%	45%	40%
29	Medium density mixed use flattened scheme (500 flats)	500	2.81	15%	30%	40%	45%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	50%	50%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	20%	35%	45%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	30%	45%	50%	50%	50%	50%	50%	50%	50%
33	High density mixed use flattened scheme (500 flats)	500	1.42	0%	20%	30%	40%	45%	50%	50%	50%	50%
34	Medium density mixed use flattened scheme (1750 flats)	1750	10.63	0%	0%	15%	25%	35%	40%	45%	50%	45%
35	High density mixed use flattened scheme (30 flats)	30	0.08	35%	45%	50%	50%	50%	50%	50%	50%	50%
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	30%	45%	50%	50%	50%	50%	50%	50%	50%
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	20%	30%	40%	45%	50%	50%	50%	50%
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	20%	30%	40%	50%	50%	50%	50%	50%
39	Medium density mixed use flattened scheme (100 flats)	100	0.5	25%	35%	45%	50%	50%	50%	50%	50%	50%
40	High density mixed use flattened scheme (350 flats)	350	0.93	40%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	50%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flattened scheme (60 flats)	60	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flattened scheme (70 flats)	70	0.2	35%	45%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flattened scheme (80 flats)	80	0.2	40%	45%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flattened scheme (50 flats)	50	0.2	25%	35%	45%	50%	50%	50%	50%	50%	50%
47	High density extracare flattened scheme (80 flats)	60	0.2	30%	40%	45%	50%	50%	50%	50%	50%	50%
48	High density extracare flattened scheme (70 flats)	70	0.2	30%	40%	50%	50%	50%	50%	50%	50%	50%

BLV 3

Maximum affordable housing percentages in each value zone (values per square metre)												
LP Ref	Site	No of units	Gross site area	£8,030	£8,806	£9,583	£10,359	£11,135	£11,911	£12,688	£13,464	£14,240
1	Low density housing scheme (2 houses)	2	0.05	50%	60%	60%	60%	60%	60%	60%	60%	60%
2	Low density housing scheme (4 houses)	4	0.10	20%	35%	45%	50%	50%	50%	50%	50%	50%
3	Low density housing scheme (9 houses)	9	0.23	10%	25%	35%	45%	50%	50%	50%	50%	50%
4	Medium density flattened scheme (5 flats)	5	0.03	20%	35%	45%	50%	50%	50%	50%	50%	50%
5	Medium density flattened scheme (7 flats)	7	0.04	30%	45%	50%	50%	50%	50%	50%	50%	50%
6	Medium density flattened scheme (9 flats)	9	0.06	0%	15%	30%	40%	45%	50%	50%	50%	50%
7	Medium density flattened scheme (30 flats)	30	0.15	30%	40%	50%	50%	50%	50%	50%	50%	50%
8	Medium density flattened scheme (75 flats)	75	0.38	5%	25%	35%	45%	50%	50%	50%	50%	50%
9	Medium density flattened scheme (250 flats)	250	1.47	35%	45%	50%	50%	50%	50%	50%	50%	50%
10	Medium density flattened scheme (600 flats)	600	2.49	0%	0%	15%	25%	35%	40%	45%	50%	50%
11	Medium density mixed use flattened scheme (200 flats)	200	1.98	0%	15%	25%	35%	45%	50%	50%	50%	50%
12	Medium density mixed use flattened scheme (400 flats)	400	3.95	40%	50%	50%	50%	50%	50%	50%	50%	50%
13	Medium density mixed use flattened scheme (80 flats)	80	0.93	0%	0%	0%	15%	25%	35%	40%	45%	50%
14	Intensification scheme (industrial with 9 flats)	9	0.29	15%	30%	40%	45%	50%	50%	50%	50%	50%
15	Medium density mixed use flattened scheme (30 flats)	30	0.24	50%	50%	50%	50%	50%	50%	50%	50%	50%
16	Medium density mixed use flattened scheme (75 flats)	75	0.29	20%	35%	45%	50%	50%	50%	50%	50%	50%
17	Medium density mixed use flattened scheme (150 flats)	150	0.72	30%	45%	50%	50%	50%	50%	50%	50%	50%
18	High density mixed use flattened scheme (350 flats)	300	0.76	40%	50%	50%	50%	50%	50%	50%	50%	50%
19	Medium density mixed use flattened scheme (50 flats)	50	0.29	0%	0%	15%	25%	35%	40%	45%	50%	50%
20	High density mixed use flattened scheme (150 flats)	150	0.48	35%	45%	50%	50%	50%	50%	50%	50%	50%
21	High density mixed use flattened scheme (480 flats)	480	1.52	30%	45%	50%	50%	50%	50%	50%	50%	50%
22	Medium density mixed use flattened scheme (100 flats)	100	0.51	0%	20%	30%	40%	45%	50%	50%	50%	50%
23	High density mixed use flattened scheme (450 flats)	450	0.15	0%	20%	30%	40%	50%	50%	50%	50%	50%
24	Medium density mixed use flattened scheme (40 flats)	40	0.60	25%	35%	45%	50%	50%	50%	50%	50%	50%
25	Medium density mixed use flattened scheme (250 flats)	250	2.30	10%	25%	35%	45%	50%	50%	50%	50%	50%
26	Medium density mixed use flattened scheme (250 flats)	250	1.79	50%	50%	50%	50%	50%	50%	50%	50%	50%
27	Medium density mixed use flattened scheme (140 flats)	140	0.60	50%	50%	50%	50%	50%	50%	50%	50%	50%
28	Medium density mixed use flattened scheme (600 flats)	600	3.51	35%	45%	50%	50%	50%	50%	50%	50%	50%
29	Medium density mixed use flattened scheme (500 flats)	500	0.50	50%	50%	50%	50%	50%	50%	50%	50%	50%
30	Intensification scheme (industrial with 12 flats)	12	0.39	40%	45%	50%	50%	50%	50%	50%	50%	50%
31	Medium density mixed use flattened scheme (350 flats)	350	2.19	25%	35%	45%	50%	50%	50%	50%	50%	50%
32	Medium density mixed use flattened scheme (180 flats)	180	1.25	30%	40%	45%	50%	50%	50%	50%	50%	50%
33	High density mixed use flattened scheme (500 flats)	500	1.42	30%	40%	50%	50%	50%	50%	50%	50%	50%
34	Medium density mixed use flattened scheme (1750 flats)	1750	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
35	High density mixed use flattened scheme (30 flats)	30	0.08	0%	0%	0%	0%	0%	0%	0%	0%	0%
36	Medium density mixed use flattened scheme (50 flats)	50	0.37	0%	0%	0%	0%	0%	0%	0%	0%	0%
37	High density mixed use flattened scheme (400 flats)	400	1.06	0%	0%	0%	0%	0%	0%	0%	0%	0%
38	High density mixed use flattened scheme (400 flats)	400	1.13	0%	0%	0%	0%	0%	0%	0%	0%	0%
39	Medium density mixed use flattened scheme (100 flats)	100	0.15	40%	50%	50%	50%	50%	50%	50%	50%	50%
40	High density mixed use flattened scheme (250 flats)	350	0.93	50%	50%	50%	50%	50%	50%	50%	50%	50%
41	Purpose Built Student Accommodation (high density) 100 units	0	0.05	40%	50%	50%	50%	50%	50%	50%	50%	50%
42	Purpose Built Student Accommodation (medium density) 100 units	0	0.15	50%	50%	50%	50%	50%	50%	50%	50%	50%
43	High density retirement flattened scheme (60 flats)	60	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
44	High density retirement flattened scheme (70 flats)	70	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
45	High density retirement flattened scheme (80 flats)	80	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
46	Medium density extracare flattened scheme (50 flats)	50	0.2	50%	50%	50%	50%	50%	50%	50%	50%	50%
47	High density extracare flattened scheme (60 flats)	60	0.2	25%	40%	50%	50%	50%	50%	50%	50%	50%
48	High density extracare flattened scheme (70 flats)	70	0.2	0%	15%	30%	40%	45%	50%	50%	50%	50%

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

		Sales value £9,583 psm		£15,437,565 PER HA		AH tenure		Rented 70%		SO 30%		Frat Hms 0%		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											Max AH	
1 Low density housing scheme (2 houses)	2	£771,878	745,058	705,544	666,366	627,522	589,014	550,830	512,999	475,483	438,323	401,487	364,886	50%											
2 Low density housing scheme (4 houses)	4	£1,543,757	1,490,994	1,411,968	1,333,612	1,255,024	1,176,505	1,102,557	1,028,877	951,967	877,525	803,853	730,849	50%											
3 Low density housing scheme (9 houses)	9	£3,504,327	3,355,528	3,177,719	3,001,417	2,826,620	2,653,328	2,481,543	2,311,264	2,142,490	1,975,221	1,809,458	1,645,202	50%											
4 Medium density flattened scheme (5 flats)	5	£514,586	1,225,081	1,144,845	1,065,301	986,449	908,288	830,819	754,042	677,957	602,563	527,862	453,851	50%											
5 Medium density flattened scheme (7 flats)	7	£871,503	1,718,640	1,606,294	1,494,916	1,384,507	1,275,065	1,166,592	1,059,088	952,562	846,984	742,386	638,755	50%											
6 Medium density flattened scheme (9 flats)	9	£926,254	2,205,542	2,061,117	1,917,939	1,770,004	1,635,315	1,495,871	1,357,671	1,220,718	1,085,009	950,546	817,327	50%											
7 Medium density flattened scheme (30 flats)	30	£2,315,635	6,874,608	6,423,057	5,975,400	5,531,636	5,091,766	4,655,789	4,223,707	3,795,517	3,371,222	2,949,511	2,531,524	50%											
8 Medium density flattened scheme (75 flats)	75	£5,866,275	15,605,880	14,570,532	13,544,119	12,526,638	11,518,091	10,518,478	9,527,800	8,544,674	7,568,660	6,601,610	5,643,526	50%											
9 Medium density flattened scheme (250 flats)	250	£22,893,221	58,848,085	53,103,610	48,363,045	43,627,389	38,891,399	34,158,422	29,427,522	24,696,522	19,965,522	15,234,522	10,503,522	20%											
10 Medium density mixed use flattened scheme (200 flats)	200	£18,566,379	45,862,323	41,061,153	36,260,620	31,460,087	26,659,553	21,859,019	17,058,485	12,257,951	7,457,417	2,656,883	1,856,349	0%											
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	74,049,067	67,367,777	60,686,488	53,995,199	47,303,910	40,612,621	33,921,332	27,230,043	20,538,754	13,847,465	7,156,176	0%											
12 Medium density mixed use flattened scheme (800 flats)	800	£15,900,602	21,397,936	20,308,920	19,229,433	18,150,476	17,071,049	15,991,622	14,912,195	13,832,768	12,753,341	11,673,914	10,594,487	25%											
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	7,706,361	7,568,724	7,432,275	7,297,013	7,162,537	7,028,049	6,893,548	6,767,835	6,638,507	6,510,367	6,383,414	50%											
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	7,421,230	6,962,373	6,507,473	6,052,573	5,600,543	5,166,514	4,727,441	4,292,368	3,861,168	3,433,966	3,010,721	50%											
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	16,074,209	15,001,339	13,937,847	12,883,737	11,830,005	10,803,652	9,777,678	8,758,668	7,748,107	6,746,960	5,755,228	50%											
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	23,128,363	21,231,137	19,350,535	17,466,558	15,539,260	13,608,478	11,994,376	10,196,898	8,410,691	6,833,148	4,872,358	30%											
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	30,063,220	27,041,090	24,045,699	21,077,047	18,135,135	15,207,943	12,296,181	9,409,410	6,532,944	3,671,161	814,257	30%											
19 Medium density mixed use flattened scheme (500 flats)	500	£4,476,884	8,858,080	8,164,920	7,477,221	6,795,591	6,120,032	5,450,543	4,787,124	4,129,775	3,478,496	2,833,287	2,194,149	50%											
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	23,987,432	22,080,175	20,209,536	18,345,522	16,488,133	14,667,368	12,853,229	11,055,714	9,274,824	7,504,962	5,744,165	50%											
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	41,176,465	36,644,107	32,151,989	27,700,111	23,288,475	18,917,081	14,583,499	10,247,940	5,945,524	1,639,362	- 2,708,638	15%											
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	18,226,581	16,890,153	15,565,424	14,252,395	12,951,066	11,661,435	10,383,504	9,117,272	7,862,741	6,619,908	5,385,783	40%											
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	40,960,652	36,610,613	32,361,244	28,165,224	24,033,907	19,967,292	15,938,294	11,965,934	8,047,737	4,183,583	320,160	45%											
24 Medium density mixed use flattened scheme (40 flats)	40	£2,025,508	4,653,221	4,172,103	3,681,625	3,190,929	2,700,242	2,209,555	1,718,868	1,228,181	740,402	257,862	81,257	50%											
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,420	11,061,558	10,164,766	9,263,361	8,361,955	7,462,549	6,563,143	5,663,737	4,764,331	3,864,925	2,965,519	2,066,113	50%											
26 Medium density mixed use flattened scheme (250 flats)	250	£2,783,242	32,992,381	30,115,587	27,264,184	24,438,168	21,637,539	18,862,300	16,112,449	13,387,985	10,688,910	7,994,901	5,322,966	15%											
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,568	26,274,685	24,440,204	22,620,686	20,812,832	19,021,083	17,245,448	15,485,028	13,742,523	12,015,232	10,304,057	8,608,995	50%											
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	38,715,951	33,858,604	29,044,794	24,274,522	19,547,787	14,864,588	10,181,976	5,519,314	857,371	3,881,741	- 8,671,748	35%											
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,558	24,337,910	21,000,000	18,666,667	16,333,333	14,000,000	11,666,667	9,333,333	7,000,000	4,666,667	2,333,333	- 1,666,667	35%											
30 Interconversion scheme (industrial with 12 flats)	12	£8,020,651	6,463,716	6,280,201	6,098,288	5,917,919	5,739,152	5,561,967	5,386,365	5,212,347	5,039,911	4,869,058	4,699,781	50%											
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	51,541,910	47,960,126	44,410,018	40,861,586	37,404,830	33,949,751	30,526,347	27,129,526	23,755,588	20,413,467	17,103,168	50%											
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	35,404,932	33,101,488	30,817,929	28,544,253	26,310,463	24,086,557	21,862,534	19,698,366	17,531,359	15,380,227	13,249,046	50%											
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	43,984,168	39,287,588	34,632,739	29,993,165	25,385,935	20,820,753	16,274,591	11,749,719	7,250,357	2,758,490	- 1,760,692	20%											
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,335	146,336,378	130,955,064	115,598,323	100,300,203	85,156,339	70,142,729	55,267,375	40,530,277	25,824,408	11,137,913	- 3,643,588	15%											
35 High density mixed use flattened scheme (30 flats)	30	£3,733,729	5,333,107	4,907,575	4,485,764	4,067,677	3,653,311	3,242,670	2,835,751	2,432,554	2,033,081	1,637,330	1,245,302	50%											
36 Medium density mixed use flattened scheme (450 flats)	450	£3,339,497	10,584,401	9,880,848	9,183,365	8,481,952	7,806,610	7,127,338	6,454,136	5,787,004	5,125,942	4,470,951	3,822,025	50%											
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	34,983,720	32,876,910	30,781,625	28,690,889	26,600,622	24,510,355	22,420,088	20,329,821	18,239,554	16,149,287	14,059,020	50%											
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	36,734,925	32,876,910	29,053,165	25,263,690	21,495,792	17,743,796	14,026,311	10,332,310	6,645,619	2,984,854	- 688,152	50%											
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	17,439,732	16,074,135	14,720,490	13,378,797	12,049,056	10,731,269	9,425,433	8,131,550	6,849,618	5,579,640	4,321,614	40%											
40 High density mixed use flattened scheme (350 flats)	350	£8,526,601	36,079,219	32,479,406	28,890,916	25,344,466	21,810,055	18,317,686	14,845,687	11,386,238	7,959,127	4,543,116	1,141,891	35%											
41 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241	50%											
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	10,028,024	9,229,228	8,435,803	7,647,268	6,855,744	6,061,232	5,323,731	4,563,243	3,809,765	3,063,300	2,323,847	50%											
43 High density retirement flattened scheme (70 flats)	70	£1,834,323	11,707,104	10,775,166	9,849,611	8,929,643	8,017,854	7,114,247	6,218,819	5,331,572	4,452,505	3,581,619	2,718,912	50%											
44 High density retirement flattened scheme (80 flats)	80	£1,834,323	13,386,184	12,321,103	11,263,419	10,212,017	9,169,965	8,137,262	7,113,908	6,099,902	5,095,245	4,099,937	3,113,975	50%											
45 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	7,608,123	6,965,782	6,329,070	5,697,989	5,072,536	4,452,713	3,838,520	3,229,956	2,627,022	2,029,717	1,438,042	50%											
46 High density extracare flattened scheme (60 flats)	60	£3,087,513	9,139,180	8,368,359	7,604,293	6,846,983	6,086,427	5,362,628	4,615,584	3,885,295	3,161,761	2,444,983	1,734,960	50%											
47 High density extracare flattened scheme (70 flats)	70	£3,087,513	10,670,238	9,770,936	8,879,515	7,995,977	7,120,319	6,252,542	5,362,645	4,540,632	3,696,496	2,860,248	2,031,878	50%											

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £10,359 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	948,360	803,227	758,478	714,111	670,126	626,525	583,305	540,468	498,012	455,940	414,248
2 Low density housing scheme (4 houses)	4	£1,543,757	1,697,597	1,607,335	1,517,836	1,429,102	1,341,133	1,253,929	1,167,489	1,081,814	996,904	912,758	829,372
3 Low density housing scheme (9 houses)	9	£3,504,327	3,820,384	3,617,293	3,415,922	3,216,270	3,018,341	2,822,130	2,627,642	2,434,873	2,243,824	2,054,497	1,866,890
4 Medium density flattened scheme (5 flats)	5	£514,586	1,444,597	1,352,421	1,261,040	1,170,451	1,080,655	991,653	903,444	816,027	729,404	643,574	558,537
5 Medium density flattened scheme (7 flats)	7	£671,503	2,025,962	1,896,901	1,768,949	1,642,109	1,516,378	1,391,758	1,268,249	1,145,949	1,024,561	904,383	785,315
6 Medium density flattened scheme (9 flats)	9	£826,254	2,600,671	2,434,755	2,270,267	2,107,207	1,945,575	1,785,370	1,626,994	1,469,244	1,313,322	1,158,828	1,005,762
7 Medium density flattened scheme (30 flats)	30	£2,315,635	8,129,526	7,609,720	7,094,388	6,583,529	6,077,143	5,575,232	5,077,794	4,584,829	4,096,338	3,612,520	3,132,775
8 Medium density flattened scheme (75 flats)	75	£5,866,275	18,560,955	17,364,881	16,179,107	15,003,631	13,838,455	12,683,579	11,539,001	10,404,722	9,280,742	8,167,062	7,063,681
9 Medium density flattened scheme (250 flats)	250	£22,693,221	44,165,691	40,979,079	37,820,126	34,682,635	31,567,490	28,480,109	25,420,495	22,388,647	19,384,564	16,408,247	13,439,698
10 Medium density mixed use flattened scheme (200 flats)	600	£38,439,538	67,731,935	61,298,540	54,990,287	48,720,920	42,549,426	36,508,946	30,598,929	24,729,722	18,902,581	13,114,937	8,297,991
11 Medium density mixed use flattened scheme (200 flats)	200	£16,566,379	32,733,477	30,106,298	27,506,169	24,927,090	22,371,061	19,838,081	17,328,151	14,841,222	12,365,668	9,907,518	7,472,587
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	45,854,052	41,555,327	37,294,543	33,071,699	28,862,619	24,686,355	20,548,308	16,421,829	12,324,300	8,238,012	4,169,336
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	24,550,017	23,289,560	22,040,088	20,801,603	19,574,103	18,357,589	17,152,060	15,957,518	14,773,962	13,601,390	12,439,805
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,088,954	7,930,508	7,773,426	7,617,709	7,463,354	7,310,365	7,158,738	7,008,475	6,859,577	6,712,042	6,565,871
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,358	8,696,540	8,168,319	7,644,644	7,125,516	6,610,934	6,100,898	5,595,406	5,094,464	4,598,067	4,106,216	3,618,910
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	19,126,104	17,887,242	16,659,169	15,441,887	14,235,393	13,039,689	11,854,774	10,680,650	9,517,315	8,364,769	7,223,013
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	28,773,331	26,589,767	24,384,705	22,216,877	20,072,283	17,944,922	15,836,795	13,747,901	11,678,241	9,627,815	7,596,302
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	39,213,404	35,712,632	32,242,653	28,803,464	25,395,067	21,995,550	18,625,499	15,286,460	11,959,503	8,653,131	5,380,103
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	10,863,844	10,061,014	9,265,181	8,476,344	7,684,504	6,919,662	6,151,815	5,390,966	4,637,113	3,890,257	3,150,368
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	29,619,494	27,423,653	25,243,706	23,077,841	20,931,209	18,803,811	16,695,647	14,606,716	12,537,020	10,486,556	8,455,327
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	55,143,105	49,873,042	44,626,483	39,426,630	34,273,482	29,167,039	24,107,302	19,094,272	14,127,947	9,170,644	4,229,348
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	22,129,030	20,580,348	19,045,188	17,523,492	16,015,318	14,520,648	13,039,480	11,571,815	10,117,652	8,676,993	7,249,835
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	53,787,297	48,749,308	43,785,859	38,866,945	34,082,571	29,342,734	24,648,408	20,023,210	15,468,524	10,951,237	6,497,022
24 Medium density mixed use flattened scheme (40 flats)	40	£3,625,524	13,306,244	12,626,700	11,996,804	11,296,557	10,645,957	10,005,007	9,373,705	8,752,050	8,140,045	7,537,688	6,944,979
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,118	59,786,216	54,406,422	49,026,226	43,650,922	38,283,492	32,963,077	27,693,193	22,428,939	18,912,132	15,763,773	12,644,859
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	41,698,021	38,362,226	35,055,707	31,778,462	28,504,922	25,297,193	22,089,939	18,912,132	15,763,773	12,644,859	9,555,362
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	31,640,810	29,514,468	27,406,862	25,317,398	23,246,675	21,194,492	19,160,849	17,145,747	15,144,901	13,159,154	11,192,025
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	84,238,304	76,536,698	68,855,891	61,295,651	53,736,140	46,237,376	38,789,319	31,391,973	24,022,891	16,634,147	9,249,717
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,549	68,449,440	61,536,948	54,621,944	47,711,472	40,801,631	33,892,682	26,984,600	20,076,620	13,168,673	6,268,628	2,464,063
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	6,973,840	6,762,579	6,553,137	6,345,513	6,139,708	5,935,721	5,733,552	5,533,202	5,334,670	5,137,968	4,943,063
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	62,399,105	56,226,799	50,091,186	43,992,267	37,916,608	31,840,508	25,768,499	19,696,499	13,625,499	7,555,499	1,486,499
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	42,116,773	39,448,274	36,802,760	34,180,231	31,560,690	29,004,133	26,450,561	23,919,976	21,412,376	18,927,762	16,466,133
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	58,494,640	53,008,949	47,571,472	42,182,510	36,841,964	31,549,832	26,291,592	21,052,543	15,861,773	10,687,828	5,501,109
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,329	263,095,795	235,515,534	208,000,000	180,554,638	160,468,000	140,468,000	120,468,000	100,468,000	80,468,000	60,468,000	40,468,000
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	6,556,046	6,065,780	5,579,332	5,095,675	4,616,305	4,141,226	3,670,436	3,203,935	2,741,725	2,283,804	1,830,171
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	12,589,554	11,776,941	10,971,325	10,172,705	9,381,083	8,596,457	7,818,828	7,048,195	6,284,560	5,527,920	4,778,276
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	46,847,631	42,371,391	37,934,653	33,514,609	29,126,932	24,779,040	20,469,019	16,162,693	11,896,514	7,640,316	3,408,715
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	48,572,519	44,096,279	39,659,540	35,262,305	30,878,139	26,530,247	22,222,139	17,940,620	13,674,440	9,445,371	5,213,765
39 Medium density mixed use flattened scheme (100 flats)	100	£1,407,763	4,161,704	3,826,986	3,492,862	3,158,738	2,824,614	2,490,490	2,156,366	1,822,242	1,488,118	1,154,000	829,882
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	47,046,156	42,852,988	38,696,704	34,577,311	30,494,805	26,444,007	22,406,045	18,405,250	14,441,620	10,484,340	6,557,771
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
43 High density retirement flattened scheme (60 flats)	60	£10,083,484	11,130,529	10,230,281	9,337,939	8,453,503	7,576,973	6,704,940	5,839,698	4,982,405	4,133,062	3,291,668	2,468,038
44 High density retirement flattened scheme (70 flats)	70	£10,083,484	11,130,529	10,230,281	9,337,939	8,453,503	7,576,973	6,704,940	5,839,698	4,982,405	4,133,062	3,291,668	2,468,038
45 High density retirement flattened scheme (80 flats)	80	£10,083,484	11,130,529	10,230,281	9,337,939	8,453,503	7,576,973	6,704,940	5,839,698	4,982,405	4,133,062	3,291,668	2,468,038
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	9,225,938	8,498,705	7,777,820	7,063,283	6,353,050	5,647,543	4,948,420	4,255,679	3,569,321	2,889,347	2,215,755
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	11,080,418	10,207,725	9,342,651	8,485,196	7,633,044	6,786,423	5,947,463	5,116,162	4,292,521	3,476,539	2,668,216
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	12,634,896	11,916,745	10,907,482	9,907,107	8,913,039	7,925,304	6,946,506	5,976,045	5,015,718	4,063,731	3,120,677

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	948,360	803,227	758,478	714,111	670,126	626,525	583,305	540,468	498,012	455,940	414,248						
2 Low density housing scheme (4 houses)	4	£917,161	1,697,597	1,607,335	1,517,836	1,429,102	1,341,133	1,253,929	1,167,489	1,081,814	996,904	912,758	829,372						
3 Low density housing scheme (9 houses)	9	£2,081,956	3,820,384	3,617,293	3,415,922	3,216,270	3,018,341	2,822,130	2,627,642	2,434,873	2,243,824	2,054,497	1,866,890						
4 Medium density flattened scheme (5 flats)	5	£305,720	1,444,597	1,352,421	1,261,040	1,170,451	1,080,655	991,653	903,444	816,027	729,404	643,574	558,537						
5 Medium density flattened scheme (7 flats)	7	£396,962	2,025,962	1,896,901	1,768,949	1,642,109	1,516,378	1,391,758	1,268,249	1,145,949	1,024,561	904,383	785,315						
6 Medium density flattened scheme (9 flats)	9	£550,297	2,600,671	2,434,755	2,270,267	2,107,207	1,945,575	1,785,370	1,626,994	1,469,244	1,313,322	1,158,828	1,005,762						
7 Medium density flattened scheme (30 flats)	30	£1,376,742	8,129,526	7,609,720	7,094,388	6,583,529	6,077,143	5,575,232	5,077,794	4,584,829	4,096,338	3,612,520	3,132,775						
8 Medium density flattened scheme (75 flats)	75	£3,485,213	18,560,955	17,364,881	16,179,107	15,003,631	13,838,455	12,683,579	11,539,001	10,404,722	9,280,742	8,167,062	7,063,681						
9 Medium density flattened scheme (250 flats)	250	£14,822,272	44,165,691	40,979,079	37,820,126	34,682,635	31,567,490	28,480,109	25,420,495	22,388,647	19,384,564	16,408,247	13,439,698						
10 Medium density flattened scheme (600 flats)	600	£22,837,319	67,731,935	61,298,540	54,990,287	48,720,920	42,549,426	36,508,946	30,598,929	24,729,722	18,902,581	13,114,937	9,987,961						
11 Medium density mixed use flattened scheme (20 flats)	20	£18,159,795	32,733,477	30,126,298	27,908,169	24,927,060	22,371,001	19,838,081	17,328,151	15,235,965	13,293,668	11,607,519	7,472,587						
12 Medium density mixed use flattened scheme (400 flats)	400	£1,894,647	42,042,972	41,555,327	37,294,544	32,862,617	28,862,617	24,862,617	20,862,617	16,862,617	12,862,617	8,862,617	4,862,617						
13 Medium density mixed use flattened scheme (800 flats)	800	£4,996,762	24,550,017	23,289,560	22,040,088	20,801,603	19,574,103	18,357,589	17,152,057	15,937,516	14,732,963	13,507,399	12,300,895						
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,088,564	7,930,508	7,773,426	7,607,354	7,439,365	7,270,365	7,102,365	6,934,365	6,766,365	6,598,365	6,430,365						
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	8,896,540	8,168,319	7,644,644	7,125,516	6,610,934	6,100,888	5,595,408	5,094,464	4,589,520	4,084,576	3,579,632						
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	10,126,104	17,887,242	16,658,169	15,441,887	14,235,383	13,039,689	11,854,774	10,680,650	9,506,526	8,344,769	7,223,013						
17 Medium density mixed use flattened scheme (250 flats)	250	£1,601,565	12,650,197	12,331,131	10,950,197	9,570,263	8,190,329	6,810,395	5,430,461	4,050,527	2,670,593	1,290,659	1,176,217						
18 High density mixed use flattened scheme (300 flats)	300	£6,934,400	39,314,040	35,712,632	32,242,653	28,863,464	25,395,067	21,965,500	18,625,499	15,285,498	11,969,503	8,654,131	5,390,103						
19 Medium density mixed use flattened scheme (500 flats)	500	£2,659,768	10,863,844	10,061,014	9,265,181	8,470,344	7,684,506	6,919,662	6,151,815	5,396,966	4,632,113	3,860,257	3,130,398						
20 High density mixed use flattened scheme (150 flats)	150	£4,428,718	29,619,494	27,243,663	25,243,706	23,077,841	20,931,209	18,803,811	16,695,647	14,606,716	12,537,020	10,488,556	8,455,327						
21 High density mixed use flattened scheme (250 flats)	250	£4,940,965	31,940,965	30,423,242	28,459,468	26,495,694	24,531,920	22,568,146	20,604,372	18,640,598	16,676,824	14,713,050	12,749,276						
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	22,129,320	20,580,348	19,045,198	17,523,942	16,015,318	14,520,648	13,039,480	11,571,815	10,117,852	8,676,993	7,249,635						
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	53,787,297	48,740,308	43,785,859	38,866,945	33,948,031	29,029,117	24,109,203	19,189,289	14,269,375	9,349,461	4,429,547						
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	13,306,244	12,626,700	11,956,804	11,296,557	10,645,957	10,005,007	9,374,058	8,752,500	8,140,045	7,537,688	6,944,979						
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,719	39,796,216	36,400,422	33,153,902	29,899,618	26,653,070	23,366,321	20,159,117	16,987,130	13,832,993	10,714,036	7,603,501						
26 Medium density mixed use flattened scheme (500 flats)	500	£11,417,197	20,342,228	19,342,228	18,342,228	17,342,228	16,342,228	15,342,228	14,342,228	13,342,228	12,342,228	11,342,228	10,342,228						
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	11,540,300	10,514,406	9,740,662	9,005,922	8,271,182	7,536,442	6,801,702	6,066,962	5,332,222	4,597,482	3,862,742						
28 Medium density mixed use flattened scheme (600 flats)	600	£2,192,365	14,296,304	13,458,698	12,620,885	11,783,071	10,945,258	10,107,445	9,269,632	8,431,819	7,594,006	6,756,193	5,918,380						
29 Medium density mixed use flattened scheme (500 flats)	500	£2,672,723	86,189,371	78,926,303	72,733,671	66,545,891	60,360,628	54,175,365	48,000,102	41,824,839	35,649,576	29,474,313	23,299,050						
30 Intensification scheme (industrial with 12 flats)	12	£5,576,929	6,979,840	6,762,579	6,553,137	6,345,513	6,139,708	5,935,721	5,733,052	5,533,202	5,334,630	5,136,968	4,943,403						
31 Medium density mixed use flattened scheme (350 flats)	350	£2,008,835	12,209,156	11,228,799	10,248,799	9,268,799	8,288,799	7,308,799	6,328,799	5,348,799	4,368,799	3,388,799	2,408,799						
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	42,116,737	39,448,274	36,802,768	34,180,231	31,560,695	29,004,133	26,450,561	23,919,976	21,412,376	18,927,762	16,466,138						
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	58,494,640	53,008,849	47,517,472	42,182,510	36,847,964	31,549,832	26,291,592	21,052,945	15,816,773	10,607,828	5,501,109						
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,244,255	193,936,795	175,515,334	158,000,681	140,548,638	123,143,638	106,682,648	88,281,098	77,040,178	65,959,390	54,864,503	43,769,616						
35 High density mixed use flattened scheme (30 flats)	30	£73,729,299	6,556,046	6,965,789	5,579,332	4,985,674	4,615,356	4,241,126	3,870,498	3,503,635	3,141,725	2,784,864	1,830,171						
36 Medium density mixed use flattened scheme (250 flats)	250	£3,901,402	12,589,554	11,729,841	10,870,128	10,010,415	9,150,702	8,291,000	7,431,297	6,571,594	5,711,891	4,852,188	3,992,485						
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	46,847,831	42,371,391	37,934,653	33,514,609	29,126,932	24,779,040	20,469,019	16,162,993	11,866,514	7,640,316	3,408,715						
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	48,572,519	44,096,279	39,659,540	35,262,305	30,867,139	26,472,974	22,222,139	17,940,620	13,674,440	9,445,317	5,213,789						
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,607	21,401,704	19,626,699	18,264,164	16,912,272	15,571,743	14,246,005	12,932,058	11,632,897	10,347,529	9,076,951	7,821,162						
40 High density mixed use flattened scheme (350 flats)	350	£8,520,671	47,046,156	42,852,866	38,696,704	34,577,311	30,494,865	26,444,007	22,406,045	18,405,250	14,441,620	10,488,556	6,587,927						
41 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	1,697,597	1,607,335	1,517,836	1,429,102	1,341,133	1,253,929	1,167,489	1,081,814	996,904	912,758	829,372						
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,376,742	12,650,955	11,723,632	10,748,811	9,765,989	8,783,168	7,800,347	6,817,526	5,834,705	4,851,884	3,869,063	2,886,242						
43 High density retirement flat scheme (60 flats)	60	£1,834,323	12,008,684	11,320,628	10,230,281	9,337,939	8,453,503	7,576,073	6,704,940	5,839,698	4,982,405	4,132,062	3,291,668						
44 High density retirement flat scheme (90 flats)	90	£1,834,323	14,052,874	12,963,350	11,943,501	10,901,974	9,870,122	8,847,495	7,836,290	6,820,709	5,805,585	4,829,674	3,848,038						
45 High density retirement flat scheme (120 flats)	120	£1,834,323	16,067,385	14,856,117	13,619,117	12,366,117	11,109,117	9,852,117	8,605,117	7,358,117	6,111,117	4,864,117	3,617,117						
46 Medium density estracare flat scheme (50 flats)	50	£1,834,323	9,225,338	8,498,705	7,777,800	7,063,283	6,350,766	5,647,543	4,948,420	4,259,679	3,569,321	2,889,347	2,215,755						
47 High density estracare flat scheme (60 flats)	60	£1,834,323	11,080,418	10,207,725	9,342,651	8,485,197	7,633,044	6,786,423	5,947,685	5,116,162	4,292,521	3,476,539	2,688,216						
48 High density estracare flat scheme (70 flats)	70	£1,834,323	12,954,896	11,916,745	10,907,482	9,907,107	8,913,039	7,925,304	6,945,560	5,978,645	5,015,719	4,063,731	3,120,677						

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

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	50% AH	
1 Low density housing scheme (2 houses)	2	£771,878	951,861	900,910	850,581	800,701	751,240	702,211	653,612	605,442	557,702	510,363	463,513
2 Low density housing scheme (4 houses)	4	£1,543,757	1,904,200	1,802,701	1,702,060	1,602,280	1,503,361	1,405,301	1,308,102	1,211,762	1,116,283	1,021,664	927,906
3 Low density housing scheme (9 houses)	9	£3,804,327	4,285,242	4,056,866	3,830,427	3,605,922	3,383,352	3,162,719	2,944,019	2,727,257	2,512,428	2,299,536	2,088,578
4 Medium density flattened scheme (5 flats)	5	£514,586	1,664,113	1,559,998	1,456,778	1,354,452	1,253,022	1,152,485	1,052,844	954,097	856,244	759,286	663,223
5 Medium density flattened scheme (7 flats)	7	£757,503	2,333,284	2,187,507	2,042,983	1,899,711	1,757,691	1,616,924	1,477,410	1,339,148	1,202,137	1,066,380	931,678
6 Medium density flattened scheme (9 flats)	9	£926,254	2,995,796	2,808,393	2,622,596	2,438,410	2,255,835	2,074,870	1,895,515	1,717,769	1,541,635	1,367,111	1,194,197
7 Medium density flattened scheme (30 flats)	30	£2,315,635	9,384,444	8,796,383	8,213,376	7,635,422	7,062,522	6,494,675	5,931,881	5,374,140	4,821,454	4,273,820	3,731,241
8 Medium density flattened scheme (250 flats)	250	£5,866,275	21,516,031	20,159,231	18,814,096	17,480,625	16,158,819	14,848,678	13,550,202	12,263,390	10,988,243	9,724,760	8,472,942
9 Medium density flattened scheme (600 flats)	600	£22,693,221	52,434,437	48,798,088	45,193,221	41,619,830	38,077,919	34,567,487	31,088,533	27,638,438	24,207,383	20,807,952	17,440,143
10 Medium density mixed use flattened scheme (200 flats)	200	£3,566,379	39,594,479	38,607,435	37,646,505	36,704,635	35,783,269	34,880,139	33,993,028	33,126,948	32,280,868	31,454,788	30,642,708
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	57,538,007	52,629,186	47,762,875	42,934,092	38,125,553	33,360,392	28,638,608	23,933,408	18,263,042	14,615,526	9,960,003
12 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	27,702,097	26,270,199	24,850,743	23,443,729	22,049,157	20,667,028	19,297,341	17,940,097	16,595,294	15,262,935	13,943,017
14 Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,884	8,471,547	8,292,292	8,114,578	7,938,404	7,763,772	7,590,680	7,419,128	7,249,116	7,080,646	6,913,717	6,748,328
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	9,971,850	9,374,266	8,781,817	8,194,503	7,612,324	7,035,281	6,463,374	5,896,602	5,334,966	4,778,466	4,227,100
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	22,178,000	20,773,146	19,380,491	18,000,037	16,631,781	15,275,726	13,931,871	12,600,216	11,280,760	9,973,503	8,678,448
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	34,366,533	31,886,525	29,388,256	26,931,726	24,496,936	22,081,365	19,679,214	17,298,904	14,940,437	12,603,813	10,289,031
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	48,359,163	44,360,955	40,397,764	36,460,591	32,576,436	28,718,290	24,895,179	21,103,083	17,321,984	13,576,173	9,842,218
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	12,868,997	11,957,107	11,053,141	10,157,097	9,268,978	8,388,780	7,516,507	6,652,157	5,795,730	4,947,227	4,106,646
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	35,212,696	32,712,652	30,234,347	27,777,780	25,342,953	22,929,865	20,538,066	18,157,719	15,799,216	13,462,554	11,147,735
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	68,855,309	62,915,331	57,019,998	51,129,503	45,258,488	39,416,998	33,628,678	27,893,530	22,211,551	16,582,742	11,004,895
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	26,031,479	24,270,543	22,524,913	20,794,590	19,079,572	17,379,860	15,695,456	14,026,357	12,372,564	10,734,076	9,110,896
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	66,604,403	60,860,121	55,192,911	49,582,663	44,057,260	38,616,701	33,260,988	27,990,118	22,790,618	17,648,542	12,578,937
24 Medium density mixed use flattened scheme (40 flats)	40	£2,625,538	14,891,268	14,120,424	13,360,496	12,611,484	11,873,380	11,146,212	10,429,950	9,724,606	9,030,179	8,346,668	7,674,074
25 Medium density mixed use flattened scheme (250 flats)	250	£35,500,000	48,488,268	44,679,714	40,904,451	37,162,480	33,453,800	29,778,412	26,136,316	22,505,457	18,907,812	15,343,672	11,813,037
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	50,390,073	46,581,518	42,806,256	39,064,284	35,355,605	31,680,216	28,038,120	24,429,315	20,838,635	17,274,494	13,743,659
27 Medium density mixed use flattened scheme (140 flats)	140	£2,625,538	37,006,935	34,588,728	32,191,541	29,815,373	27,460,226	25,126,098	22,832,962	20,520,904	18,249,837	15,999,789	13,770,761
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	69,405,065	63,033,464	56,669,740	50,296,710	43,924,494	37,610,160	31,353,709	25,155,142	19,014,457	12,931,656	8,864,141
29 Medium density mixed use flattened scheme (500 flats)	500	£10,830,517	100,830,517	93,771,175	86,758,114	79,698,522	72,616,388	66,068,457	59,270,345	52,521,718	45,808,812	39,122,966	32,454,496
30 Interinfrastructure scheme (industrial with 12 flats)	12	£3,620,651	7,483,964	7,244,956	7,008,005	6,773,108	6,540,263	6,309,474	6,080,738	5,854,057	5,629,430	5,406,857	5,186,336
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	73,256,299	68,493,471	63,772,354	59,092,947	54,455,251	49,859,265	45,304,988	40,792,423	36,321,567	31,892,421	27,504,986
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	48,628,616	45,795,060	42,787,592	39,806,209	36,850,916	33,921,708	31,018,588	28,141,555	25,260,609	22,465,751	19,666,980
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	73,005,114	68,730,099	60,510,205	54,345,431	48,235,776	42,181,243	36,181,828	30,237,534	24,347,166	18,461,395	12,616,538
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,320	238,616,427	218,969,861	199,219,394	179,607,828	160,042,898	140,550,645	121,076,961	101,550,079	81,988,427	62,609,860	43,414,377
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	7,771,151	7,214,797	6,663,276	6,116,586	5,574,730	5,037,706	4,505,121	3,975,317	3,450,368	2,930,277	2,415,041
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	14,594,708	13,673,035	12,759,285	11,853,458	10,955,556	10,065,576	9,183,520	8,309,387	7,443,177	6,584,890	5,734,527
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	58,624,849	53,530,516	48,457,377	43,429,194	38,445,966	33,507,693	28,592,182	23,707,929	18,868,974	14,037,411	9,244,805
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	60,373,498	55,255,404	50,182,265	45,154,081	40,170,853	35,232,581	30,339,263	25,459,136	20,620,179	15,815,337	11,022,732
39 Medium density mixed use flattened scheme (100 flats)	100	£3,044,343	25,341,805	23,551,867	21,777,483	20,010,651	18,275,372	16,547,646	14,835,473	13,134,245	11,445,439	9,772,261	8,114,711
40 High density mixed use flattened scheme (350 flats)	350	£5,829,601	57,931,291	53,168,464	48,447,347	43,677,940	38,106,187	34,484,349	29,904,466	25,366,539	20,850,422	16,361,701	11,813,634
41 Purpose Built Student Accommodation (high density) 100 units	-	£2,315,635	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
43 High density retirement flattened scheme (60 flats)	60	£100,000	14,049,344	13,031,831	12,023,151	11,023,308	10,032,300	9,050,127	8,076,789	7,112,288	6,155,044	5,202,824	4,259,491
44 High density retirement flattened scheme (70 flats)	70	£136,845	16,388,645	15,211,536	14,034,733	12,868,239	11,712,053	10,566,173	9,430,603	8,305,341	7,188,664	6,077,729	4,977,163
45 High density retirement flattened scheme (80 flats)	80	£184,323	18,747,946	17,391,239	16,046,314	14,713,169	13,391,805	12,082,221	10,784,417	9,498,394	8,222,284	6,952,636	5,694,837
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	10,841,647	10,026,536	9,218,519	8,417,598	7,623,771	6,837,040	6,057,404	5,281,402	4,511,621	3,748,977	2,993,469
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	13,019,268	12,041,122	11,071,491	10,110,372	9,157,769	8,213,679	7,278,103	6,347,029	5,423,280	4,508,094	3,601,474
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	15,196,899	14,055,709	12,924,462	11,803,147	10,691,786	9,590,317	8,486,863	7,412,656	6,334,938	5,267,212	4,209,477

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	951,861	900,910	850,581	800,701	751,240	702,211	653,612	605,442	557,702	510,363	463,513
2 Low density housing scheme (4 houses)	4	£917,161	1,904,200	1,802,701	1,702,060	1,602,280	1,503,361	1,405,301	1,308,102	1,211,762	1,116,283	1,021,664	927,906
3 Low density housing scheme (9 houses)	9	£2,081,956	4,285,242	4,056,866	3,830,427	3,605,922	3,383,352	3,162,719	2,944,019	2,727,257	2,512,428	2,299,536	2,088,578
4 Medium density flattened scheme (5 flats)	5	£305,720	1,664,113	1,559,998	1,456,778	1,354,452	1,253,022	1,152,485	1,052,844	954,097	856,244	759,286	663,223
5 Medium density flattened scheme (7 flats)	7	£366,862	2,333,284	2,187,507	2,042,983	1,899,711	1,757,691	1,616,924	1,477,410	1,339,148	1,202,137	1,066,380	931,678
6 Medium density flattened scheme (9 flats)	9	£550,297	2,965,798	2,808,383	2,622,596	2,438,410	2,255,835	2,074,870	1,895,515	1,717,769	1,541,635	1,367,111	1,194,197
7 Medium density flattened scheme (30 flats)	30	£1,376,742	9,384,444	8,796,383	8,213,376	7,635,422	7,062,522	6,494,675	5,931,881	5,374,140	4,821,454	4,273,820	3,731,241
8 Medium density flattened scheme (75 flats)	75	£3,485,213	21,516,031	20,159,231	18,814,096	17,480,625	16,158,819	14,848,678	13,550,202	12,263,390	10,988,243	9,724,760	8,472,942
9 Medium density flattened scheme (250 flats)	250	£12,482,272	52,434,437	48,798,088	45,193,221	41,619,830	38,077,919	34,567,487	31,088,533	27,638,438	24,267,383	20,897,952	17,440,143
10 Medium density flattened scheme (600 flats)	600	£22,837,319	84,536,546	77,233,142	69,974,637	62,769,424	55,616,296	48,498,965	41,422,000	34,385,583	27,369,669	20,335,925	13,442,216
11 Medium density mixed use flattened scheme (200 flats)	200	£7,484,718	26,944,718	24,807,436	22,730,635	20,724,638	18,783,635	16,902,635	15,080,635	13,320,635	11,620,635	10,000,635	8,460,635
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	57,538,607	52,626,189	47,762,875	42,943,922	38,125,553	33,390,392	28,638,009	23,933,408	19,263,042	14,615,528	9,990,003
13 Medium density mixed use flattened scheme (800 flats)	800	£46,446,762	27,702,097	26,270,199	24,850,743	23,434,925	22,024,957	20,667,028	19,297,341	17,947,067	16,596,294	15,262,935	13,943,017
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,471,547	8,292,292	8,114,578	7,938,404	7,763,732	7,590,680	7,418,128	7,249,116	7,080,646	6,913,717	6,748,328
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	9,971,850	9,374,266	8,781,817	8,194,503	7,612,324	7,035,281	6,463,374	5,896,602	5,336,466	4,786,426	4,227,100
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	12,482,272	11,898,436	11,320,449	10,748,462	10,182,475	9,622,488	9,062,501	8,502,514	7,942,527	7,382,540	6,822,553
17 Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	34,366,333	31,896,525	29,386,258	26,931,726	24,496,936	22,081,305	19,675,214	17,296,904	14,940,347	12,603,813	10,289,051
18 High density mixed use flattened scheme (300 flats)	300	£6,459,362	46,359,163	44,360,955	40,367,764	36,374,573	32,381,382	28,388,191	24,394,979	21,103,083	17,811,063	14,519,043	11,227,023
19 Medium density mixed use flattened scheme (50 flats)	50	£2,629,768	12,869,997	11,957,107	11,053,141	10,157,097	9,268,978	8,388,780	7,516,507	6,652,157	5,799,739	4,947,227	4,106,646
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	35,126,696	32,716,952	30,234,247	27,777,790	25,324,953	22,893,865	20,508,068	18,157,719	15,856,216	13,602,554	11,471,725
21 High density mixed use flattened scheme (300 flats)	300	£8,840,358	68,254,392	62,415,913	54,010,589	45,605,265	37,199,941	28,794,617	20,389,293	11,983,969	2,578,645	1,172,321	1,172,321
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	26,031,479	24,270,543	22,524,913	20,794,590	19,070,572	17,379,860	15,695,456	14,026,357	12,372,564	10,734,076	9,110,896
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	66,604,403	60,860,121	55,102,911	49,382,683	43,670,280	38,016,701	33,260,968	27,900,618	22,790,618	17,648,542	12,578,937
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	14,891,268	14,129,424	13,360,496	12,611,484	11,873,390	11,146,212	10,429,950	9,724,605	9,030,173	8,346,665	7,674,074
25 Medium density mixed use flattened scheme (250 flats)	250	£21,097,712	46,856,258	44,919,714	41,904,451	37,162,482	33,453,630	29,748,412	26,136,316	22,565,457	19,047,812	15,545,672	12,133,537
26 Medium density mixed use flattened scheme (100 flats)	100	£5,502,962	14,891,268	14,129,424	13,360,496	12,611,484	11,873,390	11,146,212	10,429,950	9,724,605	9,030,173	8,346,665	7,674,074
27 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	14,891,268	14,129,424	13,360,496	12,611,484	11,873,390	11,146,212	10,429,950	9,724,605	9,030,173	8,346,665	7,674,074
28 Medium density mixed use flattened scheme (100 flats)	100	£5,502,962	14,891,268	14,129,424	13,360,496	12,611,484	11,873,390	11,146,212	10,429,950	9,724,605	9,030,173	8,346,665	7,674,074
29 Medium density mixed use flattened scheme (500 flats)	500	£26,772,235	100,830,517	93,771,175	86,758,114	79,786,052	72,916,388	66,068,457	59,270,345	52,521,718	45,809,412	39,122,996	32,454,490
30 Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,483,864	7,244,568	7,000,272	6,755,976	6,511,680	6,267,384	6,023,088	5,778,792	5,534,496	5,290,200	5,045,904
31 Medium density mixed use flattened scheme (350 flats)	350	£2,085,938	16,453,471	15,453,471	14,453,471	13,453,471	12,453,471	11,453,471	10,453,471	9,453,471	8,453,471	7,453,471	6,453,471
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	48,028,616	45,795,060	42,787,592	39,806,209	36,850,916	33,921,708	31,018,588	28,141,555	25,290,609	22,465,751	19,696,880
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	73,005,114	66,730,099	60,510,205	54,305,429	48,123,576	42,181,243	36,181,828	30,237,534	24,347,166	18,461,385	12,616,539
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	238,616,447	216,969,861	199,219,318	176,607,828	160,042,898	140,550,645	121,078,916	101,590,679	81,888,427	62,808,890	45,434,377
35 High density mixed use flattened scheme (250 flats)	250	£17,711,165	72,474,707	67,214,707	62,000,707	56,836,707	51,716,707	46,642,707	41,612,707	36,678,707	31,744,707	26,810,707	21,876,707
36 Medium density mixed use flattened scheme (50 flats)	50	£3,330,457	14,604,708	13,673,075	12,759,285	11,853,495	10,955,550	10,056,576	9,163,520	8,309,387	7,443,177	6,589,069	5,734,522
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	58,624,349	53,530,516	48,457,377	43,420,194	38,445,066	33,507,693	28,592,182	23,707,529	18,868,974	14,037,411	9,244,805
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	60,373,498	55,255,404	50,182,265	45,104,851	40,107,853	35,222,581	30,326,263	25,459,136	20,620,719	15,835,137	11,022,732
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	25,341,805	23,551,867	21,777,483	20,018,851	18,276,372	16,547,648	14,835,473	13,134,245	11,445,493	9,772,261	8,114,711
40 High density mixed use flattened scheme (350 flats)	350	£8,520,607	57,931,464	53,856,464	49,781,464	45,706,464	41,631,464	37,556,464	33,481,464	29,406,464	25,331,464	21,256,464	17,181,464
41 Purpose Built Student Accommodation (medium density) 100 units	-	£4,585,807	25,341,805	23,551,867	21,777,483	20,018,851	18,276,372	16,547,648	14,835,473	13,134,245	11,445,493	9,772,261	8,114,711
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,376,742	10,900,443	17,823,832	16,745,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,703	10,285,883	9,209,061	8,132,241
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	14,449,344	13,031,831	12,025,151	11,023,308	10,032,300	9,050,127	8,076,789	7,112,288	6,155,044	5,202,824	4,250,604
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	16,396,465	15,211,336	14,034,733	12,868,239	11,712,053	10,566,713	9,433,603	8,305,463	7,188,664	6,077,729	4,971,163
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	18,747,946	17,239,239	15,646,314	14,052,799	12,464,284	10,875,769	9,287,254	7,698,739	6,109,224	4,519,709	2,930,194
46 Medium density estracare flattened scheme (50 flats)	50	£1,834,323	10,841,647	10,026,336	9,218,519	8,417,598	7,623,771	6,837,040	6,057,404	5,281,442	4,511,861	3,748,977	2,993,469
47 High density estracare flattened scheme (60 flats)	60	£1,834,323	13,019,268	12,041,122	11,071,491	10,117,372	9,157,769	8,213,679	7,278,103	6,347,209	5,423,280	4,508,094	3,601,474
48 High density estracare flattened scheme (70 flats)	70	£1,834,323	15,196,890	14,055,709	12,924,662	11,803,147	10,691,768	9,580,317	8,468,803	7,356,656	6,334,939	5,267,212	4,209,477

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £111,911 psm

£15,437,565 PER HA

0% AH

5% AH

10% AH

15% AH

20% AH

25% AH

30% AH

35% AH

40% AH

45% AH

50% AH

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,054,963	998,593	942,703	887,290	832,354	777,898	723,918	670,416	617,392	564,846	512,777
2 Low density housing scheme (4 houses)	4	£1,543,757	2,110,904	1,998,066	1,886,284	1,775,458	1,665,588	1,556,673	1,448,714	1,341,711	1,235,662	1,130,570	1,026,433
3 Low density housing scheme (9 houses)	9	£3,504,327	4,750,098	4,496,440	4,244,931	3,995,573	3,748,364	3,503,306	3,260,398	3,019,640	2,781,032	2,544,573	2,310,266
4 Medium density flattened scheme (5 flats)	5	£514,586	1,883,629	1,767,574	1,652,516	1,538,454	1,425,389	1,313,318	1,202,245	1,092,167	983,085	874,999	767,909
5 Medium density flattened scheme (7 flats)	7	£757,503	2,640,607	2,478,114	2,317,016	2,157,313	1,999,005	1,842,091	1,686,570	1,532,446	1,379,714	1,226,378	1,078,436
6 Medium density flattened scheme (9 flats)	9	£926,254	3,390,927	3,182,030	2,974,925	2,769,613	2,566,095	2,364,368	2,164,436	1,966,295	1,769,948	1,575,393	1,382,632
7 Medium density flattened scheme (30 flats)	30	£2,315,635	10,639,362	9,983,046	9,332,364	8,687,316	8,047,899	7,414,117	6,785,968	6,163,452	5,546,570	4,935,321	4,329,705
8 Medium density flattened scheme (75 flats)	75	£5,866,275	24,471,106	22,953,580	21,449,084	19,957,619	18,479,183	17,013,777	15,561,403	14,122,058	12,695,743	11,282,458	9,882,205
9 Medium density flattened scheme (250 flats)	250	£22,693,221	80,703,182	76,617,099	72,566,314	68,550,631	64,570,646	60,625,761	56,716,175	52,841,891	49,002,904	45,199,218	41,420,591
10 Medium density mixed use flattened scheme (200 flats)	600	£38,429,538	151,181,257	142,754,424	134,864,213	126,980,620	119,103,736	111,241,034	103,392,291	95,541,001	87,692,904	79,844,688	72,000,000
11 Medium density mixed use flattened scheme (200 flats)	200	£18,566,379	66,422,863	63,621,528	60,814,424	58,005,253	55,196,082	52,386,911	49,577,740	46,768,569	43,959,400	41,150,231	38,341,062
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,263	89,137,351	83,621,528	78,145,437	72,669,692	67,302,438	61,935,673	56,568,402	51,201,630	45,834,857	40,468,085	35,101,313
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	30,854,178	29,250,839	27,661,397	26,068,855	24,524,213	22,976,468	21,442,623	19,922,676	18,416,628	16,924,480	15,446,230
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,854,140	8,654,076	8,455,729	8,255,101	8,054,189	7,870,994	7,679,518	7,489,758	7,301,717	7,115,392	6,930,784
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,358	11,247,161	10,580,212	9,918,988	9,263,489	8,613,715	7,969,665	7,331,340	6,698,741	6,071,865	5,450,715	4,835,290
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	25,229,896	23,659,049	22,101,812	20,558,196	19,028,170	17,511,764	16,008,967	14,519,781	13,044,205	11,582,329	10,133,883
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	39,969,735	37,155,513	34,375,615	31,620,041	28,888,791	26,181,864	23,496,263	20,840,984	18,202,633	15,579,810	12,981,438
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	57,504,922	53,000,276	48,552,876	44,135,718	39,757,805	35,419,135	31,119,710	26,859,529	22,638,591	18,450,923	14,275,872
19 Medium density mixed use flattened scheme (500 flats)	500	£4,476,884	14,874,151	13,853,200	12,841,101	11,837,850	10,843,450	9,857,899	8,881,199	7,913,348	6,954,347	6,004,196	5,062,894
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	40,805,899	38,001,440	35,221,706	32,466,095	29,734,809	27,027,845	24,345,207	21,686,892	19,052,901	16,438,551	13,840,142
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	82,332,470	75,733,075	69,153,243	62,628,432	56,114,863	49,629,235	43,150,055	36,692,787	30,295,155	23,857,157	17,478,795
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	29,933,928	27,960,738	26,004,657	24,065,687	22,143,826	20,239,074	18,351,431	16,480,898	14,627,474	12,791,160	10,971,955
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	79,268,615	72,824,884	66,475,098	60,198,427	54,003,411	47,890,669	41,844,541	35,893,565	30,037,741	24,277,699	18,585,654
24 Medium density mixed use flattened scheme (40 flats)	40	£2,652,528	16,476,292	15,614,146	14,764,187	13,926,412	13,100,822	12,287,417	11,486,197	10,697,162	9,920,313	9,155,648	8,403,168
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,500	17,180,320	16,000,076	14,822,022	13,648,454	12,478,917	11,309,422	10,140,922	8,972,422	7,803,922	6,635,422	5,466,922
26 Medium density mixed use flattened scheme (250 flats)	250	£2,783,242	59,082,125	54,800,811	50,596,805	46,350,107	42,180,717	38,048,635	33,953,862	29,866,367	25,786,239	21,693,300	17,607,327
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	42,373,060	39,662,960	36,976,420	34,313,349	31,673,778	29,057,706	26,465,134	23,896,062	21,350,488	18,828,415	16,329,841
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	184,191,011	177,120,634	170,063,495	163,033,104	156,011,124	148,978,988	141,918,100	134,856,510	127,803,570	120,751,630	113,700,000
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,059	156,382,978	145,000,150	133,623,872	122,250,029	110,876,619	99,503,429	88,130,249	76,757,069	65,384,889	54,012,709	42,640,529
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,621	7,994,088	7,727,336	7,462,874	7,200,702	6,940,819	6,683,228	6,427,925	6,174,913	5,924,190	5,675,757	5,429,615
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	84,113,493	78,760,144	73,453,522	68,193,628	62,980,461	57,814,022	52,694,309	47,621,324	42,595,066	37,615,535	32,682,732
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	55,534,097	52,140,132	48,772,422	45,432,187	42,121,142	38,839,284	35,586,615	32,363,134	29,168,843	26,003,740	22,867,826
33 High density mixed use flattened scheme (500 flats)	500	£2,192,343	87,412,671	80,401,673	73,448,939	66,508,351	59,629,590	52,812,653	46,057,542	39,364,257	32,732,795	26,163,160	19,634,085
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,329	283,932,395	261,733,452	239,728,285	217,854,211	196,123,795	174,811,034	152,932,462	131,421,507	109,889,571	88,179,365	66,547,305
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	8,986,257	8,363,814	7,746,763	7,135,108	6,528,847	5,927,980	5,332,507	4,742,429	4,157,745	3,576,750	2,999,910
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	16,599,861	15,589,128	14,547,245	13,534,212	12,530,029	11,534,695	10,548,211	9,570,578	8,601,793	7,641,859	6,690,775
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	70,282,291	64,582,648	58,907,127	53,281,704	47,706,377	42,153,934	36,646,028	31,188,531	25,763,877	20,385,317	15,005,016
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	72,118,756	66,393,141	60,704,960	55,045,859	49,437,136	43,878,822	38,370,915	32,913,418	27,506,329	22,116,524	16,768,777
39 High density mixed use flattened scheme (100 flats)	100	£4,585,807	29,281,906	27,277,667	25,290,801	23,321,309	21,369,191	19,434,445	17,517,074	15,617,077	13,734,452	11,888,572	10,011,260
40 High density mixed use flattened scheme (350 flats)	350	£5,826,091	68,788,486	63,435,136	58,128,515	52,868,621	47,655,454	42,489,014	37,368,478	32,264,468	27,207,479	22,197,514	17,204,687
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	16,060,006	14,933,132	13,816,022	12,708,677	11,611,097	10,523,281	9,445,229	8,376,942	7,318,420	6,269,661	5,227,312
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	18,744,417	17,429,720	16,126,416	14,834,503	13,553,982	12,284,853	11,027,116	9,780,771	8,545,816	7,322,257	6,106,288
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	21,428,826	19,926,308	18,436,808	16,960,328	15,496,867	14,046,425	12,609,004	11,184,600	9,773,217	8,374,852	6,985,266
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	12,457,357	11,554,367	10,659,220	9,771,913	8,892,448	8,020,825	7,157,042	6,301,103	5,453,004	4,608,607	3,771,183
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	14,958,120	13,874,520	12,800,330	11,735,550	10,680,180	9,634,220	8,597,670	7,570,530	6,552,800	5,539,650	4,534,730
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	17,458,883	16,194,673	14,941,441	13,699,187	12,467,613	11,247,616	10,038,287	8,839,957	7,652,594	6,470,694	5,298,276

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,054,963	998,593	942,703	887,290	832,354	777,898	723,918	670,416	617,392	564,846	512,777
2 Low density housing scheme (4 houses)	4	£917,161	2,110,904	1,998,066	1,886,284	1,775,458	1,665,588	1,556,673	1,448,714	1,341,711	1,235,662	1,130,570	1,026,433
3 Low density housing scheme (9 houses)	9	£2,081,956	4,750,098	4,496,440	4,244,931	3,995,573	3,748,364	3,503,306	3,260,398	3,019,640	2,781,032	2,544,573	2,310,266
4 Medium density flattened scheme (5 flats)	5	£305,720	1,883,629	1,767,574	1,652,516	1,538,454	1,425,389	1,313,318	1,202,245	1,092,167	983,085	874,999	767,909
5 Medium density flattened scheme (7 flats)	7	£368,862	2,640,607	2,478,114	2,317,016	2,157,313	1,999,005	1,842,091	1,686,570	1,532,446	1,379,714	1,226,378	1,078,436
6 Medium density flattened scheme (9 flats)	9	£550,297	3,390,927	3,182,030	2,974,925	2,769,613	2,566,095	2,364,368	2,164,436	1,966,295	1,769,948	1,575,393	1,382,632
7 Medium density flattened scheme (30 flats)	30	£1,375,742	10,639,362	9,983,046	9,332,364	8,687,316	8,047,899	7,414,117	6,785,968	6,163,452	5,546,570	4,935,321	4,329,705
8 Medium density flattened scheme (75 flats)	75	£3,485,213	24,471,106	22,953,580	21,449,084	19,957,619	18,479,183	17,013,777	15,561,403	14,122,058	12,686,735	11,256,458	9,832,215
9 Medium density flattened scheme (150 flats)	150	£6,970,426	48,942,212	45,907,160	42,898,168	39,889,338	36,880,508	33,871,678	30,862,848	27,853,999	24,845,150	21,836,301	18,827,452
10 Medium density flattened scheme (500 flats)	500	£22,837,319	161,161,257	152,976,944	144,864,213	136,753,000	128,641,786	120,530,573	112,419,360	104,308,147	96,196,934	88,085,721	79,974,508
11 Medium density mixed use flattened scheme (200 flats)	200	£18,159,795	142,862,483	134,064,424	126,265,233	118,466,042	110,666,851	102,867,660	95,068,469	87,269,278	79,470,087	71,670,896	63,871,705
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	139,137,351	130,331,628	122,526,437	114,721,247	106,917,056	99,112,865	91,308,674	83,504,483	75,699,292	67,895,101	59,990,910
13 Medium density mixed use flattened scheme (800 flats)	800	£34,446,702	280,278,718	265,280,639	250,288,873	235,297,107	220,305,341	205,313,575	190,321,809	175,330,043	160,338,277	145,346,511	130,354,745
14 Intensification scheme (industrial scheme)	2	£2,659,776	10,854,078	8,654,076	7,454,074	6,254,072	5,054,070	3,854,068	2,654,066	1,454,064	254,062	54,060	54,060
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	11,247,161	10,580,212	9,918,988	9,263,489	8,613,715	7,960,665	7,331,340	6,696,741	6,071,665	5,456,715	4,835,290
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	13,259,996	12,659,499	12,011,812	11,363,586	10,726,108	10,078,170	9,431,764	8,785,068	8,139,205	7,492,310	6,843,388
17 Medium density mixed use flattened scheme (150 flats)	150	£5,392,908	26,515,992	25,319,998	24,125,999	22,931,999	21,737,999	20,543,999	19,349,999	18,155,999	16,961,999	15,767,999	14,573,999
18 High density mixed use flattened scheme (200 flats)	300	£5,633,740	27,504,352	26,310,357	25,116,362	23,922,367	22,728,372	21,534,377	20,340,382	19,146,387	17,952,392	16,758,397	15,564,402
19 Medium density mixed use flattened scheme (500 flats)	500	£8,926,768	44,874,151	43,853,200	42,841,101	41,837,850	40,843,450	39,857,899	38,881,199	37,913,348	36,948,347	36,004,196	35,062,884
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	20,805,899	38,001,640	35,221,706	32,442,005	29,734,809	27,027,614	24,345,207	21,688,892	19,052,101	16,438,551	13,840,142
21 High density mixed use flattened scheme (450 flats)	450	£13,940,853	62,332,470	75,733,075	89,133,243	102,533,411	115,933,579	129,333,747	142,733,915	156,134,083	169,534,251	182,934,419	196,334,587
22 Medium density mixed use flattened scheme (400 flats)	400	£25,640,193	127,980,738	29,044,658	29,044,658	29,044,658	29,044,658	29,044,658	29,044,658	29,044,658	29,044,658	29,044,658	29,044,658
23 High density mixed use flattened scheme (450 flats)	450	£35,905,046	79,268,815	72,824,884	66,475,098	60,126,427	53,777,641	47,428,855	41,080,069	34,731,284	28,382,498	22,033,712	15,684,926
24 Medium density mixed use flattened scheme (400 flats)	400	£5,502,962	16,476,292	15,614,146	14,764,187	13,914,228	13,064,269	12,214,310	11,364,351	10,514,392	9,664,433	8,814,474	7,964,515
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	57,190,320	52,899,007	48,605,000	44,310,000	40,015,000	35,720,000	31,425,000	27,130,000	22,835,000	18,540,000	14,245,000
26 High density mixed use flattened scheme (150 flats)	250	£14,812,125	34,940,811	35,559,635	36,178,459	36,797,283	37,416,107	38,034,931	38,653,755	39,272,579	39,891,403	40,510,227	41,129,051
27 Medium density mixed use flattened scheme (1400 flats)	1400	£55,206,968	423,793,060	396,960,992	369,876,420	342,791,848	315,707,276	288,622,704	261,538,132	234,453,560	207,368,988	180,284,416	153,200,844
28 Medium density mixed use flattened scheme (500 flats)	600	£32,192,365	164,101,011	177,122,634	190,063,496	203,004,358	215,945,220	228,886,082	241,826,944	254,767,806	267,708,668	280,649,530	293,590,392
29 Medium density mixed use flattened scheme (500 flats)	500	£25,772,235	116,938,878	109,492,155	102,045,872	94,600,000	87,155,128	79,710,256	72,265,384	64,820,512	57,375,640	50,000,768	42,625,896
30 Intensification scheme (industrial scheme)	2	£3,048,098	12,675,622	7,463,872	6,253,870	5,043,868	3,833,866	2,623,864	1,413,862	23,860	23,860	23,860	23,860
31 Medium density mixed use flattened scheme (350 flats)	350	£20,068,834	84,113,493	78,760,144	73,453,522	68,146,928	62,840,346	57,534,762	52,229,180	46,923,598	41,618,016	36,312,434	31,006,852
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	55,534,097	52,140,322	48,772,422	45,403,127	42,121,438	38,849,284	35,566,135	32,283,984	29,001,833	25,719,682	22,437,531
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	67,421,671	80,401,673	93,448,639	106,508,391	119,568,643	132,628,895	145,689,147	158,749,399	171,809,651	184,869,903	197,930,155
34 High density mixed use flattened scheme (150 flats)	1,350	£97,494,295	479,494,295	479,494,295	479,494,295	479,494,295	479,494,295	479,494,295	479,494,295	479,494,295	479,494,295	479,494,295	479,494,295
35 High density mixed use flattened scheme (30 flats)	30	£732,629	8,866,257	8,363,814	7,860,373	7,357,108	6,853,847	6,350,586	5,847,325	5,344,064	4,840,803	4,337,542	3,834,281
36 Medium density mixed use flattened scheme (50 flats)	50	£3,930,467	15,969,861	15,569,128	14,547,245	13,524,312	12,500,329	11,534,669	10,548,211	9,576,876	8,601,793	7,641,859	6,690,776
37 High density mixed use flattened scheme (400 flats)	400	£19,291,911	70,286,291	64,582,646	58,907,127	53,261,704	47,630,737	42,033,934	36,446,028	31,188,531	25,763,877	20,355,317	15,005,016
38 High density mixed use flattened scheme (150 flats)	150	£10,326,921	72,118,756	72,118,756	72,118,756	72,118,756	72,118,756	72,118,756	72,118,756	72,118,756	72,118,756	72,118,756	72,118,756
39 Medium density mixed use flattened scheme (150 flats)	100	£4,251,900	27,777,867	27,777,867	27,777,867	27,777,867	27,777,867	27,777,867	27,777,867	27,777,867	27,777,867	27,777,867	27,777,867
40 High density mixed use flattened scheme (300 flats)	350	£8,580,867	38,798,486	43,435,136	48,128,515	52,868,821	57,655,454	62,448,014	67,240,574	72,033,134	76,825,694	81,618,254	86,410,814
41 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	1,890,433	1,633,132	1,366,741	1,105,989	845,388	584,787	324,186	62,455	1,362,705	1,285,883	1,209,061
42 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	1,890,433	1,633,132	1,366,741	1,105,989	845,388	584,787	324,186	62,455	1,362,705	1,285,883	1,209,061
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	10,650,006	10,433,132	13,616,022	12,708,877	11,611,097	10,523,281	9,445,225	8,368,169	7,286,843	6,205,661	5,124,479
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	18,744,417	19,426,120	16,126,416	14,844,503	13,553,962	12,264,853	11,027,116	9,786,771	8,546,818	7,322,257	6,106,289
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	21,429,826	22,920,308	16,436,808	16,960,326	15,496,867	14,046,425	12,609,004	11,184,600	9,773,217	8,374,852	6,985,266
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	12,457,357	11,354,367	10,693,280	9,771,813	8,840,426	8,000,625	7,157,402	6,314,181	5,472,960	4,631,739	3,791,183
47 High density extracare flattened scheme (50 flats)	50	£1,834,323	14,468,120	13,874,502	12,708,877	11,541,252	10,376,627	9,212,002	8,047,377	6,882,752	5,718,127	4,553,502	3,388,877
48 Medium density extracare flattened scheme (70 flats)	70	£1,834,323	17,458,883	16,194,673	14,941,141	13,699,187	12,457,913	11,247,016	10,038,297	8,839,957	7,652,594	6,470,694	5,298,276

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

Sales value £12,688 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,588,263	1,096,276	1,034,815	973,878	913,468	853,583	794,223	735,380	677,081	619,299	562,042
2 Low density housing scheme (4 houses)	4	£1,543,757	2,317,407	2,193,432	2,070,509	1,948,637	1,827,815	1,708,046	1,589,327	1,471,659	1,355,042	1,239,476	1,124,961
3 Low density housing scheme (9 houses)	9	£3,504,327	5,214,956	4,936,014	4,659,436	4,385,223	4,113,375	3,843,893	3,576,776	3,312,023	3,049,635	2,789,612	2,531,954
4 Medium density flattened scheme (5 flats)	5	£514,586	2,103,145	1,975,151	1,848,255	1,722,456	1,597,756	1,474,152	1,351,645	1,230,236	1,109,925	990,711	872,595
5 Medium density flattened scheme (7 flats)	7	£671,503	2,947,928	2,768,721	2,591,050	2,414,916	2,240,318	2,067,257	1,896,732	1,725,743	1,557,291	1,390,375	1,224,997
6 Medium density flattened scheme (9 flats)	9	£826,254	3,786,055	3,555,668	3,327,254	3,100,817	2,876,355	2,653,868	2,433,357	2,214,822	1,998,261	1,783,677	1,571,067
7 Medium density flattened scheme (30 flats)	30	£2,315,635	11,894,280	11,169,710	10,451,352	9,730,208	9,033,278	8,333,560	7,640,055	6,952,764	6,271,686	5,596,821	4,928,169
8 Medium density flattened scheme (75 flats)	75	£5,866,275	27,426,182	25,747,930	24,084,073	22,434,612	20,799,546	19,178,878	17,572,604	15,980,726	14,403,244	12,840,157	11,291,466
9 Medium density flattened scheme (250 flats)	250	£22,893,221	88,956,470	84,431,593	79,939,409	75,481,830	71,063,373	66,684,036	62,343,819	58,042,723	53,780,747	49,557,893	45,374,158
10 Medium density flattened scheme (600 flats)	600	£36,429,038	117,657,100	108,606,130	99,634,080	90,737,063	81,887,655	73,117,498	64,412,036	55,756,138	47,152,373	38,587,545	30,033,867
11 Medium density mixed use flattened scheme (200 flats)	200	£30,568,379	53,251,247	49,521,413	45,824,033	42,159,018	38,526,458	34,926,323	31,358,612	27,823,326	24,320,465	20,836,578	17,380,170
12 Medium density mixed use flattened scheme (400 flats)	400	£40,103,223	80,670,971	74,527,837	68,438,274	62,402,283	56,419,864	50,484,747	44,578,071	38,725,265	32,922,334	27,137,780	21,403,766
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	34,006,259	32,231,477	30,472,052	28,727,982	26,999,267	25,285,907	23,587,904	21,905,255	20,237,962	18,583,450	16,943,955
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	9,236,733	9,015,860	8,796,881	8,579,796	8,364,606	8,151,309	7,939,907	7,730,399	7,522,786	7,317,067	7,113,242
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	12,522,471	11,786,159	11,056,159	10,332,475	9,615,105	8,904,048	8,199,306	7,500,879	6,808,764	6,122,965	5,443,478
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	28,281,792	26,544,953	24,823,134	23,116,336	21,424,558	19,747,800	18,086,064	16,439,347	14,807,650	13,190,973	11,589,317
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	45,552,937	42,444,501	39,362,974	36,308,355	33,280,646	30,279,844	27,305,951	24,358,967	21,438,891	18,545,724	15,673,847
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	66,610,371	61,640,327	56,707,986	51,801,845	46,939,173	42,119,972	37,344,241	32,611,980	27,923,190	23,277,869	18,676,018
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	16,879,305	15,749,295	14,629,051	13,518,603	12,417,622	11,327,018	10,245,891	9,174,539	8,112,964	7,081,166	6,019,143
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	46,399,100	43,290,628	40,209,065	37,154,410	34,126,684	31,125,825	28,151,896	25,204,875	22,284,762	19,391,558	16,525,262
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	95,670,604	88,382,512	81,134,482	73,934,402	66,779,218	59,660,124	52,559,591	45,473,518	38,378,759	31,331,572	24,350,485
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	33,813,426	31,633,614	29,472,684	27,330,574	25,207,344	23,088,267	21,007,408	18,935,440	16,882,386	14,848,244	12,833,015
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	91,821,172	84,682,490	77,647,353	70,693,506	63,834,651	57,079,844	50,390,656	43,797,012	37,271,387	30,851,222	24,536,518
24 Medium density mixed use flattened scheme (40 flats)	40	£3,625,520	18,651,316	17,107,870	16,167,878	15,241,339	14,328,254	13,428,622	12,542,444	11,669,718	10,810,447	9,964,629	9,132,264
25 Medium density mixed use flattened scheme (250 flats)	250	£35,500,740	105,840,227	91,103,735	82,583,522	74,104,026	65,593,732	57,104,026	48,619,694	40,143,607	31,670,929	23,247,395	14,848,244
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	67,713,449	62,976,957	58,281,627	53,627,460	49,005,829	44,417,055	39,869,604	35,363,478	30,868,677	26,475,200	22,093,048
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	47,739,185	44,737,252	41,761,298	38,811,324	35,887,328	32,989,312	30,117,276	27,271,218	24,451,140	21,657,042	18,888,921
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	98,742,738	90,933,806	83,184,570	75,457,170	67,765,242	60,088,836	52,407,963	44,681,478	36,952,695	29,296,139	21,711,812
29 Medium density mixed use flattened scheme (500 flats)	500	£18,469,028	31,849,132	29,833,023	27,822,923	25,812,823	23,802,723	21,792,623	19,782,523	17,772,423	15,762,323	13,752,223	11,742,123
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	8,504,213	8,209,715	7,917,743	7,628,296	7,341,376	7,056,981	6,772,112	6,495,768	6,218,950	5,944,658	5,672,890
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	94,970,687	89,026,816	83,134,691	77,294,309	71,505,671	65,768,779	60,083,630	54,450,225	48,868,564	43,338,649	37,860,478
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	62,199,051	58,442,580	54,718,335	51,026,315	47,366,521	43,738,951	40,143,607	36,580,489	33,047,077	29,541,730	26,068,673
33 High density mixed use flattened scheme (500 flats)	500	£21,923,343	101,624,099	93,892,225	86,220,213	78,594,170	71,006,487	63,444,065	55,933,256	48,490,979	41,117,231	33,812,014	26,575,328
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£164,011,320	328,577,751	304,072,656	279,752,758	255,646,741	231,649,228	207,851,783	184,147,278	160,552,453	137,015,634	113,438,966	89,680,240
35 High density mixed use flattened scheme (30 flats)	30	£3,751,338	12,522,471	11,786,159	11,056,159	10,332,475	9,615,105	8,904,048	8,199,306	7,500,879	6,808,764	6,122,965	5,443,478
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	18,605,015	17,465,222	16,335,205	15,214,965	14,104,501	13,003,814	11,912,903	10,831,768	9,760,410	8,688,829	7,647,024
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	81,859,623	75,532,910	69,259,019	63,040,331	56,876,848	50,741,251	44,657,652	38,611,049	32,600,278	26,645,368	20,708,183
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	83,752,540	77,423,443	71,135,514	64,885,430	58,690,840	52,525,062	46,402,569	40,335,937	34,225,166	28,370,256	22,459,390
39 Medium density mixed use flattened scheme (100 flats)	100	£3,087,513	13,222,007	12,433,007	11,643,007	10,853,007	10,063,007	9,273,007	8,483,007	7,693,007	6,903,007	6,113,007	5,323,007
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	79,628,778	73,701,810	67,809,683	61,960,302	56,180,665	50,443,771	44,758,622	39,125,217	33,543,557	27,978,477	22,464,655
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	18,070,666	16,834,433	15,608,893	14,384,047	13,159,894	11,936,435	10,813,669	9,641,597	8,480,219	7,320,534	6,189,542
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	21,080,167	19,647,905	18,218,098	16,800,767	15,395,912	14,003,533	12,623,630	11,256,202	9,901,250	8,588,774	7,228,775
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	24,109,708	22,461,376	20,827,302	19,207,487	17,601,930	16,010,631	14,433,589	12,870,807	11,322,282	9,788,015	8,268,007
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	14,073,067	13,082,199	12,099,919	11,126,227	10,161,124	9,204,609	8,256,682	7,317,344	6,386,592	5,464,431	4,548,897
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	16,896,972	15,707,918	14,529,710	13,360,728	12,202,592	11,054,761	9,917,237	8,790,018	7,673,106	6,566,499	5,467,967
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	19,720,877	18,333,637	16,958,421	15,595,228	14,244,059	12,904,914	11,577,792	10,262,694	8,959,619	7,668,567	6,387,078

Max AH

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,158,263	1,096,276	1,034,815	973,878	913,468	853,583	794,223	735,380	677,081	619,299	562,042
2 Low density housing scheme (4 houses)	4	£917,161	2,317,407	2,193,432	2,070,509	1,948,637	1,827,815	1,708,046	1,589,327	1,471,659	1,355,042	1,239,476	1,124,961
3 Low density housing scheme (9 houses)	9	£2,089,956	5,214,956	4,936,014	4,659,436	4,385,223	4,113,375	3,843,893	3,576,776	3,312,023	3,049,635	2,789,612	2,531,954
4 Medium density flattened scheme (5 flats)	5	£305,720	2,103,145	1,975,151	1,848,255	1,722,456	1,597,756	1,474,152	1,351,645	1,230,236	1,109,925	990,711	872,595
5 Medium density flattened scheme (7 flats)	7	£406,865	2,947,928	2,768,721	2,591,050	2,414,916	2,240,318	2,067,257	1,896,732	1,725,743	1,557,291	1,390,375	1,224,997
6 Medium density flattened scheme (9 flats)	9	£550,297	3,786,055	3,555,668	3,327,254	3,100,817	2,876,355	2,653,868	2,433,357	2,214,822	1,998,261	1,783,677	1,571,067
7 Medium density flattened scheme (30 flats)	30	£1,376,742	11,894,280	11,169,710	10,451,352	9,730,208	9,033,278	8,333,560	7,640,055	6,952,764	6,271,686	5,596,821	4,928,169
8 Medium density flattened scheme (75 flats)	75	£3,485,213	27,426,182	25,747,930	24,084,073	22,434,612	20,799,546	19,178,878	17,572,604	15,980,726	14,403,244	12,840,157	11,291,466
9 Medium density flattened scheme (250 flats)	250	£1,482,272	68,969,470	64,431,593	59,939,400	55,481,830	51,063,373	46,684,036	42,343,819	38,042,723	33,780,747	29,557,893	25,374,158
10 Medium density flattened scheme (600 flats)	600	£2,837,319	117,657,100	108,606,130	99,634,000	90,730,683	81,889,655	73,117,498	64,412,036	55,756,136	47,152,373	38,587,543	30,072,000
11 Medium density mixed use flattened scheme (200 flats)	200	£1,189,742	49,321,417	45,854,033	42,419,519	39,019,018	35,648,519	32,317,519	29,026,519	25,775,519	22,565,519	19,390,519	17,390,170
12 Medium density mixed use flattened scheme (400 flats)	400	£1,878,647	90,670,371	74,527,837	68,438,274	62,342,985	56,419,864	50,494,747	44,575,077	38,725,265	32,922,334	27,137,750	21,403,768
13 Medium density mixed use flattened scheme (800 flats)	800	£9,446,762	304,259,329	231,477,347	30,472,052	28,727,982	26,999,267	25,285,907	23,587,904	21,904,255	20,237,962	18,583,450	16,943,955
14 Interconversion scheme (industrial with 9 flats)	9	£2,659,768	8,236,733	9,015,860	8,796,881	8,579,796	8,364,660	8,151,390	7,939,907	7,730,399	7,522,766	7,317,067	7,113,242
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	12,522,417	11,785,159	11,056,159	10,326,476	9,615,105	8,904,468	8,199,306	7,500,679	6,808,768	6,127,965	5,443,479
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,424	20,171,762	18,644,953	17,120,133	15,603,313	14,104,493	12,620,673	11,143,853	9,689,033	8,244,213	6,809,393	5,384,573
17 Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	45,592,337	42,444,501	39,302,974	36,308,355	33,250,646	30,219,934	27,305,951	24,385,967	21,438,981	18,545,724	15,733,847
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	66,610,371	61,849,527	56,707,986	51,801,845	46,939,173	42,119,972	37,344,241	32,611,980	27,923,190	23,277,689	18,676,018
19 Medium density mixed use flattened scheme (50 flats)	50	£2,659,768	16,879,305	15,749,295	14,629,061	13,516,033	12,412,922	11,327,018	10,245,891	9,174,539	8,112,964	7,061,166	6,019,143
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	46,396,100	43,280,428	40,209,065	37,154,410	34,126,664	31,125,825	28,145,886	25,204,675	22,294,762	19,391,558	16,525,262
21 High density mixed use flattened scheme (300 flats)	300	£10,804,854	110,840,854	98,342,512	85,134,458	72,470,412	59,770,366	47,110,320	34,460,274	21,810,228	9,160,182	1,310,136	1,310,136
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	33,813,425	31,633,614	29,472,664	27,330,574	25,207,344	23,098,287	21,007,408	18,935,440	16,882,386	14,848,244	12,833,015
23 High density mixed use flattened scheme (450 flats)	450	£9,395,046	91,821,172	84,682,490	77,647,353	70,683,651	63,844,651	57,079,844	50,306,656	43,579,012	37,397,012	31,801,222	26,356,516
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,968	16,881,316	17,107,870	16,167,878	15,241,339	14,328,254	13,426,622	12,542,444	11,669,718	10,810,447	9,954,629	9,132,264
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	60,946,227	61,103,735	56,403,550	51,734,125	47,104,028	42,515,250	37,967,769	33,447,673	28,946,672	24,474,363	20,199,871
26 Medium density mixed use flattened scheme (500 flats)	500	£21,344,498	61,344,498	62,819,157	59,281,623	55,744,189	52,206,755	48,669,321	45,126,887	41,584,453	38,042,019	34,499,585	30,957,151
27 Medium density mixed use flattened scheme (1400 flats)	1400	£5,502,968	47,738,185	44,737,252	41,761,298	38,751,347	35,737,382	32,699,312	30,117,276	27,271,218	24,462,194	21,657,162	18,888,921
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	98,742,398	90,933,806	83,184,570	75,457,120	67,685,242	60,088,836	52,407,963	44,681,478	36,952,095	29,207,139	21,711,612
29 Medium density mixed use flattened scheme (500 flats)	500	£26,772,235	131,846,099	123,136,111	114,491,626	105,926,522	97,429,251	88,988,627	80,624,031	72,334,864	64,087,337	55,915,691	47,777,061
30 Interconversion scheme (industrial with 12 flats)	12	£3,576,922	9,594,715	9,309,715	9,026,715	8,743,715	8,460,715	8,177,715	7,894,715	7,611,715	7,328,715	7,045,715	6,762,715
31 Medium density mixed use flattened scheme (350 flats)	350	£28,997,628	108,028,618	98,028,618	87,997,628	77,966,638	67,935,648	57,904,658	47,873,668	37,842,678	27,811,688	17,780,698	7,749,708
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	62,199,051	58,442,580	54,718,335	51,026,151	47,306,521	43,586,891	40,143,607	36,580,489	33,047,277	29,541,730	26,088,673
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	101,624,099	93,892,225	86,220,213	78,594,175	71,016,487	63,444,065	55,933,256	48,406,979	41,117,231	33,812,714	26,575,328
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	328,571,571	304,072,586	279,752,756	255,645,741	231,249,628	207,851,873	184,147,238	160,952,453	137,016,634	113,938,966	89,680,240
35 High density mixed use flattened scheme (250 flats)	250	£10,365,385	81,912,680	75,812,680	69,712,680	63,612,680	57,512,680	51,412,680	45,312,680	39,212,680	33,112,680	27,012,680	20,912,680
36 Medium density mixed use flattened scheme (50 flats)	50	£3,302,457	16,605,015	17,465,222	16,335,205	15,214,965	14,104,551	13,003,814	11,912,903	10,831,796	9,760,414	8,689,892	7,640,224
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	81,859,623	75,532,910	69,259,019	63,040,331	56,875,848	50,741,251	44,657,652	38,611,049	32,600,278	26,645,368	20,708,183
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	83,752,540	77,423,443	71,135,514	64,886,430	58,690,840	52,525,062	46,402,569	40,335,927	34,326,126	28,370,256	22,459,390
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	33,222,707	31,003,467	28,904,122	26,833,967	24,853,009	22,921,245	21,036,198	19,186,152	17,374,106	15,600,133	13,900,341
40 High density mixed use flattened scheme (350 flats)	350	£8,529,601	79,628,707	73,701,873	67,786,043	61,869,209	55,950,375	50,031,541	44,112,622	38,195,737	32,276,852	26,357,967	20,439,082
41 Purpose Built Student Accommodation (medium density) 100 units	-	£4,585,807	33,222,707	31,003,467	28,904,122	26,833,967	24,853,009	22,921,245	21,036,198	19,186,152	17,374,106	15,600,133	13,900,341
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,376,742	11,890,433	11,823,632	16,748,811	15,960,989	14,563,168	13,516,347	12,439,525	11,362,703	10,285,883	9,209,061	8,132,241
43 High density retirement flat scheme (60 flats)	60	£1,834,323	10,670,666	16,834,433	16,608,813	16,440,947	13,899,894	11,996,643	10,123,669	8,641,597	7,280,219	6,080,254	5,189,542
44 High density retirement flat scheme (70 flats)	70	£1,834,323	21,960,187	19,647,905	18,219,096	16,800,767	15,395,912	14,003,533	12,623,630	11,296,252	9,991,259	8,558,774	7,226,775
45 High density retirement flat scheme (80 flats)	80	£1,834,323	24,190,787	22,481,316	20,827,300	19,219,284	17,665,268	16,111,252	14,557,236	13,003,220	11,449,204	9,895,188	8,340,172
46 Medium density estracare flat scheme (50 flats)	50	£1,834,323	14,073,067	13,082,199	12,099,019	11,126,227	10,161,124	9,204,609	8,256,662	7,317,334	6,368,252	5,464,434	4,548,997
47 High density estracare flat scheme (60 flats)	60	£1,834,323	16,896,972	15,707,918	14,529,170	13,360,228	12,242,552	11,054,761	9,917,237	8,790,018	7,675,169	6,566,499	5,457,967
48 High density estracare flat scheme (70 flats)	70	£1,834,323	19,720,877	18,333,657	16,959,421	15,585,179	14,245,059	12,904,914	11,577,792	10,262,664	8,959,619	7,686,567	6,387,076

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

Sales value £13,644 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 Low density housing scheme (2 houses)	2	£771,878	1,257,067	1,189,705	1,122,916	1,056,697	991,050	925,973	861,468	797,534	734,172	671,380	609,160	50%
2 Low density housing scheme (4 houses)	4	£1,543,757	2,515,011	2,380,290	2,246,710	2,114,273	1,982,977	1,852,825	1,723,815	1,595,948	1,469,222	1,343,639	1,219,190	35%
3 Low density housing scheme (9 houses)	9	£3,504,327	5,659,567	5,356,442	5,055,887	4,757,904	4,462,491	4,169,647	3,879,375	3,591,672	3,306,540	3,023,978	2,743,987	30%
4 Medium density flattened scheme (5 flats)	5	£514,586	2,311,413	2,172,091	2,033,964	1,897,030	1,761,290	1,626,744	1,493,391	1,361,232	1,230,267	1,100,495	971,918	50%
5 Medium density flattened scheme (7 flats)	7	£757,503	3,239,504	3,044,438	2,851,043	2,659,319	2,469,267	2,280,885	2,094,176	1,909,137	1,725,770	1,544,072	1,364,047	50%
6 Medium density flattened scheme (9 flats)	9	£926,254	4,160,938	3,910,160	3,651,531	3,415,049	3,170,717	2,928,534	2,688,499	2,450,613	2,214,876	1,981,287	1,749,847	50%
7 Medium density flattened scheme (30 flats)	30	£2,315,635	13,082,920	12,293,700	11,511,242	10,735,547	9,966,614	9,204,443	8,448,035	7,700,389	6,958,506	6,223,385	5,495,026	50%
8 Medium density flattened scheme (75 flats)	75	£5,866,275	30,216,690	28,368,554	26,574,103	24,775,339	22,992,261	21,224,869	19,475,163	17,737,144	16,016,810	14,312,162	12,623,201	50%
9 Medium density flattened scheme (250 flats)	250	£22,693,221	76,656,358	71,712,685	66,811,591	61,953,075	57,137,137	52,363,777	47,621,095	42,919,760	38,261,129	33,645,203	29,071,979	50%
10 Medium density mixed use flattened scheme (200 flats)	600	£38,439,508	132,987,401	123,131,100	113,342,004	103,626,939	93,997,888	84,454,881	74,963,712	65,562,900	56,198,552	46,905,015	37,642,421	50%
11 Medium density mixed use flattened scheme (200 flats)	200	£18,566,379	58,776,247	54,697,417	50,653,977	46,645,928	42,673,268	38,735,997	34,834,117	30,967,628	27,136,526	23,340,815	19,562,700	50%
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	90,829,680	84,128,473	77,485,581	70,883,442	64,329,781	57,834,672	51,398,115	45,004,941	38,649,638	32,353,233	26,077,227	45%
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	38,334,547	36,395,290	34,472,782	32,567,023	30,678,014	28,805,754	26,950,242	25,111,480	23,289,467	21,484,204	19,695,689	50%
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	9,255,675	9,015,092	8,776,570	8,540,110	8,305,712	8,073,375	7,843,101	7,614,867	7,388,736	7,164,646	6,942,617	50%
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	13,544,362	12,742,348	11,947,207	11,158,939	10,377,542	9,603,018	8,835,367	8,074,587	7,320,679	6,573,645	5,833,462	50%
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	31,004,690	29,110,719	27,233,102	25,371,841	23,526,935	21,698,385	19,886,189	18,090,349	16,310,865	14,547,735	12,800,961	50%
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	51,546,144	48,150,584	44,784,373	41,447,509	38,139,993	34,861,824	31,613,005	28,393,533	25,203,408	22,042,631	18,911,203	50%
18 High density mixed use flattened scheme (300 flats)	300	£11,670,799	78,471,303	71,050,099	65,675,561	60,338,502	55,022,622	49,754,164	44,533,128	39,359,512	34,233,318	29,154,545	24,123,194	50%
19 Medium density mixed use flattened scheme (50 flats)	50	£10,476,894	19,262,509	18,029,429	16,807,002	15,595,226	14,394,102	13,203,631	12,023,812	10,854,645	9,696,130	8,548,268	7,411,056	50%
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	53,440,386	50,052,231	46,693,366	43,363,774	40,057,325	36,779,120	33,530,264	30,310,755	27,120,594	23,959,780	20,828,315	50%
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	109,956,024	101,998,522	94,106,035	86,279,172	78,481,170	70,743,472	63,032,486	55,342,995	47,659,516	39,957,160	32,321,776	50%
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	36,605,849	34,226,960	31,868,622	29,530,836	27,213,600	24,916,917	22,634,970	20,372,746	18,131,138	15,910,147	13,709,770	50%
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	103,291,473	95,505,503	87,806,594	80,220,579	72,747,459	65,371,084	58,088,954	50,909,883	43,811,912	36,790,346	29,870,437	50%
24 Medium density mixed use flattened scheme (40 flats)	40	£10,265,596	18,777,529	17,437,754	16,142,631	14,852,161	14,406,343	13,425,170	12,458,667	11,506,807	10,569,599	9,647,045	8,739,144	50%
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,500	14,234,627	13,097,320	12,033,964	11,000,298	10,000,038	9,105,716	8,283,797	7,461,935	6,645,768	5,833,462	5,023,565	35%
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	75,497,495	70,320,188	65,187,788	60,100,298	55,057,714	50,060,038	45,103,716	40,175,935	35,293,252	30,455,669	25,663,185	50%
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	52,659,624	49,682,054	46,432,804	43,211,876	40,019,268	36,854,962	33,719,016	30,611,372	27,532,040	24,481,047	21,458,366	50%
28 Medium density mixed use flattened scheme (600 flats)	600	£14,585,855	108,868,585	100,367,457	91,929,491	83,529,698	75,170,022	66,840,153	58,518,598	50,183,657	41,771,923	33,388,372	25,083,676	50%
29 Medium density mixed use flattened scheme (500 flats)	500	£13,379,528	105,848,960	100,367,457	91,929,491	83,529,698	75,170,022	66,840,153	58,518,598	50,183,657	41,771,923	33,388,372	25,083,676	50%
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	8,972,967	8,652,210	8,334,181	8,018,901	7,706,370	7,396,588	7,089,554	6,785,270	6,483,735	6,184,948	5,888,911	45%
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	106,296,390	99,799,843	93,359,737	86,976,069	80,648,843	74,378,055	68,163,707	62,005,800	55,904,331	49,859,304	43,870,714	50%
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	68,171,898	64,073,120	60,009,477	55,980,967	51,987,580	48,029,347	44,106,237	40,218,261	36,365,419	32,547,710	28,764,087	50%
33 High density mixed use flattened scheme (500 flats)	500	£12,162,343	115,559,023	107,147,514	98,802,781	90,489,902	82,246,720	74,024,161	65,837,209	57,697,047	49,631,665	41,641,059	33,725,233	50%
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,100,329	596,155,301	559,925,023	513,002,626	469,629,602	426,604,360	384,692,751	343,992,751	304,922,751	265,922,751	226,922,751	187,922,751	50%
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	11,538,271	10,787,246	10,042,707	9,304,655	8,573,090	7,848,011	7,129,420	6,417,315	5,711,697	5,012,565	4,319,920	50%
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	20,500,030	19,257,167	18,024,956	16,803,398	15,592,491	14,392,237	13,202,635	12,023,684	10,855,387	9,697,741	8,550,747	50%
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	92,590,885	85,701,478	78,872,020	72,011,226	65,364,788	58,688,551	52,072,513	45,486,429	38,956,142	32,447,615	25,995,659	50%
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	93,477,274	86,560,237	79,703,400	72,906,763	66,153,598	59,441,702	52,783,390	46,148,590	39,574,737	33,061,832	26,609,879	50%
39 Medium density mixed use flattened scheme (100 flats)	100	£10,363,924	38,053,930	35,632,876	33,232,738	30,853,514	28,495,206	26,157,811	23,841,333	21,545,768	19,271,119	17,017,384	14,784,564	50%
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	89,935,800	83,470,671	77,061,697	70,708,878	64,381,962	58,111,174	51,896,626	45,738,919	39,637,450	33,592,422	27,583,685	50%
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241	50%
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,705	10,285,883	9,209,061	8,132,241	50%
43 High density retirement flattened scheme (60 flats)	60	£10,000,000	19,259,519	17,958,624	16,668,972	15,380,562	14,123,397	12,867,473	11,622,793	10,389,355	9,167,160	7,956,209	6,756,500	50%
44 High density retirement flattened scheme (70 flats)	70	£11,670,799	22,477,181	20,959,460	19,454,856	17,953,369	16,484,968	15,019,744	13,567,607	12,128,587	10,702,683	9,289,895	7,880,225	50%
45 High density retirement flattened scheme (80 flats)	80	£13,379,528	25,694,844	23,960,297	22,240,741	20,536,174	18,846,600	17,172,015	15,512,421	13,867,818	12,238,205	10,623,583	9,023,951	50%
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	15,003,936	13,962,438	12,929,958	11,906,498	10,892,055	9,886,630	8,896,224	7,902,836	6,924,467	5,955,117	4,994,784	50%
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	18,014,015	16,764,205	15,525,217	14,297,051	13,079,709	11,873,187	10,677,488	9,492,610	8,318,555	7,155,322	6,002,910	50%
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	21,024,093	19,565,972	18,120,476	16,687,606	15,267,362	13,859,744	12,464,751	11,082,384	9,712,642	8,355,527	7,011,037	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Sales value £13,644 psm

£9,171,614 PER HA

AH tenure

Rented 70%

SO 30%

Frst Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
			25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 Low density housing scheme (2 houses)	2	£458,581	1,257,067	1,189,705	1,122,916	1,056,697	991,050	925,973	861,468	797,534	734,172	671,380	609,160	
2 Low density housing scheme (4 houses)	4	£917,161	2,515,011	2,380,290	2,246,710	2,114,273	1,982,977	1,852,825	1,723,815	1,595,948	1,469,222	1,343,639	1,219,190	
3 Low density housing scheme (9 houses)	9	£2,081,956	5,659,567	5,356,442	5,055,887	4,757,904	4,462,491	4,169,647	3,879,375	3,591,672	3,306,540	3,023,978	2,743,987	
4 Medium density flattened scheme (5 flats)	5	£305,720	2,311,413	2,172,091	2,033,964	1,897,030	1,761,290	1,626,744	1,493,391	1,361,232	1,230,267	1,100,495	971,918	
5 Medium density flattened scheme (7 flats)	7	£424,547	3,239,504	3,044,438	2,851,043	2,659,319	2,469,267	2,280,885	2,094,176	1,909,137	1,726,770	1,544,072	1,364,047	
6 Medium density flattened scheme (9 flats)	9	£550,297	4,106,938	3,910,160	3,681,531	3,415,449	3,170,717	2,928,534	2,688,499	2,450,613	2,214,876	1,981,287	1,749,847	
7 Medium density flattened scheme (12 flats)	12	£734,742	5,392,250	5,125,700	4,815,247	4,511,249	4,217,487	3,923,867	3,630,547	3,337,463	3,044,639	2,752,265	2,460,000	
8 Medium density flattened scheme (15 flats)	75	£5,485,213	30,218,590	28,388,554	26,741,103	24,775,339	22,952,281	21,244,369	19,473,163	17,737,144	16,016,810	14,312,162	12,630,740	
9 Medium density flattened scheme (250 flats)	250	£1,482,272	76,656,358	71,712,685	66,811,591	61,953,075	57,337,137	52,853,777	47,421,095	42,919,760	38,261,129	33,645,203	29,042,921	
10 Medium density flattened scheme (600 flats)	600	£2,287,319	132,967,401	123,131,100	113,342,004	103,626,939	93,997,898	84,364,881	74,963,712	65,592,000	56,198,562	46,905,015	37,619,429	
11 Medium density mixed use flattened scheme (250 flats)	250	£1,159,755	58,776,247	54,697,417	50,653,977	46,645,928	42,672,298	38,735,997	34,834,117	30,967,626	27,136,626	23,340,815	19,592,700	
12 Medium density mixed use flattened scheme (150 flats)	400	£1,874,884	89,369,649	84,128,473	77,485,587	70,882,442	64,297,448	57,744,448	51,239,448	44,734,448	38,229,448	31,724,448	25,219,448	
13 Medium density mixed use flattened scheme (80 flats)	80	£455,762	38,334,547	36,305,290	34,472,752	32,645,923	30,878,014	29,055,754	26,950,242	25,111,480	23,289,467	21,484,204	19,695,689	
14 Interconversion scheme (industrial with 9 flats)	9	£2,659,768	8,265,675	9,015,092	8,778,570	8,540,110	8,305,712	8,073,375	7,843,101	7,614,887	7,388,736	7,164,646	6,942,617	
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	13,544,362	12,742,348	11,947,207	11,158,390	10,372,542	9,603,018	8,835,867	8,067,587	7,320,679	6,573,645	5,833,482	
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	31,004,890	29,110,479	27,233,102	25,311,841	23,526,935	21,698,365	19,986,189	18,004,349	16,310,865	14,547,735	12,800,961	
17 Medium density mixed use flattened scheme (150 flats)	150	£4,659,158	57,046,144	54,066,144	51,150,584	48,349,331	45,593,999	42,890,667	40,239,335	37,588,003	34,936,671	32,285,339	29,634,007	
18 High density mixed use flattened scheme (300 flats)	300	£6,953,740	87,471,303	77,050,099	67,675,561	60,330,502	55,022,622	49,754,164	44,533,128	39,395,512	34,233,316	29,154,545	24,123,194	
19 Medium density mixed use flattened scheme (500 flats)	500	£2,659,768	19,262,599	18,026,429	16,807,002	15,565,726	14,384,102	13,203,631	12,023,812	10,854,675	9,696,130	8,548,268	7,411,056	
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	53,440,396	50,052,237	46,693,366	43,363,774	40,057,325	36,779,120	33,530,264	30,310,725	27,120,994	23,959,780	20,828,315	
21 High density mixed use flattened scheme (450 flats)	480	£13,940,853	199,956,024	181,955,942	164,035,935	146,035,935	128,115,935	110,143,472	92,032,498	75,342,995	58,652,995	41,959,995	25,261,995	
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,158	36,845,848	34,228,960	31,889,622	29,530,886	27,213,650	24,948,414	22,683,178	20,418,138	18,151,148	15,910,147	13,760,147	
23 High density mixed use flattened scheme (450 flats)	480	£5,395,046	103,291,473	95,505,033	87,806,594	80,200,579	72,747,459	65,371,084	58,088,954	50,909,883	43,819,132	36,750,360	29,670,437	
24 Medium density mixed use flattened scheme (400 flats)	400	£5,502,962	18,477,529	17,437,754	16,412,631	15,402,161	14,406,343	13,425,179	12,458,667	11,506,807	10,569,599	9,647,045	8,739,144	
25 Medium density mixed use flattened scheme (250 flats)	250	£2,191,094	74,234,627	69,057,320	63,924,921	58,837,429	53,794,845	48,794,460	43,821,578	38,893,787	34,011,114	29,173,513	24,381,047	
26 Medium density mixed use flattened scheme (220 flats)	250	£1,877,719	75,497,495	70,368,165	65,187,798	60,059,298	55,057,714	50,000,038	45,016,716	40,175,635	35,465,669	30,893,669	26,463,165	
27 Medium density mixed use flattened scheme (140 flats)	140	£1,502,962	63,502,962	60,482,154	57,453,852	54,425,550	51,397,248	48,368,946	45,340,644	42,312,342	39,284,040	36,255,738	33,227,436	
28 Medium density mixed use flattened scheme (600 flats)	600	£3,192,165	108,985,585	100,367,457	91,929,491	83,520,698	75,170,022	66,840,153	58,518,598	50,185,637	41,973,223	33,888,372	25,833,963	
29 Medium density mixed use flattened scheme (500 flats)	500	£2,677,235	145,894,907	136,406,990	126,981,172	117,638,563	108,377,514	99,198,575	90,170,859	81,076,817	72,003,399	63,198,171	54,381,162	
30 Interconversion scheme (industrial with 12 flats)	12	£3,576,629	8,972,887	8,652,210	8,334,181	8,018,801	7,708,319	7,396,588	7,089,554	6,785,270	6,483,735	6,184,948	5,888,911	
31 Medium density mixed use flattened scheme (550 flats)	350	£2,003,853	106,296,390	99,149,549	92,003,737	84,856,093	77,698,445	70,548,843	63,378,055	56,220,867	49,065,904	41,910,944	34,870,714	
32 Medium density mixed use flattened scheme (190 flats)	190	£1,711,866	67,141,866	63,049,474	59,009,474	55,029,474	51,049,474	47,069,474	43,089,474	39,109,474	35,129,474	31,149,474	27,169,474	
33 High density mixed use flattened scheme (500 flats)	500	£3,023,692	115,593,023	107,147,514	98,802,781	90,458,048	82,246,720	74,024,161	65,837,209	57,697,047	49,631,665	41,641,059	33,725,223	
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£794,255	366,155,301	339,462,880	313,002,826	286,702,862	260,604,360	234,680,170	208,932,751	183,294,167	157,767,962	132,528,528	106,639,406	
35 High density mixed use flattened scheme (30 flats)	30	£1,733,729	11,536,211	10,726,746	10,042,767	9,360,455	8,673,096	7,988,011	7,329,420	6,674,315	6,011,697	5,356,945	4,711,920	
36 Medium density mixed use flattened scheme (500 flats)	50	£3,380,497	20,580,000	19,157,167	17,733,333	16,309,500	14,885,667	13,461,833	12,038,000	10,614,167	9,190,333	7,766,500	6,342,667	
37 High density mixed use flattened scheme (400 flats)	400	£3,900,895	22,910,895	21,701,478	20,492,061	19,282,644	18,073,227	16,863,810	15,654,393	14,444,976	13,235,559	12,026,142	10,816,725	
38 High density mixed use flattened scheme (400 flats)	400	£10,639,924	93,477,274	86,580,237	79,703,402	72,906,763	66,153,596	59,441,702	52,783,906	46,148,590	39,564,737	32,947,611	26,390,875	
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	38,053,930	35,632,876	33,232,738	30,833,514	28,435,290	26,037,065	23,641,331	21,245,598	18,849,864	16,454,130	14,058,546	
40 High density mixed use flattened scheme (350 flats)	350	£5,826,601	89,936,600	83,470,671	77,061,697	70,708,678	64,381,962	58,111,774	51,896,626	45,739,919	39,637,450	33,592,422	27,583,685	
41 Purpose Built Student Accommodation (medium density) 100 units	-	£458,581	-	-	1,122,916	1,056,697	991,050	925,973	861,468	797,534	734,172	671,380	609,160	
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,742	18,300,483	17,823,632	16,748,811	15,660,989	14,583,168	13,516,347	12,439,525	11,362,703	10,285,883	9,209,061	8,136,240	
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	18,259,519	17,958,624	16,696,972	15,390,502	14,123,397	12,867,473	11,622,763	10,389,355	9,167,100	7,956,290	6,756,500	
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	22,647,181	20,959,460	19,454,856	17,963,369	16,468,998	15,019,744	13,567,607	12,125,867	10,702,683	9,280,895	7,890,225	
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	25,698,484	23,660,297	22,240,741	20,536,174	18,846,600	17,172,015	15,512,421	13,867,818	12,238,205	10,623,583	9,023,961	
46 Medium density extracare flattened scheme (80 flats)	50	£1,834,323	15,953,396	13,982,438	12,529,858	11,082,278	9,630,698	8,179,118	6,727,538	5,275,958	3,824,378	2,372,798	984,218	
47 High density extracare flattened scheme (80 flats)	60	£1,834,323	18,014,015	16,764,205	15,525,217	14,297,051	13,070,799	11,873,187	10,677,888	9,492,610	8,318,552	7,155,322	6,002,910	
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	21,004,193	19,595,972	18,120,476	16,670,982	15,267,382	13,899,744	12,464,751	11,082,394	9,712,645	8,355,727	7,011,037	

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

Sales value £14,240 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses)	2	£771,878	1,235,395	1,199,473	1,132,126	1,065,964	999,180	933,541	868,498	804,051	740,139	676,825	614,085	
2	Low density housing scheme (4 houses)	4	£1,543,757	2,470,790	2,398,946	2,259,824	2,125,132	2,001,380	1,877,081	1,752,832	1,628,583	1,504,334	1,380,085	1,255,836	
3	Low density housing scheme (8 houses)	9	£3,084,327	5,706,047	5,400,905	5,097,334	4,796,864	4,498,898	4,203,702	3,911,008	3,620,938	3,333,398	3,045,480	2,756,154	
4	Medium density flattened scheme (5 flats)	5	£514,586	2,298,497	2,159,878	2,022,447	1,885,016	1,751,149	1,617,281	1,484,600	1,353,108	1,222,804	1,093,687	965,758	
5	Medium density flattened scheme (7 flats)	7	£517,503	3,221,423	3,027,339	2,834,920	2,644,163	2,455,069	2,267,638	2,081,869	1,897,764	1,715,321	1,534,542	1,355,428	
6	Medium density flattened scheme (9 flats)	9	£592,254	4,137,690	3,888,176	3,640,801	3,395,563	3,152,463	2,911,501	2,672,677	2,435,991	2,201,443	1,969,032	1,738,760	
7	Medium density flattened scheme (30 flats)	30	£2,315,635	12,968,227	12,185,245	11,408,973	10,630,409	9,876,555	9,120,410	8,376,976	7,628,250	6,882,234	6,162,927	5,440,330	
8	Medium density flattened scheme (75 flats)	75	£5,866,275	29,814,344	28,006,199	26,213,555	24,436,409	22,674,763	20,928,615	19,197,968	17,482,819	15,783,170	14,099,020	12,430,370	
9	Medium density flattened scheme (250 flats)	250	£22,693,221	124,356,388	119,778,520	115,199,652	110,620,784	106,041,916	101,463,048	96,884,180	92,305,312	87,726,444	83,147,576	78,568,708	
10	Medium density flattened scheme (600 flats)	600	£38,430,538	126,794,386	117,178,530	107,685,590	98,276,058	88,949,931	79,676,007	70,408,487	61,352,271	52,399,193	43,421,643	34,460,063	
11	Medium density mixed use flattened scheme (200 flats)	200	£30,568,579	97,004,044	93,706,710	90,153,989	86,235,877	82,352,380	78,503,485	74,688,223	70,900,563	67,166,668	63,466,292	59,728,193	
12	Medium density mixed use flattened scheme (250 flats)	250	£30,103,263	102,802,688	98,295,960	93,845,954	89,342,570	84,839,186	80,335,802	75,832,418	71,329,034	66,825,650	62,322,266	57,818,882	
13	Medium density mixed use flattened scheme (400 flats)	400	£15,900,662	97,910,966	95,997,633	94,100,833	92,202,566	90,304,299	88,406,032	86,507,765	84,609,498	82,711,231	80,812,964	78,914,697	
14	Intermediation scheme (industrial with 9 flats)	9	£4,476,884	9,220,708	8,982,027	8,745,390	8,510,800	8,276,255	8,041,756	7,810,302	7,582,848	7,360,394	7,146,213	6,925,942	
15	Medium density mixed use flattened scheme (30 flats)	30	£3,751,328	13,427,805	12,632,130	11,843,275	11,061,239	10,280,020	9,517,620	8,756,038	8,001,275	7,253,331	6,512,205	5,777,897	
16	Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	30,690,598	28,813,709	26,933,031	25,053,353	23,200,305	21,468,257	19,732,420	18,000,583	16,268,746	14,536,909	12,805,072	
17	Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	50,646,346	47,299,726	43,953,109	40,606,492	37,259,875	33,913,260	30,566,645	27,220,030	23,873,415	20,526,800	17,180,185	
18	High density mixed use flattened scheme (300 flats)	300	£11,670,709	73,410,557	68,129,191	62,848,033	57,566,865	52,285,731	47,004,531	41,723,376	36,442,213	31,161,050	25,880,887	20,600,724	
19	Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	18,991,054	17,773,306	16,565,485	15,368,191	14,181,424	13,005,184	11,839,471	10,684,284	9,539,625	8,405,493	7,281,888	
20	High density mixed use flattened scheme (150 flats)	150	£7,440,907	52,963,824	49,217,188	45,469,444	41,721,652	37,973,858	34,226,064	30,478,270	26,730,476	22,982,682	19,234,888	15,487,094	
21	High density mixed use flattened scheme (480 flats)	480	£23,465,099	104,733,097	97,017,502	89,369,104	81,752,059	74,193,141	66,666,781	59,182,145	51,709,665	44,236,335	36,763,659	29,292,302	
22	Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	36,068,836	33,714,051	31,379,616	29,053,534	26,731,802	24,408,422	22,246,393	20,012,716	17,800,389	15,608,415	13,436,791	
23	High density mixed use flattened scheme (450 flats)	450	£16,746,317	88,604,416	81,045,083	73,585,670	66,126,834	58,668,574	51,210,318	43,752,062	36,293,806	28,835,550	21,377,294	13,919,038	
24	Medium density mixed use flattened scheme (40 flats)	40	£3,002,539	18,279,473	17,251,077	16,237,233	15,227,855	14,222,900	13,220,445	12,217,990	11,215,535	10,213,080	9,210,625	8,208,170	
25	Medium density mixed use flattened scheme (250 flats)	250	£35,508,400	172,206,024	167,133,184	162,060,344	156,987,504	151,914,664	146,841,824	141,768,984	136,696,144	131,623,304	126,550,464	121,477,624	
26	Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	73,468,893	68,401,921	63,376,317	58,351,739	53,327,161	48,302,583	43,278,005	38,253,427	33,228,849	28,204,271	23,179,693	
27	Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	52,161,123	48,926,983	45,702,795	42,542,558	39,392,275	36,299,943	33,175,563	30,109,135	27,070,659	24,000,136	21,077,564	
28	Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	101,173,182	93,000,964	84,886,605	76,804,643	68,754,287	60,728,178	52,697,212	44,644,251	36,636,491	28,703,480	20,845,217	
29	Medium density mixed use flattened scheme (500 flats)	500	£43,370,559	102,703,611	133,353,513	124,079,565	114,886,445	105,774,150	96,742,683	87,781,263	78,879,821	70,059,505	61,298,377	52,598,006	
30	Intermediation scheme (industrial with 12 flats)	12	£6,626,625	18,366,385	8,608,123	8,262,608	7,946,821	7,669,714	7,362,428	7,057,624	6,755,945	6,464,795	6,160,372	5,866,676	
31	High density mixed use flattened scheme (350 flats)	350	£20,085,834	102,774,731	96,499,726	90,219,535	84,024,155	77,883,589	71,797,835	65,766,893	59,790,764	53,869,447	48,002,943	42,191,251	
32	Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	101,173,182	93,000,964	84,886,605	76,804,643	68,754,287	60,728,178	52,697,212	44,644,251	36,636,491	28,703,480	20,845,217	
33	High density mixed use flattened scheme (500 flats)	500	£21,927,343	110,008,560	101,855,216	93,741,485	85,680,768	77,609,316	69,602,256	61,787,225	53,954,222	46,193,247	38,504,300	30,887,382	
34	Medium density mixed use flattened scheme (1750 flats)	1,750	£164,101,320	347,968,622	322,075,134	296,407,136	270,946,444	245,609,578	220,492,444	195,465,324	170,575,278	145,758,676	120,944,926	95,997,368	
35	High density mixed use flattened scheme (30 flats)	30	£1,235,005	11,386,438	10,643,671	9,907,320	9,177,386	8,453,888	7,736,768	7,028,063	6,321,816	5,623,965	4,932,530	4,247,512	
36	Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	20,229,175	19,001,044	17,783,440	16,576,363	15,379,813	14,193,790	13,018,293	11,853,324	10,698,882	9,554,967	8,421,578	
37	High density mixed use flattened scheme (400 flats)	400	£16,363,819	88,339,805	81,658,382	75,035,157	68,465,222	61,929,785	55,452,814	49,034,309	42,641,128	36,293,586	30,022,866	23,764,278	
38	High density mixed use flattened scheme (400 flats)	400	£17,444,449	99,135,438	82,424,600	75,772,228	69,178,324	62,623,903	56,108,895	49,652,708	43,255,344	36,916,802	30,637,083	24,387,866	
39	Medium density mixed use flattened scheme (100 flats)	100	£1,478,783	89,135,438	82,424,600	75,772,228	69,178,324	62,623,903	56,108,895	49,652,708	43,255,344	36,916,802	30,637,083	24,387,866	
40	High density mixed use flattened scheme (350 flats)	350	£17,336,936	86,507,580	80,202,845	73,952,654	67,757,274	61,616,708	55,530,953	49,500,012	43,523,883	37,500,711	31,698,742	25,891,926	
41	Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,703	10,285,883	9,209,061	8,132,241	
42	Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,900,453	17,823,632	16,746,811	15,669,989	14,593,168	13,516,347	12,439,525	11,362,703	10,285,883	9,209,061	8,132,241	
43	High density retirement flattened scheme (60 flats)	60	£1,000,000	22,091,988	20,637,036	19,184,634	17,764,786	16,347,488	14,942,743	13,550,549	12,170,907	10,803,817	9,449,279	8,107,292	
44	High density retirement flattened scheme (70 flats)	70	£1,000,000	22,091,988	20,637,036	19,184,634	17,764,786	16,347,488	14,942,743	13,550,549	12,170,907	10,803,817	9,449,279	8,107,292	
45	High density retirement flattened scheme (80 flats)	80	£1,000,000	22,091,988	20,637,036	19,184,634	17,764,786	16,347,488	14,942,743	13,550,549	12,170,907	10,803,817	9,449,279	8,107,292	
46	Medium density extracare flattened scheme (50 flats)	50	£3,087,513	17,304,486	16,137,861	14,981,318	13,834,857	12,688,477	11,572,178	10,455,961	9,349,625	8,253,770	7,167,797	6,091,905	
47	High density extracare flattened scheme (60 flats)	60	£3,087,513	20,774,674	19,374,713	17,986,849	16,611,083	15,247,415	13,895,844	12,556,371	11,228,956	9,913,718	8,610,538	7,319,456	
48	High density extracare flattened scheme (70 flats)	70	£3,087,513	24,244,863	22,611,564	20,992,380	19,387,309	17,796,353	16,219,510	14,686,782	13,108,167	11,573,696	10,053,280	8,547,008	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£9,171,614 PER HA

Description		No of units	BLV	Residual land values											
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Low density housing scheme (2 houses)	2	£458,581	1,267,395	1,199,473	1,132,126	1,065,354	999,160	933,541	868,498	804,031	740,139	676,000	614,085	
2	Low density housing scheme (4 houses)	4	£2,197,161	2,535,699	2,399,824	2,265,130	2,131,586	1,999,199	1,867,961	1,737,874	1,608,940	1,481,159	1,354,529	1,229,050	
3	Low density housing scheme (8 houses)	8	£2,081,956	5,706,401	5,400,395	5,097,334	4,790,864	4,488,968	4,203,702	3,911,008	3,620,908	3,330,396	3,040,486	2,766,154	
4	Medium density flattened scheme (5 flats)	5	£3,520,720	2,298,497	2,159,878	2,022,447	1,886,204	1,751,149	1,617,281	1,484,600	1,353,108	1,225,804	1,093,687	965,758	
5	Medium density flattened scheme (7 flats)	7	£3,366,865	3,321,423	3,027,339	2,824,624	2,644,163	2,455,008	2,267,638	2,081,889	1,897,764	1,712,321	1,534,542	1,356,424	
6	Medium density flattened scheme (250 flats)	250	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	£1,376,944	
7	Medium density flattened scheme (30 flats)	30	£1,376,942	12,698,227	12,185,245	11,408,973	10,639,409	9,876,555	9,120,410	8,370,976	7,628,250	6,892,234	6,162,927	5,440,370	
8	Medium density flattened scheme (75 flats)	75	£3,485,213	28,914,344	28,006,199	26,213,556	24,430,409	22,647,763	20,826,615	19,079,968	17,482,879	16,059,022	14,782,029	13,549,022	
9	Medium density flattened scheme (250 flats)	250	£13,482,272	174,396,388	69,927,708	64,740,637	59,965,175	55,291,231	50,629,076	46,008,440	41,429,412	36,891,993	32,366,183	27,941,962	
10	Medium density flattened scheme (600 flats)	600	£2,827,319	126,794,398	117,178,530	107,685,590	98,276,058	88,949,933	79,676,007	70,406,387	61,239,421	52,089,134	43,041,643	34,246,063	
11	Medium density mixed use flattened scheme (200 flats)	200	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	£1,189,534	
12	Medium density mixed use flattened scheme (400 flats)	400	£1,878,647	96,802,586	80,295,990	73,845,954	67,452,579	61,109,592	54,799,396	48,546,145	42,349,940	36,192,420	30,077,000	23,999,092	
13	Medium density mixed use flattened scheme (800 flats)	800	£2,446,762	37,910,966	35,997,633	34,100,833	32,226,596	30,386,832	28,569,629	26,778,958	24,964,862	23,062,927	21,271,548	19,508,726	
14	Interconversion scheme (industrial with 9 flats)	9	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	£2,659,768	
15	Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	13,427,895	12,632,130	11,843,275	11,061,239	10,286,020	9,517,620	8,759,038	8,001,275	7,268,331	6,542,205	5,777,887	
16	Medium density mixed use flattened scheme (75 flats)	75	£3,696,424	30,696,424	29,813,729	28,953,033	28,109,343	27,282,653	26,482,963	25,709,273	24,951,583	24,223,893	23,526,203	22,858,513	
17	Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	50,646,366	47,299,126	43,952,039	40,603,263	37,343,460	34,202,569	31,000,610	27,875,142	24,833,448	21,968,324	18,822,094	
18	High density mixed use flattened scheme (300 flats)	300	£6,933,740	173,410,557	68,129,951	62,688,608	57,245,331	51,822,054	46,425,777	41,052,500	35,727,223	30,438,946	25,217,409	20,026,022	
19	Medium density mixed use flattened scheme (50 flats)	50	£2,629,768	18,991,654	17,773,306	16,593,445	15,460,181	14,380,144	13,305,184	11,839,471	10,684,284	9,536,625	8,405,493	7,281,887	
20	High density mixed use flattened scheme (150 flats)	150	£4,420,718	£2,963,624	£2,963,624	£2,963,624	£2,963,624	£2,963,624	£2,963,624	£2,963,624	£2,963,624	£2,963,624	£2,963,624	£2,963,624	
21	High density mixed use flattened scheme (250 flats)	250	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	£13,327,027	
22	Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	36,068,356	33,714,051	31,379,616	29,065,534	26,771,802	24,498,422	22,245,303	20,012,716	17,800,389	15,608,415	13,436,791	
23	High density mixed use flattened scheme (450 flats)	450	£9,355,046	98,604,416	91,045,083	83,585,670	76,235,834	68,995,574	61,836,003	54,779,125	47,819,639	40,941,543	34,160,393	27,500,187	
24	Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	18,279,473	17,251,107	16,237,233	15,227,895	14,252,970	13,282,580	12,326,683	11,385,281	10,458,374	9,545,560	8,648,400	
25	Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	122,026,024	67,133,84	62,094,119	57,099,265	52,145,533	47,241,881	42,375,368	37,500,966	32,686,523	27,930,481	23,370,481	
26	Medium density mixed use flattened scheme (500 flats)	500	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	£15,839,853	
27	Medium density mixed use flattened scheme (1400 flats)	1400	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	£5,502,962	
28	Medium density mixed use flattened scheme (600 flats)	600	£3,502,196	101,173,182	93,000,964	84,888,605	76,804,643	68,754,287	60,726,178	52,697,212	44,644,251	36,636,491	28,703,483	20,845,217	
29	Medium density mixed use flattened scheme (500 flats)	500	£2,672,235	142,703,611	133,353,513	124,079,015	114,886,443	105,774,160	96,742,683	87,781,263	78,879,521	70,059,595	61,298,377	52,598,908	
30	Interconversion scheme (industrial with 12 flats)	12	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	£3,579,929	
31	Medium density mixed use flattened scheme (350 flats)	350	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	£12,474,711	
32	Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	£17,162,352	£16,318,484	£15,509,285	£14,738,517	£13,992,072	£13,281,456	£12,593,559	£11,924,662	£11,285,765	£10,678,868	£10,091,971	
33	High density mixed use flattened scheme (500 flats)	500	£13,023,692	110,008,560	101,855,216	93,741,485	85,680,768	77,669,316	69,692,256	61,787,225	53,964,222	46,193,247	38,506,300	30,897,382	
34	Medium density mixed use flattened scheme (1750 flats)	1,750	£97,429,255	347,962,322	322,075,014	296,407,120	270,945,448	245,679,618	220,442,444	195,465,324	170,075,278	145,768,612	120,494,928	95,997,368	
35	High density mixed use flattened scheme (250 flats)	250	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	£13,023,692	
36	Medium density mixed use flattened scheme (50 flats)	50	£3,330,457	20,229,175	19,001,044	17,763,440	16,576,963	15,359,613	14,193,790	13,023,213	11,853,324	10,698,862	9,554,964	8,421,578	
37	High density mixed use flattened scheme (400 flats)	400	£9,721,911	98,339,805	81,658,382	75,035,157	68,465,221	61,929,785	55,452,814	49,034,300	42,641,128	36,302,586	30,022,866	23,784,728	
38	High density mixed use flattened scheme (400 flats)	400	£10,363,924	189,156,438	82,424,600	75,772,228	69,177,324	62,596,324	56,188,095	49,826,708	43,562,334	36,916,802	30,037,683	24,387,866	
39	Medium density mixed use flattened scheme (1000 flats)	1000	£4,585,807	£3,514,801	£3,514,801	£3,514,801	£3,514,801	£3,514,801	£3,514,801	£3,514,801	£3,514,801	£3,514,801	£3,514,801	£3,514,801	
40	High density mixed use flattened scheme (350 flats)	350	£8,529,601	85,507,850	85,203,973	84,902,244	84,601,754	84,301,784	84,001,784	83,701,784	83,401,784	83,101,784	82,801,784	82,501,784	
41	Purpose Built Student Accommodation (medium density) 100 units	-	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	£4,585,807	
42	Purpose Built Student Accommodation (medium density) 100 units	-	£1,878,647	12,900,483	11,823,832	10,746,811	9,660,989	8,581,168	7,501,347	6,421,526	5,341,705	4,261,884	3,182,063	2,102,242	
43	High density retirement flattened scheme (60 flats)	60	£1,834,323	28,990,388	26,037,036	24,164,634	22,346,786	20,581,468	18,867,150	17,202,832	15,588,514	14,024,196	12,549,878	11,135,560	
44	High density retirement flattened scheme (70 flats)	70	£1,834,323	25,791,729	24,084,274	22,401,462	20,733,295	19,077,792	17,440,892	15,845,966	14,296,083	12,612,115	11,033,810	9,466,140	
45	High density retirement flattened scheme (80 flats)	80	£1,834,323	23,471,478	21,868,291	20,369,291	18,969,291	17,669,291	16,369,291	15,069,291	13,769,291	12,469,291	11,169,291	9,869,291	
46	Medium density estracram flattened scheme (50 flats)	50	£1,834,323	17,304,496	16,137,881	14,961,318	13,834,857	12,699,477	11,572,178	10,445,997	9,349,825	8,253,770	7,167,709	6,091,905	
47	High density estracram flattened scheme (60 flats)	60	£1,834,323	20,774,874	19,374,713	17,986,849	16,611,083	15,247,415	13,895,844	12,556,371	11,226,996	9,913,718	8,610,538	7,319,456	
48	High density estracram flattened scheme (70 flats)	70	£1,834,323	24,244,863	22,611,564	20,992,380	19,387,309	17,796,353	16,219,510	14,656,762	13,106,167	11,573,676	10,050,280	8,547,048	

Appendix 13 - Appraisal results – 70% social rent, 30% shared ownership (BTR)

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

LANDSCAPE LAND PLAN VIABILITY		Sales value £8,030 psm		A11 tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values									
BENDWORTH LOCAL VALUE VIABILITY		£15,437,565 PER HA																			
BENDWORTH LAND PLAN VIABILITY (SECONDARY OFFICES)																					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Low density housing scheme (2 houses)	2	£771,878	423,965	399,499	375,117	350,849	326,684	302,622	278,665	254,812	231,062	207,416	183,873								
2 Low density housing scheme (4 houses)	4	£1,543,757	848,810	799,857	751,113	702,576	654,246	606,124	558,209	510,502	463,003	415,710	368,626								
3 Low density housing scheme (8 houses)	8	£3,087,513	1,697,621	1,599,714	1,499,786	1,399,857	1,299,928	1,199,999	1,099,999	999,999	899,999	799,999	699,999								
4 Medium density flattened scheme (5 flats)	5	£154,586	587,072	537,575	488,200	439,216	390,355	341,707	293,272	245,048	197,336	149,237	101,651								
5 Medium density flattened scheme (7 flats)	7	£217,503	824,991	755,686	686,680	617,971	549,559	481,444	413,627	345,108	278,885	211,960	145,332								
6 Medium density flattened scheme (9 flats)	9	£262,254	1,057,127	972,030	879,316	790,985	703,036	615,460	528,284	441,481	355,061	269,023	183,367								
7 Medium density flattened scheme (30 flats)	30	£2,315,635	3,228,236	2,949,928	2,672,814	2,396,895	2,122,171	1,848,642	1,576,307	1,305,167	1,035,223	766,473	498,918								
8 Medium density flattened scheme (75 flats)	75	£5,866,275	7,983,481	7,262,899	6,543,333	5,823,203	5,103,073	4,382,943	3,662,813	2,942,683	2,222,553	1,502,423	882,073								
9 Medium density flattened scheme (250 flats)	250	£22,693,221	12,806,708	11,138,874	9,478,263	7,818,287	6,158,274	4,498,552	2,838,123	1,211,988	439,281	2,112,248	3,777,711								
10 Medium density mixed use flattened scheme (200 flats)	200	£38,438,508	5,413,384	1,915,459	1,022,316	5,170,980	8,789,980	12,369,112	15,987,634	19,657,374	23,318,836	26,987,737	30,583,077								
11 Medium density mixed use flattened scheme (200 flats)	200	£38,566,379	7,535,666	6,145,852	4,762,113	3,384,446	2,012,853	646,423	742,811	2,135,657	3,522,252	4,921,054	6,319,461								
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,253	3,088,733	780,405	1,532,437	3,865,213	6,215,852	8,571,333	10,942,193	13,343,835	15,739,348	18,124,000	20,497,792								
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,602	12,764,590	12,065,720	11,429,764	10,766,704	10,108,544	9,449,285	8,794,928	8,143,472	7,494,918	6,849,264	6,206,511								
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	6,600,008	6,515,382	6,431,118	6,347,218	6,263,681	6,180,509	6,097,699	6,015,252	5,933,168	5,851,448	5,770,091								
15 Medium density mixed use flattened scheme (30 flats)	30	£1,731,338	3,731,543	3,449,425	3,168,519	2,888,824	2,610,340	2,333,067	2,057,005	1,782,155	1,508,515	1,236,085	964,868								
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	7,622,899	6,990,117	6,360,209	5,730,291	5,100,373	4,470,455	3,840,537	3,220,619	2,600,701	1,980,783	1,360,865								
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	7,762,562	6,595,412	5,433,333	4,276,325	3,124,388	1,969,058	810,838	344,426	1,508,854	2,670,435	3,841,652								
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	5,631,235	3,749,015	1,896,261	8,342	1,922,683	3,836,640	5,760,636	7,689,618	9,644,722	11,592,830	13,532,105								
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	3,863,620	2,936,126	2,508,130	2,081,998	1,657,733	1,235,330	814,793	396,120	21,005	442,279	861,660								
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	8,633,734	7,466,568	6,304,473	5,147,450	3,995,497	2,848,616	1,695,207	545,103	609,024	1,766,257	2,930,155								
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	4,766,149	1,953,267	892,052	3,754,506	6,647,431	9,540,617	12,458,658	15,412,471	18,361,213	21,296,613	24,218,674								
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	7,551,279	6,726,958	5,906,216	5,080,050	4,275,463	3,465,454	2,659,023	1,856,109	1,059,895	261,199	547,412								
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	8,345,162	4,084,885	1,818,807	434,128	2,711,507	4,989,038	7,260,581	9,533,165	11,828,580	14,103,235	16,366,885								
24 Medium density mixed use flattened scheme (450 flats)	450	£16,746,317	8,345,162	4,084,885	1,818,807	434,128	2,711,507	4,989,038	7,260,581	9,533,165	11,828,580	14,103,235	16,366,885								
25 Medium density mixed use flattened scheme (250 flats)	250	£35,505,508	7,783,789	6,018,063	4,260,048	2,503,333	738,429	1,034,208	2,810,180	4,578,223	6,368,263	8,150,676	9,925,022								
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	9,744,072	7,978,346	6,220,331	4,470,030	2,727,439	971,529	789,619	2,557,681	4,317,773	6,099,285	7,873,631								
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,688	11,536,555	10,409,888	9,288,113	8,171,229	7,059,235	5,950,185	4,838,627	3,732,003	2,630,313	1,533,556	441,732								
28 Medium density mixed use flattened scheme (600 flats)	600	£1,785,000	25,184,355	21,818,487	18,467,237	15,122,534	11,767,146	8,426,523	5,075,088	1,724,407	1,671,107	5,105,884	8,572,731								
29 Interconversion scheme (industrial with 12 flats)	12	£3,576,929	4,988,578	4,875,743	4,763,392	4,651,525	4,540,144	4,429,246	4,318,832	4,208,904	4,099,459	3,990,499	3,882,023								
30 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	22,684,079	20,684,705	18,494,953	16,314,823	14,144,316	11,983,378	9,814,018	7,654,365	5,504,418	3,351,471	1,197,290								
31 Medium density mixed use flattened scheme (180 flats)	180	£12,926,957	16,168,061	14,763,305	13,363,992	11,970,722	10,583,495	9,194,472	7,809,901	6,431,416	5,059,017	3,692,703	2,332,474								
32 High density mixed use flattened scheme (500 flats)	500	£1,929,343	5,902,002	2,961,889	10,567	2,972,416	5,985,845	8,992,107	12,032,896	15,094,909	18,166,463	21,224,114	24,267,861								
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,349	21,029,501	11,411,170	1,752,257	6,034,042	17,937,101	27,800,487	37,939,082	48,128,305	58,411,217	68,647,595	78,837,440								
34 High density mixed use flattened scheme (30 flats)	30	£1,235,005	1,989,029	1,707,462	1,447,030	1,187,732	929,568	672,540	416,645	161,884	93,142	349,467	604,680								
35 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	4,826,004	4,396,307	3,967,859	3,541,258	3,116,506	2,693,604	2,272,550	1,852,438	1,431,488	1,012,403	595,183								
36 High density mixed use flattened scheme (400 flats)	400	£16,363,819	3,755,854	1,346,008	1,076,413	3,537,123	5,986,936	8,461,293	10,933,913	13,438,963	15,932,723	18,415,194	20,886,376								
37 High density mixed use flattened scheme (400 flats)	400	£17,444,449	5,588,451	3,178,055	779,336	1,648,175	4,097,988	6,543,494	9,012,623	11,491,931	13,985,692	16,468,163	18,939,345								
38 Medium density mixed use flattened scheme (100 flats)	100	£7,718,733	6,588,995	5,731,115	4,896,969	4,060,459	3,239,583	2,416,342	1,594,333	768,742	53,983	884,704	1,711,690								
40 High density mixed use flattened scheme (350 flats)	350	£14,356,030	11,802,718	10,287,253	8,941,660	7,654,365	6,319,461	5,059,017	3,841,652	2,670,435	1,502,423	882,073	498,918								
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538								
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538								
43 High density retirement flattened scheme (60 flats)	60	£100,000	4,287,000	3,771,190	3,257,609	2,746,261	2,237,142	1,730,254	1,225,997	721,990	215,599	292,937	802,469								
44 High density retirement flattened scheme (70 flats)	70	£100,000	5,009,084	4,407,301	3,808,121	3,211,543	2,617,568	2,026,194	1,437,423	849,991	259,198	333,960	628,439								
45 High density retirement flattened scheme (80 flats)	80	£100,000	5,731,169	5,043,414	4,358,633	3,676,826	2,997,992	2,322,133	1,649,249	977,993	302,797	375,025	1,054,410								
46 Medium density extracare flattened scheme (50 flats)	50	£100,000	3,045,006	2,631,832	2,220,447	1,810,854	1,403,050	997,037	590,883	183,470	225,519	635,467	1,043,576								
47 High density extracare flattened scheme (60 flats)	60	£100,000	3,683,109	3,167,295	2,673,628	2,182,110	1,692,741	1,205,521	718,269	229,369	261,283	753,227	1,242,962								
48 High density extracare flattened scheme (70 flats)	70	£100,000	4,281,213	3,702,758	3,126,810	2,553,368	1,982,433	1,414,003	845,656	275,267	207,048	870,987	1,442,348								

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£9,171,614 PER HA										Residual land values									
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1	Low density housing scheme (2 houses)	2	£458,581	423,905	399,480	375,117	350,648	326,654	302,222	278,665	254,912	231,062	207,416	183,673							
2	Low density housing scheme (4 houses)	4	£917,161	848,810	798,957	751,113	702,576	654,246	606,128	558,209	510,622	463,003	415,710	368,626							
3	Low density housing scheme (8 houses)	8	£2,081,956	1,910,612	1,800,470	1,690,795	1,581,257	1,472,645	1,364,871	1,256,763	1,149,422	1,042,847	936,140	830,200							
4	Medium density flattened scheme (6 flats)	6	£3,083,720	2,897,072	2,737,575	2,595,280	2,459,216	2,306,955	2,147,707	2,032,272	1,909,658	1,786,628	1,663,237	1,539,851							
5	Medium density flattened scheme (9 flats)	9	£4,625,580	4,345,608	4,114,362	3,903,920	3,711,971	3,489,535	3,251,012	3,046,138	2,849,552	2,656,444	2,466,737	2,281,674							
6	Medium density flattened scheme (9 flats)	9	£5,509,297	1,057,127	968,030	879,316	790,985	703,036	615,490	528,284	441,841	355,051	269,023	183,367							
7	Medium density flattened scheme (30 flats)	30	£1,374,742	3,228,236	2,904,928	2,672,814	2,396,895	2,122,171	1,848,462	1,576,307	1,301,167	1,030,223	766,473	498,367							
8	Medium density flattened scheme (75 flats)	75	£3,485,213	7,085,461	6,449,072	5,817,398	5,188,433	4,562,503	3,936,599	3,317,922	2,699,871	2,084,548	1,471,947	892,071							
9	Medium density flattened scheme (150 flats)	150	£6,970,426	12,166,912	11,018,874	9,814,268	8,419,264	6,914,261	5,419,257	4,124,252	2,929,747	1,934,742	1,249,737	764,732							
10	Medium density flattened scheme (600 flats)	600	£22,837,319	5,413,264	1,915,458	1,022,316	517,980	8,760,590	12,366,112	15,987,634	19,607,574	23,316,380	26,957,737	30,583,077							
11	Medium density mixed use flattened scheme (200 flats)	200	£18,159,795	7,535,696	6,164,852	4,762,113	3,364,243	3,868,416	5,462,663	6,462,423	7,42,811	8,382,562	9,322,262	10,291,624							
12	Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	3,098,733	790,405	532,437	3,985,213	3,985,213	8,215,852	8,571,333	10,942,193	13,343,835	15,739,348	18,124,000							
13	Medium density mixed use flattened scheme (80 flats)	80	£3,445,762	12,764,500	12,695,726	11,420,764	11,068,704	10,106,544	9,440,285	8,704,028	7,954,762	7,205,492	6,456,222	5,706,952							
14	Intensification scheme	9	£2,659,705	6,670,088	6,515,352	6,451,117	6,261,216	6,071,315	5,881,414	5,691,513	5,501,612	5,311,711	5,121,810	4,931,909							
15	Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	3,731,543	3,440,425	3,168,519	2,896,784	2,610,340	2,333,067	2,057,075	1,782,156	1,508,515	1,236,055	964,868							
16	Medium density mixed use flattened scheme (75 flats)	75	£2,696,542	7,622,899	6,960,117	6,300,209	5,634,173	4,980,011	4,337,722	3,889,305	3,043,762	2,401,092	1,761,294	1,124,371							
17	Medium density mixed use flattened scheme (150 flats)	150	£6,603,562	7,702,502	6,595,412	5,433,333	4,276,325	3,124,388	1,960,758	810,838	344,426	1,900,854	2,670,435	3,941,652							
18	High density mixed use flattened scheme (450 flats)	450	£10,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962							
19	Medium density mixed use flattened scheme (50 flats)	50	£2,659,768	3,353,320	3,048,126	2,508,130	2,081,968	1,687,733	1,235,330	814,793	396,120	21,005	442,279	861,660							
20	High density mixed use flattened scheme (150 flats)	150	£4,240,718	6,633,734	7,466,568	6,304,473	5,147,460	3,905,407	2,848,616	1,895,207	545,103	809,024	1,768,257	2,930,156							
21	High density mixed use flattened scheme (480 flats)	480	£13,940,853	4,798,140	1,953,287	882,052	3,754,506	6,847,431	9,540,617	12,459,658	15,412,417	18,361,213	21,298,813	24,216,814							
22	Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	7,551,279	6,728,565	5,905,215	5,089,550	4,273,463	3,456,455	2,659,023	1,854,709	1,056,895	261,199	74,672							
23	High density mixed use flattened scheme (450 flats)	450	£9,355,040	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962	1,821,962							
24	Medium density mixed use flattened scheme (40 flats)	40	£5,502,968	6,611,544	6,310,357	5,014,743	5,753,363	5,471,897	5,123,245	4,831,107	4,541,482	4,254,367	3,969,774	3,687,601							
25	Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	7,783,798	6,018,063	4,260,049	2,510,333	739,429	1,034,208	2,810,180	4,572,223	6,368,263	8,100,676	9,925,022							
26	Medium density mixed use flattened scheme (250 flats)	250	£16,117,198	9,744,072	7,976,346	6,220,331	4,470,030	2,727,439	871,529	769,619	2,597,681	4,317,763	6,099,295	7,873,631							
27	Medium density mixed use flattened scheme (140 flats)	140	£3,502,960	6,502,960	6,502,960	6,502,960	6,502,960	6,502,960	6,502,960	6,502,960	6,502,960	6,502,960	6,502,960	6,502,960							
28	Medium density mixed use flattened scheme (600 flats)	600	£2,102,365	441,340	3,326,331	5,633,501	8,946,331	12,259,162	15,572,000	18,884,832	22,193,662	25,508,493	28,819,322	32,055,152							
29	Medium density mixed use flattened scheme (500 flats)	500	£2,677,223	25,154,355	21,816,487	18,467,237	15,122,534	11,767,149	8,426,253	5,075,088	1,724,457	1,671,107	5,105,884	8,572,737							
30	Intensification scheme (industrial with 12 flats)	12	£3,576,929	4,968,578	4,675,743	4,793,302	4,611,525	4,450,144	4,296,524	4,138,932	4,208,904	4,099,459	3,980,029	3,862,023							
31	Medium density mixed use flattened scheme (350 flats)	350	£2,008,624	22,894,079	20,684,705	18,484,453	16,284,623	14,084,792	11,884,961	9,685,130	7,485,300	5,285,478	3,085,656	1,197,290							
32	High density mixed use flattened scheme (150 flats)	150	£1,464,511	16,464,511	16,464,511	16,464,511	16,464,511	16,464,511	16,464,511	16,464,511	16,464,511	16,464,511	16,464,511	16,464,511							
33	High density mixed use flattened scheme (500 flats)	500	£1,023,692	5,502,292	2,961,899	10,567	2,972,416	5,985,845	8,992,170	12,032,896	15,054,909	18,066,463	21,224,114	24,297,861							
34	Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	21,029,501	11,411,170	7,222,257	6,034,402	4,797,101	27,850,449	37,339,082	46,128,305	55,411,217	65,847,595	76,837,440							
35	High density mixed use flattened scheme (30 flats)	30	£734,229	1,969,029	1,707,462	1,447,030	1,167,732	929,566	672,540	416,645	191,884	93,142	349,487	694,880							
36	Medium density mixed use flattened scheme (50 flats)	50	£5,393,497	6,611,544	6,310,357	5,014,743	5,753,363	5,471,897	5,123,245	4,831,107	4,541,482	4,254,367	3,969,774	3,687,601							
37	High density mixed use flattened scheme (400 flats)	400	£9,721,971	8,285,554	3,948,005	1,075,411	3,641,755	3,641,755	8,285,554	8,285,554	9,721,971	13,438,983	15,952,723	18,465,193							
38	High density mixed use flattened scheme (400 flats)	400	£10,363,924	5,589,451	3,718,095	779,738	3,641,755	4,077,068	6,543,494	9,012,913	11,491,931	13,982,962	16,478,165	18,930,345							
39	Medium density mixed use flattened scheme (100 flats)	100	£4,588,807	6,508,905	5,781,115	4,896,960	4,066,459	3,239,553	2,416,342	1,594,333	768,742	53,983	884,704	1,711,690							
40	High density mixed use flattened scheme (330 flats)	330	£5,826,601	6,896,776	6,498,658	2,425,973	18,202	2,094,761	4,392,382	6,958,165	9,841,697	12,856,407	15,956,660	18,950,454							
41	Purpose Built Student Accommodation (medium density 100 units)	-	£454,580	12,454,580	12,454,580	12,454,580	12,454,580	12,454,580	12,454,580	12,454,580	12,454,580	12,454,580	12,454,580	12,454,580							
42	Purpose Built Student Accommodation (medium density 100 units)	-	£1,375,742	18,902,111	17,825,254	16,748,306	15,671,339	14,594,462	13,517,825	12,440,967	11,364,110	10,287,293	9,210,395	8,133,538							
43	High density retirement flat scheme (60 flats)	60	£1,834,323	4,267,000	3,771,190	3,268,706	2,760,291	2,251,242	1,730,254	1,225,957	721,990	215,599	292,937	802,499							
44	High density retirement flat scheme (60 flats)	60	£1,834,323	5,009,094	4,407,301	3,808,121	3,211,543	2,617,566	2,026,194	1,437,423	889,491	255,518	333,980	920,439							
45	High density retirement flat scheme (80 flats)	80	£1,834,323	5,731,160	5,043,414	4,358,633	3,671,852	2,986,072	2,300,193	1,610,626	995,079	390,197	505,190	1,043,576							
46	Medium density extracare flat scheme (50 flats)	50	£3,065,056	2,651,832	2,351,832	2,051,832	1,751,832	1,451,832	1,151,832	851,832	551,832	251,832	65,467	1,043,576							
47	Medium density extracare flat scheme (60 flats)	60	£1,834,323	3,663,190	3,167,295	2,672,628	2,178,110	1,682,741	1,205,521	718,269	229,367	261,283	753,277	1,242,962							
48	High density extracare flat scheme (70 flats)	70	£1,834,323	4,261,213	3,702,758	3,126,810	2,562,380	1,982,453	1,414,003	845,658	275,267	297,048	870,897	1,442,348							

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

LANDSCAPE LAND PLAN VIABILITY		Sales value £8,806 psm		A/H tenure		Rented 70%		SO 30%		Flat Hms 0%															
BENWDORCH LOCAL VALUE (SENIOR OFFICES)		£16,437,565 PER HA																							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Residual land values											
1 Low density housing scheme (2 houses)	2	£771,878	509,923	480,970	452,139	423,431	394,846	366,382	338,042	309,824	281,730	253,757	225,808												
2 Low density housing scheme (4 houses)	4	£1,543,757	1,020,725	962,818	905,157	847,741	790,589	733,643	676,963	620,527	564,337	508,303	452,693												
3 Low density housing scheme (9 houses)	9	£3,504,327	2,297,424	2,167,133	2,037,394	1,908,207	1,779,572	1,651,488	1,523,957	1,396,978	1,270,559	1,144,674	1,019,351												
4 Medium density flattened scheme (5 flats)	5	£514,586	769,733	710,721	651,961	593,453	535,198	477,190	419,448	361,940	304,704	247,713	190,972												
5 Medium density flattened scheme (7 flats)	7	£671,503	1,080,716	998,091	915,821	833,902	752,339	671,129	590,272	509,770	429,620	349,824	270,383												
6 Medium density flattened scheme (9 flats)	9	£926,254	1,385,916	1,279,693	1,173,925	1,068,612	963,752	859,348	755,398	651,903	548,863	446,277	344,147												
7 Medium density flattened scheme (30 flats)	30	£2,315,635	4,282,176	3,948,971	3,617,189	3,286,834	2,957,905	2,630,404	2,304,329	1,979,082	1,656,460	1,334,665	1,014,297												
8 Medium density flattened scheme (75 flats)	75	£5,866,275	9,565,366	8,801,677	8,041,260	7,284,114	6,530,242	5,779,641	5,032,313	4,288,256	3,547,473	2,809,960	2,075,721												
9 Medium density flattened scheme (250 flats)	250	£22,693,221	19,830,292	17,796,802	15,771,679	13,755,231	11,748,131	9,740,588	7,759,680	5,768,981	3,773,409	1,789,723	825,000												
10 Medium density mixed use flattened scheme (200 flats)	200	£38,459,508	13,349,455	11,670,762	9,999,360	8,335,247	6,672,420	5,009,584	3,346,912	1,685,206	49,961	1,638,418	3,315,914												
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	13,321,098	10,539,463	7,769,962	4,970,405	2,200,979	603,187	3,439,311	6,305,839	9,102,634	12,113,903	15,046,328												
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	15,367,462	14,581,973	13,779,963	12,981,432	12,186,378	11,384,803	10,606,706	9,822,807	9,040,946	8,263,284	7,486,100												
14 Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,884	6,918,366	6,817,157	6,716,381	6,616,036	6,516,127	6,416,651	6,317,609	6,218,968	6,120,822	6,023,079	5,925,770												
15 Medium density mixed use flattened scheme (30 flats)	30	£2,731,338	4,792,738	4,455,344	4,119,393	3,784,888	3,451,827	3,120,210	2,790,038	2,461,310	2,134,027	1,808,188	1,483,794												
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	10,186,102	9,389,804	8,596,942	7,807,516	7,021,530	6,238,980	5,456,867	4,684,190	3,911,950	3,143,147	2,377,781												
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,442	12,513,442	11,100,693	9,692,085	8,289,935	6,883,216	5,502,960	4,118,818	2,740,763	1,366,544	26,237	1,423,430												
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	13,492,555	11,237,487	9,875,823	8,716,610	7,610,610	6,487,308	5,352,942	4,228,518	3,103,942	2,000,157	9,360,273												
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	5,032,124	4,518,994	4,008,080	3,495,266	2,982,897	2,468,318	1,951,647	1,477,213	975,014	475,052	23,020												
20 High density mixed use flattened scheme (150 flats)	150	£7,440,097	13,371,521	11,967,501	10,563,225	9,160,717	7,764,327	6,374,052	4,989,895	3,611,655	2,239,931	858,478	525,632												
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	16,631,174	13,243,866	9,871,316	6,485,544	3,101,593	299,613	3,752,496	7,241,809	10,757,326	14,317,146	17,887,943												
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	10,819,016	9,830,365	8,845,983	7,861,741	6,879,256	5,901,111	4,927,246	3,957,683	2,992,419	2,031,456	1,074,794												
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	15,929,304	13,181,083	10,456,182	7,725,879	5,017,912	2,319,772	381,731	3,114,505	5,844,937	8,595,691	11,366,324												
24 Medium density mixed use flattened scheme (40 flats)	40	£2,625,559	4,363,863	3,989,324	3,614,589	3,240,050	2,865,511	2,490,969	2,116,431	1,741,888	1,367,353	984,980	696,966												
25 Medium density mixed use flattened scheme (250 flats)	250	£35,505,410	15,181,026	13,032,138	10,890,313	8,757,828	6,634,682	4,520,677	2,416,411	294,900	1,845,973	3,981,738	6,136,762												
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	17,111,849	14,979,938	12,850,597	10,718,111	8,594,366	6,481,160	4,376,684	2,281,569	171,963	1,961,178	4,087,335												
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	16,043,537	14,682,103	13,326,551	11,976,883	10,633,097	9,295,194	7,963,173	6,637,035	5,316,780	3,993,588	2,673,107												
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	12,844,031	9,209,520	5,549,983	1,886,380	1,813,514	5,572,923	9,362,924	13,199,427	17,098,531	21,014,193	24,912,082												
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,603	18,369,055	14,831,689	11,308,553	7,780,843	4,228,732	679,459	2,912,859	6,549,613	10,206,955	13,904,895	17,628,967												
30 Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	5,413,057	5,278,111	5,143,743	5,009,951	4,878,738	4,744,103	4,612,046	4,480,568	4,349,665	4,219,340	4,089,594												
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	32,029,098	29,367,461	26,716,796	24,077,703	21,450,183	18,829,206	16,207,349	13,597,143	10,998,591	8,402,246	5,803,424												
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	21,806,059	20,107,053	18,415,328	16,730,888	15,053,732	13,383,858	11,721,268	10,065,962	8,417,938	6,767,486	5,121,456												
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	18,369,055	14,831,689	11,308,553	7,780,843	4,228,732	679,459	2,912,859	6,549,613	10,206,955	13,904,895	17,628,967												
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,329	61,849,043	50,346,099	38,819,601	27,288,340	15,714,503	4,123,724	7,676,326	16,638,303	31,732,078	44,037,807	56,515,112												
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	2,989,534	2,674,810	2,361,445	2,049,438	1,738,790	1,429,501	1,121,571	814,999	509,786	295,632	88,036												
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	6,495,109	5,977,899	5,462,906	4,950,128	4,439,595	3,931,219	3,425,088	2,921,172	2,419,472	1,919,988	1,421,219												
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	13,981,597	11,070,648	8,172,368	5,280,568	2,371,186	533,362	3,498,503	6,462,663	9,456,668	12,480,566	15,503,367												
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	15,771,107	12,875,702	9,977,441	7,071,868	4,203,782	1,307,250	1,609,556	4,567,289	7,538,909	10,533,535	13,556,336												
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,163	9,878,076	8,867,921	7,862,129	6,860,700	5,863,634	4,870,931	3,882,509	2,888,613	1,918,998	937,538	45,849												
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	16,283,624	13,578,953	10,886,042	8,200,156	5,499,863	2,811,466	1,212,233	2,619,943	5,367,928	8,130,711	10,927,268												
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538												
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538												
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	5,975,098	5,771,924	5,573,453	5,375,000	5,176,546	4,978,092	4,779,638	4,581,184	4,382,730	4,184,276	4,000,000												
44 High density retirement flattened scheme (70 flats)	70	£1,000,000	5,975,098	5,771,924	5,573,453	5,375,000	5,176,546	4,978,092	4,779,638	4,581,184	4,382,730	4,184,276	4,000,000												
45 High density retirement flattened scheme (80 flats)	80	£1,000,000	5,975,098	5,771,924	5,573,453	5,375,000	5,176,546	4,978,092	4,779,638	4,581,184	4,382,730	4,184,276	4,000,000												
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	4,401,996	3,918,136	3,436,365	2,956,682	2,479,089	2,003,585	1,530,170	1,058,842															
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	5,291,497	4,710,860	4,132,729	3,557,108	2,983,989	2,413,379	1,845,274	1,275,894	148,442	242,232	42,332												
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	6,190,999	5,603,884	5,020,005	4,437,320	3,858,888	3,283,172	2,700,360	2,120,572	842,878	186,615	485,907												

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

LANDMARK LOCAL PLAN VIABILITY		Sales value £9,583 psm		AH tenure		Rented 70%		SO 30%		Frst Hms 0%		Residual land values													
BENDWORTH LAND VALUE VIABILITY		£16,437,565 PER HA																							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Low density housing scheme (2 houses)	2	£771,878	985,882	982,451	929,161	496,013	463,006	430,141	397,419	364,837	332,397	300,097	267,841												
2 Low density housing scheme (4 houses)	4	£1,543,757	1,192,642	1,125,780	1,059,200	992,904	926,892	861,162	795,715	730,562	665,672	601,075	536,760												
3 Low density housing scheme (9 houses)	9	£3,504,327	2,684,235	2,533,795	2,383,993	2,234,827	2,086,296	1,938,406	1,791,151	1,644,534	1,498,553	1,353,209	1,208,502												
4 Medium density flattened scheme (5 flats)	5	£514,586	982,394	883,867	815,632	747,690	680,041	612,685	545,621	478,850	412,372	346,187	280,294												
5 Medium density flattened scheme (7 flats)	7	£871,503	1,336,440	1,240,496	1,144,960	1,040,835	955,119	860,813	766,916	673,426	580,355	487,689	395,433												
6 Medium density flattened scheme (9 flats)	9	£926,254	1,714,706	1,591,356	1,468,534	1,340,239	1,224,470	1,103,228	982,513	862,326	742,665	623,511	504,925												
7 Medium density flattened scheme (30 flats)	30	£2,315,635	5,331,534	4,945,129	4,560,373	4,176,773	3,793,641	3,412,167	3,032,351	2,654,165	2,277,697	1,902,858	1,529,671												
8 Medium density flattened scheme (75 flats)	75	£5,866,275	12,043,417	11,154,183	10,265,130	9,370,796	8,486,280	7,620,583	6,746,703	5,876,641	5,010,398	4,147,973	3,289,366												
9 Medium density flattened scheme (250 flats)	250	£22,893,221	26,786,475	24,404,234	22,032,228	19,670,458	17,317,558	14,959,258	12,611,289	10,273,592	7,946,225	5,625,860	3,294,466												
10 Medium density mixed use flattened scheme (200 flats)	600	£38,422,940	34,822,940	29,610,000	25,868,880	23,129,310	20,280,239	18,238,349	16,200,367	14,238,349	12,268,349	10,300,367	8,330,367												
11 Medium density mixed use flattened scheme (200 flats)	200	£19,566,376	16,138,750	17,168,750	15,196,502	13,222,810	11,277,694	9,331,139	7,383,152	5,435,900	3,514,522	1,581,802	355,139												
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	23,374,677	20,099,033	16,837,604	13,588,782	10,321,194	7,067,976	3,795,505	523,970	2,814,044	6,188,748	9,601,776												
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,692	18,010,332	17,066,220	16,130,162	15,196,160	14,266,213	13,340,321	12,418,483	11,500,702	10,586,976	9,677,304	8,771,688												
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	7,236,726	7,118,933	7,001,643	6,884,856	6,768,574	6,652,794	6,537,518	6,422,748	6,308,476	6,194,709	6,081,447												
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	5,853,935	5,461,263	5,070,288	4,680,952	4,293,314	3,907,353	3,523,071	3,140,468	2,759,540	2,380,292	2,002,721												
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	12,740,724	11,814,883	10,893,025	9,971,862	9,054,050	8,140,238	7,230,427	6,324,617	5,422,808	4,524,999	3,631,190												
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	17,211,274	15,562,560	13,920,949	12,286,440	10,650,035	9,028,396	7,401,907	5,782,580	4,170,415	2,565,413	954,853												
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	21,245,290	18,608,376	16,971,725	15,333,953	10,707,700	8,082,366	5,450,436	2,823,808	181,333	2,509,321	5,222,238												
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	6,700,629	6,100,587	5,503,127	4,908,250	4,315,956	3,726,245	3,139,116	2,554,569	1,970,716	1,385,735	803,362												
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	18,069,353	16,420,624	14,778,967	13,144,473	11,517,053	9,886,735	8,272,965	6,653,941	5,041,461	3,436,443	1,838,587												
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	28,288,841	24,330,207	20,386,736	16,464,426	12,523,322	8,591,031	4,640,616	887,165	3,347,484	7,428,882	11,559,003												
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	14,066,276	12,908,475	11,755,659	10,607,827	9,464,981	8,327,120	7,194,244	6,059,196	4,927,943	3,801,714	2,680,507												
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	25,368,034	22,135,860	18,930,852	15,730,062	12,528,225	9,404,819	6,249,026	3,115,812	2,741,9	3,214,697	6,415,551												
24 Medium density mixed use flattened scheme (40 flats)	40	£3,652,539	8,908,202	8,479,779	8,054,858	7,633,439	7,215,522	6,801,107	6,390,194	5,982,783	5,578,874	5,178,466	4,781,561												
25 Medium density mixed use flattened scheme (250 flats)	250	£10,998,746	22,489,249	19,976,655	17,474,324	14,984,055	12,502,209	10,009,475	7,527,709	5,056,910	2,597,080	125,129	2,381,027												
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	24,420,071	21,907,477	19,405,746	16,914,877	14,434,871	11,965,728	9,487,992	7,017,194	4,507,363	2,108,500	360,466												
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	20,550,520	18,954,316	17,364,590	15,782,537	14,206,958	12,638,253	11,076,422	9,521,465	7,973,382	6,432,174	4,897,839												
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	25,806,276	21,538,108	17,299,426	13,042,992	8,782,834	4,504,048	207,039	4,187,865	8,638,707	13,159,829	17,768,938												
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,538	24,338,940	20,846,924	16,350,919	12,042,919	7,782,834	3,504,048	207,039	4,187,865	8,638,707	13,159,829	17,768,938												
30 Interinfrastructure scheme (industrial with 12 flats)	12	£6,020,651	5,837,535	5,690,479	5,524,092	5,368,377	5,213,333	5,058,960	4,905,299	4,752,220	4,599,869	4,448,182	4,297,164												
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	41,102,618	37,981,101	34,873,091	31,778,589	28,686,487	25,603,215	22,533,523	19,477,410	16,434,878	13,387,261	10,349,538												
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	27,429,785	25,445,287	23,466,666	21,491,055	19,523,968	17,565,405	15,615,365	13,673,847	11,740,854	9,816,384	7,900,437												
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	30,631,144	28,491,717	26,370,242	24,253,919	22,138,241	20,016,702	17,900,194	15,782,834	13,665,384	11,557,934	9,448,484												
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,339	102,212,998	88,606,938	75,059,881	61,571,826	48,142,773	34,724,349	21,258,670	7,702,304	6,039,881	20,049,446	34,309,489												
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	4,010,041	3,642,158	3,275,960	2,911,144	2,548,012	2,186,463	1,826,496	1,468,114	1,111,315	756,099	402,467												
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	8,163,614	7,559,492	6,957,953	6,358,998	5,762,624	5,168,834	4,577,625	3,989,000	3,402,958	2,819,498	2,238,620												
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	24,043,851	20,639,842	17,250,596	13,876,115	10,489,587	7,107,859	3,726,504	331,220	3,124,236	6,603,125	10,120,358												
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	25,799,263	22,417,768	19,028,523	15,654,942	12,294,324	8,912,914	5,546,112	2,163,816	1,235,290	4,702,470	8,194,715												
39 Medium density mixed use flattened scheme (100 flats)	100	£7,718,763	13,187,258	12,004,729	10,827,290	9,654,942	8,487,686	7,325,519	6,168,445	5,016,460	3,860,567	2,727,765	1,591,053												
40 High density mixed use flattened scheme (350 flats)	350	£14,396,201	25,546,252	22,385,385	19,238,200	16,095,839	12,945,833	9,809,644	6,679,000	3,533,424	307,154	2,806,609	6,030,992												
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538												
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538												
43 High density retirement flattened scheme (60 flats)	60	£3,087,513	7,664,366	6,972,658	6,283,893	5,598,103	4,915,286	4,235,441	3,558,572	2,884,674	2,213,752	1,545,801	880,825												
44 High density retirement flattened scheme (70 flats)	70	£3,087,513	8,949,380	8,142,348	7,338,786	6,538,692	5,742,068	4,948,913	4,159,226	3,373,009	2,590,261	1,810,981	1,035,171												
45 High density retirement flattened scheme (80 flats)	80	£3,087,513	10,234,365	9,312,039	8,393,678	7,479,281	6,568,850	5,662,383	4,759,881	3,861,343	2,966,770	2,076,161	1,189,518												
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	5,758,986	5,204,446	4,652,282	4,102,512	3,555,129	3,010,134	2,467,525	1,927,304	1,389,470	854,024	317,791												
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	6,919,885	6,254,426	5,591,830	4,932,011	4,275,237	3,621,237	2,970,101	2,321,831	1,676,426	1,033,895	390,539												
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	8,060,794	7,304,410	6,531,380	5,761,880	4,995,344	4,232,340	3,472,678	2,718,598	1,963,381	1,213,746	463,349												

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £10,359 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£15,437,565 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	£81,839	£43,931	£66,183	£66,183	£51,168	£493,901	£456,795	£419,849	£383,064	£446,438	£309,978
2 Low density housing scheme (4 houses)	4	£1,543,757	1,364,558	1,298,741	1,213,244	1,138,099	1,063,214	988,681	914,468	840,577	767,006	693,757	620,828
3 Low density housing scheme (9 houses)	9	£3,504,327	3,071,046	2,900,458	2,730,590	2,561,448	2,393,024	2,225,323	2,058,345	1,892,089	1,726,555	1,561,743	1,397,653
4 Medium density flattened scheme (5 flats)	5	£514,586	1,135,055	1,057,013	979,304	901,927	824,884	748,173	671,796	595,751	520,040	444,661	369,615
5 Medium density flattened scheme (7 flats)	7	£871,503	1,592,166	1,482,901	1,374,101	1,265,767	1,157,899	1,050,498	943,562	837,094	731,091	625,553	520,482
6 Medium density flattened scheme (9 flats)	9	£326,254	2,043,495	1,903,019	1,763,143	1,623,865	1,485,187	1,347,108	1,209,629	1,072,749	936,467	800,786	665,703
7 Medium density flattened scheme (30 flats)	30	£2,315,635	6,375,762	5,934,962	5,496,043	5,059,005	4,623,848	4,190,571	3,759,175	3,328,709	2,898,934	2,471,050	2,045,056
8 Medium density flattened scheme (250 flats)	250	£5,866,275	14,502,358	13,485,040	12,472,064	11,463,430	10,459,140	9,459,192	8,461,094	7,465,027	6,473,324	5,485,986	4,503,012
9 Medium density flattened scheme (600 flats)	600	£22,893,221	33,731,735	30,987,717	28,255,463	25,534,071	22,826,244	20,129,280	17,444,081	14,768,824	12,088,216	9,415,865	6,756,970
10 Medium density mixed use flattened scheme (200 flats)	200	£38,539,538	49,180,863	42,813,527	37,967,903	32,989,273	28,808,824	24,125,085	20,548,102	16,951,002	14,331,800	11,704,287	9,124,155
11 Medium density mixed use flattened scheme (400 flats)	400	£15,900,662	20,633,204	19,554,467	18,480,361	17,410,889	16,346,047	15,285,838	14,230,262	13,179,317	12,133,004	11,091,324	10,054,276
12 Medium density mixed use flattened scheme (800 flats)	800	£30,103,263	33,274,177	29,517,080	25,770,999	22,041,182	18,306,226	14,574,102	10,844,949	7,104,815	3,362,164	-	4,285,502
13 Medium density mixed use flattened scheme (150 flats)	150	£1,476,884	7,555,085	7,420,708	7,286,905	7,153,676	7,021,020	6,888,937	6,757,428	6,626,492	6,496,129	6,366,341	6,237,125
14 Interconversion scheme (industrial with 9 flats)	9	£3,751,338	6,915,131	6,467,182	6,021,143	5,577,016	5,134,801	4,694,497	4,256,104	3,819,623	3,385,053	2,952,394	2,521,647
15 Medium density mixed use flattened scheme (30 flats)	30	£1,476,884	15,280,230	14,222,107	13,168,526	12,119,487	11,074,988	10,035,031	8,999,616	7,965,044	6,930,655	5,906,850	4,884,600
16 Medium density mixed use flattened scheme (75 flats)	75	£1,115,047	21,909,107	20,015,683	18,130,396	16,253,247	14,384,233	12,523,355	10,670,613	8,824,367	6,971,945	5,127,732	3,291,726
17 High density mixed use flattened scheme (300 flats)	300	£11,670,709	28,915,898	25,901,087	22,878,048	19,860,509	16,868,076	13,870,664	10,870,274	7,861,438	4,873,821	1,866,629	-
18 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	8,369,134	7,682,179	6,998,175	6,317,120	5,639,015	4,963,860	4,291,654	3,622,388	2,956,092	2,292,735	1,629,398
19 High density mixed use flattened scheme (150 flats)	150	£7,440,097	22,767,185	20,873,747	18,988,445	17,111,280	15,242,250	13,381,357	11,528,600	9,683,979	7,842,992	6,000,162	4,162,741
20 High density mixed use flattened scheme (480 flats)	480	£23,465,099	39,929,901	35,364,886	30,819,596	26,294,029	21,788,185	17,302,065	12,823,499	8,327,087	3,815,645	-	5,379,128
21 Medium density mixed use flattened scheme (100 flats)	100	£7,842,263	17,313,535	15,986,585	14,665,334	13,349,783	12,039,931	10,735,776	9,437,325	8,144,570	6,857,515	5,571,971	4,286,220
22 High density mixed use flattened scheme (450 flats)	450	£16,746,317	34,692,100	30,981,775	27,302,417	23,638,155	19,991,154	16,375,381	12,767,916	9,176,139	5,597,023	2,026,417	-
23 Medium density mixed use flattened scheme (250 flats)	250	£10,262,539	20,910,461	18,989,269	17,068,263	15,147,824	13,228,823	11,310,824	9,400,824	7,490,824	5,580,824	3,670,824	1,760,824
24 Medium density mixed use flattened scheme (600 flats)	600	£35,505,400	29,787,471	26,904,193	24,023,386	21,155,050	18,299,183	15,455,787	12,624,861	9,792,535	6,958,660	4,137,379	1,325,616
25 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	31,709,089	28,834,717	25,954,208	23,085,672	20,230,005	17,386,600	14,555,083	11,737,228	8,918,944	6,097,663	3,288,978
26 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	25,027,181	23,204,876	21,390,399	19,583,748	17,780,819	15,981,312	14,189,670	12,405,895	10,620,984	8,861,940	7,101,760
27 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	38,722,652	33,782,577	28,863,931	23,966,713	19,060,922	14,236,561	9,362,642	4,468,079	-	472,375	-
28 Medium density mixed use flattened scheme (500 flats)	500	£43,378,598	32,731,735	27,993,759	23,260,856	18,534,971	13,809,622	8,849,328	3,891,619	-	-	-	-
29 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	6,262,014	6,082,845	5,904,442	5,726,803	5,549,928	5,373,818	5,198,472	5,023,891	4,850,074	4,677,022	4,504,735
30 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	50,136,975	46,544,861	42,968,242	39,407,117	35,861,487	32,331,351	28,816,710	25,317,563	21,813,929	18,325,681	14,833,021
31 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	33,014,763	30,739,344	28,473,642	26,217,656	23,971,386	21,734,832	19,507,994	17,281,733	15,063,770	12,855,570	10,657,133
32 High density mixed use flattened scheme (500 flats)	500	£21,927,343	42,727,117	37,993,759	33,260,856	28,534,210	23,807,235	19,176,890	14,474,689	9,773,041	5,040,983	309,292	-
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,339	142,150,663	128,733,858	111,227,083	95,654,270	80,149,337	64,712,286	49,343,115	34,036,636	16,622,422	3,097,658	-
34 High density mixed use flattened scheme (30 flats)	30	£1,235,055	5,030,546	4,609,507	4,190,274	3,772,850	3,357,233	2,943,424	2,531,423	2,121,229	1,712,844	1,306,265	901,495
35 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	9,832,117	9,141,084	8,453,000	7,767,867	7,085,683	6,406,449	5,730,163	5,056,829	4,386,443	3,719,007	3,054,521
36 High density mixed use flattened scheme (400 flats)	400	£16,363,819	33,977,289	30,086,462	26,212,449	22,355,250	18,486,186	14,626,541	10,775,897	6,906,974	3,039,961	857,879	-
37 High density mixed use flattened scheme (400 flats)	400	£17,444,449	35,721,080	31,837,668	27,963,655	24,106,457	20,264,113	16,404,467	12,561,796	8,712,028	4,860,274	987,611	-
38 Medium density mixed use flattened scheme (100 flats)	100	£1,476,884	16,496,439	15,141,535	13,792,450	12,449,184	11,111,736	9,780,108	8,454,299	7,134,307	5,820,135	4,511,781	3,209,247
39 High density mixed use flattened scheme (350 flats)	350	£14,396,594	34,722,211	31,109,265	27,507,943	23,897,754	20,303,278	16,724,514	13,142,528	9,559,520	5,985,993	2,391,573	-
40 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
41 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 High density retirement flattened scheme (60 flats)	60	£1,000,000	9,342,879	8,567,798	7,796,041	7,024,024	6,254,358	5,488,035	4,725,058	3,965,427	3,209,140	2,456,198	1,706,601
43 High density retirement flattened scheme (70 flats)	70	£1,000,000	10,907,496	10,003,231	9,102,844	8,202,267	7,304,316	6,410,272	5,520,128	4,633,886	3,751,547	2,873,111	1,968,577
44 High density retirement flattened scheme (80 flats)	80	£1,000,000	12,472,113	11,438,663	10,409,647	9,380,510	8,354,279	7,332,506	6,315,197	5,302,346	4,293,955	3,290,023	2,290,552
45 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	7,113,776	6,490,744	5,868,200	5,248,342	4,631,169	4,016,682	3,404,881	2,795,766	2,189,337	1,585,593	984,536
46 High density extracare flattened scheme (60 flats)	60	£3,087,513	8,545,497	7,797,991	7,050,932	6,307,097	5,566,484	4,829,095	4,094,928	3,363,985	2,636,264	1,911,768	1,190,494
47 High density extracare flattened scheme (70 flats)	70	£3,087,513	9,977,218	9,105,236	8,233,664	7,365,851	6,501,800	5,641,508	4,784,976	3,932,204	3,083,193	2,237,942	1,396,451

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	£61,839	£43,931	£66,183	£66,183	£51,168	£493,901	£456,795	£419,849	£383,064	£446,438	£309,978
2 Low density housing scheme (4 houses)	4	£917,161	1,364,558	1,298,741	1,213,244	1,138,099	1,063,214	988,681	914,468	840,577	767,006	693,757	620,828
3 Low density housing scheme (9 houses)	9	£2,081,956	3,071,046	2,900,458	2,730,590	2,561,448	2,393,024	2,225,323	2,058,345	1,892,089	1,726,555	1,561,743	1,397,653
4 Medium density flattened scheme (5 flats)	5	£305,720	1,135,055	1,057,013	979,304	901,927	824,884	748,173	671,796	595,751	520,040	444,661	369,615
5 Medium density flattened scheme (7 flats)	7	£550,297	2,043,495	1,903,019	1,763,143	1,623,865	1,485,187	1,347,108	1,209,629	1,072,749	936,467	800,786	665,703
6 Medium density flattened scheme (30 flats)	30	£1,376,472	6,375,762	5,934,962	5,496,043	5,059,005	4,623,848	4,190,571	3,759,175	3,328,709	2,898,934	2,471,050	2,045,056
7 Medium density flattened scheme (75 flats)	75	£3,485,213	14,502,358	13,485,040	12,472,064	11,463,430	10,459,140	9,459,192	8,461,094	7,465,027	6,473,324	5,485,986	4,503,012
8 Medium density flattened scheme (250 flats)	250	£13,482,272	33,731,735	30,987,717	28,255,463	25,534,071	22,826,244	20,129,280	17,444,081	14,768,824	12,088,216	9,415,865	6,756,970
9 Medium density flattened scheme (600 flats)	600	£22,837,319	49,176,207	42,813,527	37,967,793	32,989,273	28,808,824	24,125,085	20,548,102	16,951,002	14,331,800	11,704,287	9,124,155
10 Medium density mixed use flattened scheme (200 flats)	200	£18,169,795	24,874,843	22,609,545	20,354,011	18,108,243	15,872,239	13,633,385	11,399,650	9,175,766	6,961,704	4,749,708	2,531,192
11 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	20,633,204	19,554,467	18,480,361	17,410,889	16,346,047	15,285,838	14,230,262	13,179,317	12,133,004	11,091,324	10,054,276
12 Medium density mixed use flattened scheme (800 flats)	800	£34,446,762	20,633,204	19,554,467	18,480,361	17,410,889	16,346,047	15,285,838	14,230,262	13,179,317	12,133,004	11,091,324	10,054,276
13 Intensification scheme (industrial with 9 flats)	9	£2,659,768	7,555,085	7,420,708	7,288,905	7,153,676	7,021,020	6,888,937	6,757,428	6,626,492	6,496,129	6,366,341	6,237,125
14 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	6,915,131	6,480,178	6,021,143	5,577,016	5,134,881	4,694,497	4,256,104	3,815,623	3,385,059	2,952,394	2,521,647
15 Medium density mixed use flattened scheme (75 flats)	75	£2,696,425	15,280,230	14,222,107	13,168,535	12,114,963	11,074,487	10,040,011	9,005,535	8,000,059	7,000,059	6,000,059	5,000,059
16 Medium density mixed use flattened scheme (150 flats)	150	£5,603,502	21,506,107	20,051,683	18,130,396	16,263,247	14,384,233	12,523,355	10,670,613	8,834,367	6,971,945	5,127,322	3,291,728
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	28,915,886	25,901,087	22,876,048	20,855,990	18,868,076	16,870,604	14,873,784	12,876,431	10,873,821	8,876,629	6,875,172
19 Medium density mixed use flattened scheme (50 flats)	50	£2,620,768	8,399,134	7,682,179	6,998,176	6,317,120	5,639,015	4,963,860	4,291,054	3,622,398	2,952,695	2,332,735	1,620,390
20 High density mixed use flattened scheme (150 flats)	150	£4,454,718	22,761,186	20,873,747	18,988,445	17,111,280	15,242,550	13,381,367	11,520,183	9,663,079	7,846,092	6,068,762	4,162,741
21 High density mixed use flattened scheme (350 flats)	350	£10,609,801	48,609,801	35,364,086	26,810,519	18,264,023	10,768,167	5,242,023	12,823,409	10,873,409	8,923,409	6,973,409	4,923,409
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	17,313,535	15,986,585	14,665,334	13,349,783	12,039,931	10,735,778	9,437,325	8,144,570	6,857,515	5,571,971	4,286,220
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	34,692,100	30,981,775	27,202,417	23,638,155	20,091,154	16,375,381	12,767,918	9,179,139	5,597,023	2,026,417	1,580,390
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	10,051,481	9,561,200	9,074,916	8,592,627	8,114,334	7,640,037	7,169,737	6,703,435	6,241,125	5,782,812	5,328,497
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	20,791,471	25,904,193	24,023,386	21,955,025	19,869,183	18,466,787	16,624,861	14,782,939	12,946,068	11,139,139	9,325,816
26 Medium density mixed use flattened scheme (250 flats)	250	£10,617,769	21,094,712	25,904,193	24,023,386	21,955,025	19,869,183	18,466,787	16,624,861	14,782,939	12,946,068	11,139,139	9,325,816
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,966	25,027,181	23,204,876	21,396,399	19,583,748	17,760,819	15,981,312	14,189,617	12,405,866	10,629,894	8,851,940	7,101,760
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	32,788,652	33,782,577	28,631,321	23,906,719	19,090,892	14,236,561	9,362,642	4,468,079	4,472,378	5,539,300	10,682,572
29 Medium density mixed use flattened scheme (500 flats)	500	£26,772,235	65,670,855	60,293,954	54,938,990	49,583,917	44,279,260	38,972,688	33,529,732	28,110,232	22,914,108	17,647,602	12,344,400
30 Intensification scheme (industrial with 12 flats)	12	£3,576,929	6,852,016	6,292,845	5,726,942	5,158,662	4,594,868	4,037,818	3,479,622	2,923,691	2,374,622	1,825,551	1,276,481
31 Medium density mixed use flattened scheme (350 flats)	350	£20,085,075	30,138,075	25,444,881	20,968,257	16,487,417	11,998,427	7,512,816	3,028,713	21,113,925	18,325,681	15,538,921	12,751,681
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	33,014,763	30,734,344	28,473,452	26,217,856	23,971,386	21,724,352	19,507,994	17,281,713	15,063,770	12,856,570	10,657,133
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	42,727,117	37,963,759	33,286,866	28,684,219	23,870,235	19,176,890	14,474,669	9,778,041	5,094,983	309,292	4,537,204
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,265	142,150,663	126,733,595	111,227,083	95,654,270	80,149,337	64,712,296	49,345,135	34,036,636	18,822,422	3,097,658	12,821,154
35 High density mixed use flattened scheme (350 flats)	350	£17,323,567	33,014,763	30,734,344	28,473,452	26,217,856	23,971,386	21,724,352	19,507,994	17,281,713	15,063,770	12,856,570	10,657,133
36 Medium density mixed use flattened scheme (500 flats)	500	£13,023,692	42,727,117	37,963,759	33,286,866	28,684,219	23,870,235	19,176,890	14,474,669	9,778,041	5,094,983	309,292	4,537,204
37 High density mixed use flattened scheme (400 flats)	400	£9,721,971	35,971,289	30,088,462	26,212,449	22,365,250	18,486,196	14,626,541	10,775,897	6,906,924	3,039,961	857,879	4,836,028
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	33,927,880	31,837,668	27,963,655	24,106,457	20,264,113	16,404,467	12,561,796	8,712,028	4,860,274	2,987,611	2,047,081
39 Medium density mixed use flattened scheme (100 flats)	100	£5,585,807	16,496,439	15,141,533	13,792,450	12,449,754	11,111,736	9,780,108	8,454,299	7,134,307	5,820,135	4,511,781	3,203,247
40 High density mixed use flattened scheme (350 flats)	350	£18,529,603	34,722,211	31,109,265	27,597,943	23,997,148	20,333,778	16,724,514	13,142,580	9,529,620	5,969,620	2,399,620	1,799,620
41 Purpose Built Student Accommodation (high density) 100 units	100	£1,375,422	13,802,711	12,825,254	11,850,254	10,875,254	9,900,254	8,925,254	7,950,254	6,975,254	5,999,254	5,024,254	4,049,254
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,375,422	13,802,711	12,825,254	11,850,254	10,875,254	9,900,254	8,925,254	7,950,254	6,975,254	5,999,254	5,024,254	4,049,254
43 High density retirement flat scheme (60 flats)	60	£1,834,323	9,842,789	8,567,798	7,796,041	7,024,034	6,254,268	5,488,035	4,725,058	3,960,427	3,209,145	2,458,108	1,706,601
44 High density retirement flat scheme (70 flats)	70	£1,834,323	10,997,496	10,003,231	9,102,844	8,202,267	7,304,316	6,410,272	5,520,128	4,633,886	3,751,547	2,871,111	1,988,577
45 High density retirement flat scheme (80 flats)	80	£1,834,323	12,472,113	11,438,681	10,403,897	9,374,513	8,345,129	7,315,745	6,286,361	5,256,977	4,227,593	3,198,209	2,168,825
46 Medium density estracare flattened scheme (50 flats)	50	£1,834,323	17,113,776	16,490,744	15,868,200	15,244,362	14,631,169	14,016,882	13,404,881	12,796,796	12,183,337	11,568,530	10,949,326
47 High density estracare flat scheme (60 flats)	60	£1,834,323	8,545,497	7,797,991	7,050,932	6,307,097	5,566,494	4,829,095	4,094,928	3,363,985	2,638,264	1,911,708	1,190,404
48 High density estracare flat scheme (70 flats)	70	£1,834,323	9,977,218	9,105,236	8,233,664	7,365,851	6,501,800	5,641,508	4,786,976	3,922,034	3,083,193	2,237,942	1,396,451

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £11,911 psm

£15,437,565 PER HA

0% AH

5% AH

10% AH

15% AH

20% AH

25% AH

30% AH

35% AH

40% AH

45% AH

50% AH

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	853,756	806,892	760,227	713,759	667,491	621,420	575,548	529,874	484,398	439,121	394,041
2 Low density housing scheme (4 houses)	4	£1,543,757	1,708,390	1,614,663	1,521,332	1,428,398	1,335,860	1,243,719	1,151,974	1,060,026	969,675	879,120	788,962
3 Low density housing scheme (9 houses)	9	£3,504,327	3,844,669	3,633,762	3,423,788	3,214,686	3,006,476	2,799,159	2,592,734	2,387,201	2,182,560	1,978,811	1,775,958
4 Medium density flattened scheme (5 flats)	5	£514,586	1,500,377	1,403,305	1,306,647	1,210,401	1,114,570	1,019,151	924,146	829,555	735,376	641,610	548,258
5 Medium density flattened scheme (7 flats)	7	£671,503	2,103,616	1,967,709	1,832,381	1,697,631	1,563,460	1,429,867	1,296,853	1,164,418	1,032,560	901,282	770,582
6 Medium density flattened scheme (9 flats)	9	£926,254	2,701,074	2,526,345	2,352,360	2,179,119	2,006,621	1,834,869	1,663,859	1,493,593	1,324,072	1,155,294	987,260
7 Medium density flattened scheme (30 flats)	30	£2,315,635	8,464,216	7,914,630	7,367,383	6,822,477	6,279,910	5,739,685	5,201,799	4,666,253	4,133,048	3,602,183	3,073,658
8 Medium density flattened scheme (75 flats)	75	£5,866,275	19,420,242	18,146,753	16,876,688	15,616,047	14,358,830	13,107,038	11,860,670	10,619,727	9,384,208	8,154,114	6,929,444
9 Medium density flattened scheme (250 flats)	250	£22,693,221	47,514,334	44,065,970	40,632,343	37,213,450	33,809,294	30,419,872	27,038,113	23,660,457	20,298,819	16,947,801	13,613,402
10 Medium density mixed use flattened scheme (200 flats)	200	£18,566,379	38,351,048	35,251,962	32,152,976	29,053,964	25,954,952	22,855,940	20,756,928	18,657,916	16,558,904	14,459,892	12,359,880
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	52,759,241	48,030,353	43,309,761	38,586,798	33,864,580	29,293,406	24,629,550	20,069,274	15,503,660	10,948,175	5,917,266
12 Medium density mixed use flattened scheme (800 flats)	800	£15,900,662	25,878,947	24,526,960	23,180,760	21,840,345	20,505,717	19,176,874	17,853,818	16,536,547	15,225,063	13,919,364	12,610,451
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,191,802	8,024,259	7,857,430	7,691,314	7,525,912	7,361,223	7,197,248	7,033,968	6,871,437	6,709,602	6,548,481
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	9,037,523	8,479,018	7,922,892	7,369,144	6,817,775	6,268,783	5,722,171	5,177,336	4,636,078	4,096,600	3,559,500
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	20,359,245	19,036,558	17,719,529	16,408,158	15,102,448	13,802,395	12,508,001	11,219,267	9,936,190	8,658,773	7,387,014
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	31,247,363	28,877,970	26,518,722	24,169,617	21,830,658	19,492,598	17,160,773	14,839,151	12,527,732	10,226,516	7,935,503
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	44,136,415	40,328,772	36,537,483	32,762,547	29,003,964	25,261,735	21,535,860	17,801,081	14,077,095	10,347,063	6,617,863
19 Medium density mixed use flattened scheme (500 flats)	500	£4,476,884	11,706,142	10,845,364	9,988,270	9,134,859	8,285,132	7,439,090	6,586,731	5,738,054	4,923,063	4,091,754	3,264,130
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	32,092,545	29,723,137	27,363,874	25,014,755	22,675,780	20,346,950	18,018,760	15,697,122	13,385,688	11,084,456	8,793,427
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	62,958,365	57,292,459	51,630,418	45,953,234	40,249,956	34,571,601	28,916,053	23,289,350	17,685,482	12,106,478	6,492,903
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	23,808,053	22,142,806	20,484,685	18,833,694	17,189,829	15,553,094	13,923,485	12,301,005	10,685,653	9,077,428	7,476,332
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	53,218,420	48,536,692	43,861,347	39,243,645	34,644,940	30,085,231	25,564,519	21,082,804	16,603,695	12,157,604	7,707,665
24 Medium density mixed use flattened scheme (40 flats)	40	£2,625,528	12,338,039	11,724,043	11,115,030	10,511,003	9,911,959	9,317,899	8,728,824	8,144,734	7,565,627	6,991,504	6,422,366
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,400	14,273,337	13,044,864	11,819,963	10,594,633	9,369,874	8,144,734	6,923,063	5,702,560	4,482,060	3,261,560	2,041,560
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	46,175,140	42,546,669	38,933,767	35,336,437	31,754,679	28,188,492	24,637,876	21,091,624	17,546,778	14,017,818	10,504,143
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	33,957,573	31,670,086	29,392,361	27,124,487	24,866,375	22,618,055	20,376,525	18,150,789	15,931,843	13,721,471	11,509,603
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	64,242,057	58,126,961	51,978,369	45,779,477	39,575,123	33,367,881	27,247,749	21,124,728	15,028,817	8,938,756	2,791,221
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,549	54,319,530	49,084,430	43,851,340	38,618,250	33,389,294	28,159,872	22,938,113	17,719,874	12,507,916	7,298,019	2,041,560
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	7,110,917	6,887,581	6,665,141	6,443,654	6,223,118	6,003,532	5,784,899	5,567,216	5,350,484	5,134,705	4,919,876
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	68,205,691	63,672,383	59,158,543	54,664,174	50,189,273	45,733,841	41,297,878	36,861,385	32,484,360	28,106,805	23,748,719
32 Medium density mixed use flattened scheme (180 flats)	180	£19,298,957	44,184,718	41,327,460	38,482,375	35,640,463	32,828,724	30,020,159	27,223,767	24,430,547	21,667,500	18,907,628	16,159,527
33 High density mixed use flattened scheme (500 flats)	500	£12,921,343	36,875,680	34,884,430	32,891,946	30,919,225	28,938,505	26,957,789	24,977,073	22,996,357	21,015,643	19,034,929	17,054,219
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,325	218,877,822	199,990,456	181,095,417	162,207,435	143,275,970	124,249,882	105,077,421	85,706,220	66,302,082	47,163,581	28,012,474
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	7,056,294	6,531,927	6,009,814	5,489,943	4,972,317	4,456,935	3,941,274	3,427,409	2,915,900	2,406,568	1,899,553
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	13,189,126	12,304,270	11,443,096	10,585,607	9,731,800	8,881,679	8,035,240	7,192,485	6,353,414	5,518,027	4,686,323
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	53,992,906	48,740,157	43,887,236	39,044,578	34,222,926	29,421,334	24,601,998	19,803,844	14,998,013	10,194,568	5,383,374
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	55,360,458	50,475,788	45,612,124	40,769,466	35,947,814	31,147,168	26,353,204	21,555,051	16,775,940	11,972,494	7,168,429
39 Medium density mixed use flattened scheme (100 flats)	100	£7,178,763	23,061,131	21,371,121	19,688,342	18,012,798	16,344,485	14,683,405	13,026,007	11,370,002	9,721,272	8,079,817	6,445,636
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	52,680,685	48,347,376	43,833,537	39,339,166	34,836,562	30,351,316	25,865,673	21,427,352	16,962,656	12,517,261	8,045,302
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,602,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	12,689,052	11,739,671	10,794,348	9,853,088	8,915,889	7,982,750	7,053,671	6,126,931	5,199,917	4,276,991	3,358,153
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	14,811,365	13,703,749	12,600,869	11,502,728	10,409,324	9,320,658	8,236,729	7,155,642	6,074,121	4,997,369	3,925,387
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	16,933,679	15,667,827	14,407,390	13,152,368	11,902,759	10,658,596	9,419,786	8,184,351	6,948,325	5,717,747	4,492,821
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	9,802,666	9,041,065	8,282,726	7,527,647	6,775,830	6,027,275	5,279,593	4,532,689	3,789,068	3,048,730	2,311,676
47 High density extracare flattened scheme (60 flats)	60	£3,087,513	11,772,165	10,858,239	9,948,227	9,042,127	8,139,942	7,241,669	6,344,583	5,448,293	4,555,943	3,667,533	2,783,061
48 High density extracare flattened scheme (70 flats)	70	£3,087,513	13,741,662	12,675,412	11,613,727	10,556,606	9,504,052	8,456,064	7,406,572	6,363,896	5,322,818	4,286,334	3,254,447

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

0% AH

5% AH

10% AH

15% AH

20% AH

25% AH

30% AH

35% AH

40% AH

45% AH

50% AH

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	853,756	806,892	760,227	713,759	667,491	621,420	575,548	529,874	484,398	439,121	394,041
2 Low density housing scheme (4 houses)	4	£917,161	1,708,390	1,614,663	1,521,332	1,428,398	1,335,860	1,243,719	1,151,974	1,060,026	969,675	879,120	788,962
3 Low density housing scheme (9 houses)	9	£2,081,956	3,844,669	3,633,762	3,423,788	3,214,686	3,006,476	2,799,159	2,592,734	2,387,201	2,182,560	1,978,811	1,775,958
4 Medium density flattened scheme (5 flats)	5	£305,720	1,500,377	1,403,305	1,306,647	1,210,401	1,114,570	1,019,151	924,146	829,555	735,376	641,610	548,258
5 Medium density flattened scheme (7 flats)	7	£406,865	2,103,616	1,967,709	1,832,381	1,697,631	1,563,460	1,429,867	1,296,853	1,164,418	1,032,560	901,282	770,582
6 Medium density flattened scheme (9 flats)	9	£550,297	2,701,074	2,526,345	2,352,360	2,179,119	2,006,621	1,834,869	1,663,859	1,493,593	1,324,072	1,155,294	987,260
7 Medium density flattened scheme (30 flats)	30	£1,375,742	8,464,216	7,914,630	7,367,383	6,822,477	6,279,910	5,739,685	5,201,799	4,666,253	4,133,048	3,602,183	3,073,658
8 Medium density flattened scheme (75 flats)	75	£3,485,213	19,420,242	18,194,376	16,878,088	15,616,047	14,385,380	13,107,038	11,860,670	10,619,722	9,384,208	8,154,114	6,929,442
9 Medium density flattened scheme (250 flats)	250	£13,482,272	47,514,334	44,065,970	40,632,343	37,213,450	33,809,294	30,419,872	27,042,113	23,660,457	20,296,119	16,947,901	13,613,400
10 Medium density flattened scheme (600 flats)	600	£22,337,319	77,251,562	70,290,942	63,395,053	56,432,439	49,518,762	42,596,145	35,659,140	28,718,627	21,779,187	14,838,918	7,893,928
11 Medium density mixed use flattened scheme (200 flats)	200	£1,185,156	3,901,474	3,454,842	3,018,618	2,582,948	2,148,148	1,713,348	1,278,548	943,748	618,948	294,148	7,801,011
12 Medium density mixed use flattened scheme (400 flats)	400	£1,884,647	5,759,241	4,839,353	4,339,761	3,856,798	3,364,860	2,873,400	2,429,520	1,985,670	1,538,680	1,081,916	5,817,245
13 Medium density mixed use flattened scheme (80 flats)	80	£944,762	2,875,947	2,425,960	2,130,760	2,013,405	2,005,717	19,176,874	17,853,818	16,536,547	15,225,063	13,910,364	12,610,451
14 Intensification scheme (industrial with 9 flats)	9	£2,258,768	8,191,802	8,024,259	7,857,430	7,691,134	7,525,912	7,361,223	7,197,248	7,033,968	6,871,437	6,709,602	6,548,481
15 Medium density mixed use flattened scheme (30 flats)	30	£2,629,702	9,037,523	8,474,078	7,922,692	7,369,344	6,817,775	6,268,733	5,722,171	5,177,938	4,638,076	4,096,600	3,559,500
16 Medium density mixed use flattened scheme (60 flats)	60	£2,686,454	9,309,245	8,708,558	8,117,719	7,532,158	6,948,458	6,364,758	5,780,058	5,195,358	4,610,658	4,025,958	3,441,258
17 Medium density mixed use flattened scheme (150 flats)	150	£6,603,562	21,347,363	20,377,370	20,518,722	24,169,517	21,803,954	19,450,598	17,160,793	14,835,151	12,527,732	10,226,516	7,935,500
18 High density mixed use flattened scheme (300 flats)	300	£16,934,420	44,136,415	40,328,772	36,537,483	32,762,547	29,003,964	25,261,735	21,535,880	17,801,061	14,077,065	10,347,063	6,617,803
19 Medium density mixed use flattened scheme (50 flats)	50	£2,629,702	11,706,142	10,845,364	9,988,270	9,134,859	8,285,732	7,439,090	6,596,731	5,758,054	4,925,083	4,091,754	3,264,132
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	20,992,946	20,723,137	27,863,674	29,014,755	22,675,780	20,346,980	18,016,760	15,697,122	13,368,688	11,084,458	8,793,427
21 High density mixed use flattened scheme (300 flats)	300	£8,663,395	37,292,459	37,292,459	51,630,418	51,630,418	42,450,949	42,450,949	33,271,480	28,100,971	22,930,462	17,760,953	12,591,444
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	22,808,053	22,142,806	20,484,685	18,833,964	17,189,829	15,553,094	13,923,485	12,301,005	10,685,653	9,077,428	7,476,336
23 High density mixed use flattened scheme (450 flats)	450	£9,356,046	53,216,420	48,536,692	44,881,347	39,243,645	34,644,940	30,085,231	25,564,591	21,082,804	16,603,695	12,157,804	7,707,692
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	12,338,039	11,724,043	11,115,030	10,511,033	9,911,959	9,317,899	8,728,824	8,144,734	7,565,627	6,991,504	6,422,308
25 Medium density mixed use flattened scheme (250 flats)	250	£12,049,712	44,723,337	40,644,864	37,091,963	33,544,633	29,952,874	26,398,667	22,721,333	19,160,822	15,619,696	12,086,796	8,565,441
26 Medium density mixed use flattened scheme (160 flats)	160	£16,417,180	57,145,402	52,540,698	48,033,767	43,533,767	39,033,767	34,533,767	30,033,767	25,533,767	21,033,767	16,533,767	12,033,767
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,962	33,557,573	31,670,096	29,392,397	27,124,487	24,865,735	22,618,055	20,370,526	18,150,769	15,931,843	13,721,471	11,509,603
28 Medium density mixed use flattened scheme (600 flats)	600	£3,192,1365	64,242,057	58,126,961	51,978,369	45,779,477	39,575,123	33,371,281	27,167,439	20,963,597	14,759,755	8,555,913	2,371,221
29 Medium density mixed use flattened scheme (100 flats)	100	£2,502,235	9,819,330	9,187,567	78,513,299	71,893,365	65,288,014	58,685,520	52,101,408	45,512,799	38,909,205	32,276,197	25,669,514
30 Intensification scheme (industrial with 12 flats)	12	£3,576,909	12,010,971	11,685,581	11,360,541	11,035,501	10,710,461	10,385,421	10,060,381	9,735,341	9,410,301	9,085,261	8,760,221
31 Medium density mixed use flattened scheme (350 flats)	350	£20,785,874	69,205,684	63,612,933	58,020,182	52,427,431	46,834,680	41,241,929	35,649,178	29,056,427	23,463,676	17,870,925	12,278,174
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	44,184,718	41,327,460	38,482,375	35,649,463	32,828,724	30,020,159	27,223,767	24,439,547	21,667,500	18,892,628	16,159,927
33 High density mixed use flattened scheme (500 flats)	500	£10,023,692	66,675,680	60,884,430	54,918,946	48,979,228	43,043,025	37,107,788	31,172,543	25,237,295	19,302,047	13,367,729	7,437,819
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	218,677,122	199,940,546	181,095,477	162,207,435	143,725,910	124,849,882	105,977,421	87,508,229	69,032,083	50,561,927	32,082,474
35 High density mixed use flattened scheme (200 flats)	200	£1,733,720	5,502,962	5,033,022	4,563,082	4,093,142	3,623,202	3,153,262	2,683,322	2,213,382	1,743,442	1,273,502	803,562
36 Medium density mixed use flattened scheme (50 flats)	50	£3,993,487	13,169,122	12,304,270	11,443,095	10,585,007	9,727,800	8,869,619	8,035,240	7,192,065	6,353,414	5,513,921	4,686,322
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	53,592,906	48,740,157	43,887,236	39,034,578	34,222,926	29,421,334	24,601,998	19,803,844	14,996,013	10,194,568	5,363,374
38 High density mixed use flattened scheme (400 flats)	400	£10,634,924	55,360,458	50,475,788	45,612,124	40,760,466	35,947,814	31,147,168	26,353,204	21,555,051	16,775,940	11,992,444	7,168,429
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	20,901,131	21,371,121	19,688,342	18,012,798	16,344,445	14,683,405	13,026,007	11,427,002	9,721,272	8,019,817	6,485,636
40 High density mixed use flattened scheme (350 flats)	350	£2,588,601	9,527,685	8,437,376	7,348,067	6,258,758	5,169,449	4,080,140	3,000,831	2,021,522	1,042,656	1,042,656	8,045,302
41 Purpose Built Student Accommodation (high density) 100 units	100	£4,548,581	17,652,594	17,652,594	17,652,594	17,652,594	17,652,594	17,652,594	17,652,594	17,652,594	17,652,594	17,652,594	17,652,594
42 Purpose Built Student Accommodation (medium density) 100 units	100	£1,375,742	10,860,111	11,782,554	10,748,346	9,715,536	8,682,726	7,649,916	6,617,106	5,584,296	4,551,486	3,518,676	2,485,866
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	12,692,052	11,739,671	10,794,354	9,853,038	8,911,880	7,970,722	7,030,564	6,126,931	5,209,273	4,276,991	3,354,153
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	14,811,366	13,703,749	12,600,689	11,512,728	10,409,324	9,320,656	8,236,729	7,155,642	6,074,121	4,997,309	3,925,387
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	16,933,728	15,687,827	14,407,396	13,126,965	11,846,534	10,566,103	9,285,672	8,005,241	6,724,810	5,444,379	4,163,948
46 Medium density estracram flattened scheme (50 flats)	50	£1,834,323	8,002,696	9,041,065	9,282,726	7,527,547	6,770,830	6,027,275	5,279,593	4,532,689	3,786,908	3,048,730	2,311,676
47 High density estracram flattened scheme (60 flats)	60	£1,834,323	11,772,165	10,858,239	9,948,227	9,042,127	8,139,942	7,241,689	6,344,583	5,448,293	4,556,943	3,667,533	2,783,441
48 High density estracram flattened scheme (70 flats)	70	£1,834,323	13,741,662	12,675,412	11,613,727	10,556,060	9,504,052	8,456,064	7,409,572	6,363,896	5,322,818	4,286,334	3,254,441

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £15,434 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,021,731	966,118	910,739	855,597	800,689	746,016	691,578	637,376	583,410	529,678	476,182
2 Low density housing scheme (4 houses)	4	£1,543,757	2,044,341	1,933,113	1,822,357	1,712,071	1,602,256	1,492,911	1,384,036	1,275,632	1,167,688	1,060,235	953,242
3 Low density housing scheme (8 houses)	8	£3,087,514	4,088,682	3,866,236	3,644,714	3,423,192	3,201,670	2,980,148	2,758,626	2,537,104	2,315,582	2,094,060	1,872,538
4 Medium density flattened scheme (5 flats)	5	£1,543.66	1,855,947	1,740,258	1,625,162	1,510,066	1,396,444	1,282,822	1,169,681	1,057,052	944,904	833,248	722,084
5 Medium density flattened scheme (7 flats)	7	£2,175,033	2,601,274	2,439,444	2,278,302	2,117,848	1,958,083	1,799,005	1,640,615	1,482,914	1,325,900	1,169,575	1,013,938
6 Medium density flattened scheme (9 flats)	9	£2,592,254	3,140,320	2,955,288	2,760,342	2,565,396	2,370,450	2,175,504	1,980,558	1,785,612	1,590,666	1,395,720	1,200,774
7 Medium density flattened scheme (30 flats)	30	£2,315,635	10,494,618	9,839,268	9,186,705	8,536,929	7,889,940	7,245,737	6,604,322	5,965,093	5,325,851	4,686,795	4,066,528
8 Medium density flattened scheme (75 flats)	75	£5,866,275	24,195,734	22,673,490	21,157,721	19,648,427	18,145,608	16,649,264	15,159,395	13,676,000	12,199,080	10,728,636	9,264,666
9 Medium density flattened scheme (250 flats)	250	£2,693,221	10,811,938	9,562,718	8,312,508	7,062,298	5,812,088	4,561,878	3,311,668	2,061,458	811,248	20,182,025	21,626,807
10 Medium density mixed use flattened scheme (200 flats)	200	£3,049,508	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
11 Medium density mixed use flattened scheme (400 flats)	400	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
12 Medium density mixed use flattened scheme (800 flats)	800	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
13 Medium density mixed use flattened scheme (160 flats)	160	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
14 Medium density mixed use flattened scheme (320 flats)	320	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
15 Medium density mixed use flattened scheme (640 flats)	640	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
16 Medium density mixed use flattened scheme (1280 flats)	1280	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
17 Medium density mixed use flattened scheme (2560 flats)	2560	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
18 Medium density mixed use flattened scheme (5120 flats)	5120	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
19 Medium density mixed use flattened scheme (10240 flats)	10240	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
20 Medium density mixed use flattened scheme (20480 flats)	20480	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
21 Medium density mixed use flattened scheme (40960 flats)	40960	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
22 Medium density mixed use flattened scheme (81920 flats)	81920	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
23 Medium density mixed use flattened scheme (163840 flats)	163840	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
24 Medium density mixed use flattened scheme (327680 flats)	327680	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
25 Medium density mixed use flattened scheme (655360 flats)	655360	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
26 Medium density mixed use flattened scheme (1310720 flats)	1310720	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
27 Medium density mixed use flattened scheme (2621440 flats)	2621440	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
28 Medium density mixed use flattened scheme (5242880 flats)	5242880	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
29 Medium density mixed use flattened scheme (10485760 flats)	10485760	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
30 Medium density mixed use flattened scheme (20971520 flats)	20971520	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
31 Medium density mixed use flattened scheme (41943040 flats)	41943040	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
32 Medium density mixed use flattened scheme (83886080 flats)	83886080	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
33 Medium density mixed use flattened scheme (167772160 flats)	167772160	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
34 Medium density mixed use flattened scheme (335544320 flats)	335544320	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
35 Medium density mixed use flattened scheme (671088640 flats)	671088640	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
36 Medium density mixed use flattened scheme (1342177280 flats)	1342177280	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
37 Medium density mixed use flattened scheme (2684354560 flats)	2684354560	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
38 Medium density mixed use flattened scheme (5368709120 flats)	5368709120	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
39 Medium density mixed use flattened scheme (10737418240 flats)	10737418240	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
40 Medium density mixed use flattened scheme (21474836480 flats)	21474836480	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
41 Medium density mixed use flattened scheme (42949672960 flats)	42949672960	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
42 Medium density mixed use flattened scheme (85899345920 flats)	85899345920	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
43 Medium density mixed use flattened scheme (171798691840 flats)	171798691840	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
44 Medium density mixed use flattened scheme (343597383680 flats)	343597383680	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
45 Medium density mixed use flattened scheme (687194767360 flats)	687194767360	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
46 Medium density mixed use flattened scheme (1374389534720 flats)	1374389534720	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
47 Medium density mixed use flattened scheme (2748779069440 flats)	2748779069440	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388
48 Medium density mixed use flattened scheme (5497558138880 flats)	5497558138880	£3,013,223	10,310,388	9,532,523	8,790,133	7,995,809	7,045,606	6,200,403	5,355,200	4,509,997	3,664,794	2,819,591	1,974,388

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,021,731	966,118	910,739	855,597	800,689	746,016	691,578	637,376	583,410	529,678	476,182
2 Low density housing scheme (4 houses)	4	£917,161	2,044,341	1,933,113	1,822,357	1,712,071	1,602,256	1,492,911	1,384,036	1,275,632	1,167,688	1,060,235	953,242
3 Low density housing scheme (8 houses)	8	£1,834,322	4,088,682	3,866,236	3,644,714	3,423,192	3,201,670	2,980,148	2,758,626	2,537,104	2,315,582	2,094,060	1,872,538
4 Medium density flattened scheme (5 flats)	5	£3,050,720	1,805,947	1,740,258	1,625,162	1,510,066	1,396,444	1,282,822	1,169,681	1,057,052	944,904	833,248	722,084
5 Medium density flattened scheme (7 flats)	7	£3,066,875	2,601,274	2,439,444	2,278,302	2,117,848	1,958,083	1,799,005	1,640,615	1,482,914	1,325,900	1,169,575	1,013,938
6 Medium density flattened scheme (9 flats)	9	£3,440,925	3,140,320	2,955,288	2,760,342	2,565,396	2,370,450	2,175,504	1,980,558	1,785,612	1,590,666	1,395,720	1,200,774
7 Medium density flattened scheme (30 flats)	30	£1,375,742	10,494,618	9,839,268	9,186,705	8,536,929	7,889,940	7,245,737	6,604,322	5,965,093	5,325,851	4,686,795	4,066,528
8 Medium density flattened scheme (75 flats)	75	£5,485,213	24,195,734	22,673,490	21,157,721	19,648,427	18,145,608	16,649,264	15,159,395	13,676,000	12,199,080	10,728,636	9,264,666
9 Medium density flattened scheme (250 flats)	250	£1,482,272	60,811,938	56,682,718	52,568,700	48,452,340	44,343,655	40,236,628	36,239,265	32,203,664	28,185,527	24,187,531	20,192,025
10 Medium density flattened scheme (600 flats)	600	£2,237,319	105,830,398	95,532,682	87,290,133	79,055,609	70,846,311	62,600,121	54,474,049	46,293,630	38,099,210	29,887,631	21,620,607
11 Medium density mixed use flattened scheme (200 flats)	200	£1,158,647	40,133,038	37,492,919	34,852,819	32,212,719	29,572,619	26,932,519	24,292,419	21,652,319	19,012,219	16,372,119	13,732,019
12 Medium density mixed use flattened scheme (400 flats)	400	£1,788,647	70,773,441	65,134,344	59,479,507	53,868,928	48,279,732	42,676,377	37,104,155	31,536,896	25,967,448	20,405,400	14,835,678
13 Medium density mixed use flattened scheme (800 flats)	800	£4,486,762	32,317,323	30,099,182	28,087,468	26,065,825	24,095,704	22,127,106	20,155,419	18,191,919	16,228,419	14,269,919	12,306,419
14 Interconversion scheme (industrial with 9 flats)	9	£2,659,768	8,467,376	8,267,588	8,068,615	7,870,563	7,673,325	7,476,936	7,281,497	7,086,708	6,892,686	6,699,878	6,507,738
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	1,014,933	1,001,387	9,985,613	9,925,391	9,867,292	9,763,244	9,661,418	9,563,425	9,465,932	9,368,939	9,271,446
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,425	22,694,745	21,349,655	20,004,565	18,659,475	17,314,385	15,969,295	14,624,205	13,279,115	11,934,025	10,588,935	9,243,845
17 Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	40,594,055	38,154,731	35,725,940	33,297,149	30,870,358	28,441,567	26,012,776	23,583,985	21,155,194	18,726,403	16,297,612
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	60,206,030	55,731,713	51,077,882	46,543,840	42,009,785	37,534,313	33,058,058	28,603,135	24,166,926	19,750,304	15,360,007
19 Medium density mixed use flattened scheme (50 flats)	50	£2,659,768	16,434,810	14,405,293	13,380,113	12,359,329	11,342,942	10,330,952	9,323,558	8,320,161	7,321,360	6,326,955	5,336,947
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	40,212,152	40,402,213	37,243,497	34,477,730	31,634,198	28,892,730	26,053,492	23,206,254	20,357,016	17,507,778	14,658,540
21 High density mixed use flattened scheme (450 flats)	450	£10,481	17,734,447	17,734,447	17,734,447	17,734,447	17,734,447	17,734,447	17,734,447	17,734,447	17,734,447	17,734,447	17,734,447
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	29,231,317	27,234,681	25,253,408	23,276,412	21,308,291	19,348,685	17,397,594	15,455,017	13,520,955	11,595,408	9,678,375
23 High density mixed use flattened scheme (450 flats)	450	£9,345,046	70,582,205	65,007,014	59,460,516	53,914,018	48,476,671	43,020,877	37,502,981	32,006,288	26,478,176	21,518,886	16,254,241
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	13,476,560	12,742,392	12,014,168	11,281,891	10,557,555	9,865,164	9,160,717	8,462,214	7,769,655	7,083,402	6,402,317
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,718	58,540,122	54,202,155	49,877,690	45,561,291	41,254,144	36,950,651	32,705,808	28,456,919	24,223,063	20,041,461	15,991,809
26 Medium density mixed use flattened scheme (250 flats)	250	£16,294,284	58,540,122	54,202,155	49,877,690	45,561,291	41,254,144	36,950,651	32,705,808	28,456,919	24,223,063	20,041,461	15,991,809
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	44,798,308	40,040,240	37,312,882	34,597,221	31,883,259	29,200,995	26,520,431	23,851,564	21,194,396	18,548,927	15,915,155
28 Medium density mixed use flattened scheme (600 flats)	600	£3,192,365	82,468,398	77,292,033	70,094,577	62,876,478	55,620,049	48,304,231	41,009,827	33,527,819	26,176,377	18,861,499	11,577,188
29 Medium density mixed use flattened scheme (50 flats)	50	£2,672,235	11,645,870	10,616,430	10,020,655	9,425,223	8,848,083	8,264,962	7,695,927	7,116,651	6,537,916	5,959,556	5,386,731
30 Interconversion scheme (industrial with 12 flats)	12	£3,576,929	7,922,922	7,655,538	7,388,154	7,120,770	6,853,387	6,585,002	6,316,617	6,048,232	5,779,847	5,506,257	5,238,070
31 Medium density mixed use flattened scheme (350 flats)	350	£2,899,266	68,802,266	63,188,510	57,574,754	51,960,998	46,347,242	40,733,486	35,119,730	29,505,974	23,892,218	18,278,462	12,664,706
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	54,655,851	51,243,762	47,846,229	44,463,191	41,064,666	37,734,897	34,385,350	31,051,240	27,721,247	24,425,813	21,134,936
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	60,042,010	53,551,355	46,440,705	39,339,859	32,238,553	25,148,134	18,098,601	11,079,955	4,090,969	1,275,323	20,202,206
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	287,896,227	264,042,034	242,274,234	219,025,345	197,601,615	175,281,064	152,907,280	130,416,116	109,736,155	89,404,990	69,687,732
35 High density mixed use flattened scheme (250 flats)	250	£13,023,692	60,042,010	53,551,355	46,440,705	39,339,859	32,238,553	25,148,134	18,098,601	11,079,955	4,090,969	1,275,323	20,202,206
36 Medium density mixed use flattened scheme (50 flats)	50	£3,390,457	16,409,063	15,076,038	13,446,744	12,311,886	11,200,420	10,126,500	9,073,677	8,046,041	7,036,925	6,045,809	5,076,951
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	72,238,262	66,442,417	60,671,038	54,924,204	49,182,260	43,432,328	37,728,562	32,008,133	26,318,875	20,596,518	14,891,710
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	73,044,179	67,235,107	61,430,199	55,620,584	49,859,157	44,088,382	38,342,729	32,622,349	26,927,002	21,220,106	15,524,813
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	30,537,300	28,515,348	26,502,298	24,497,882	22,502,099	20,514,950	18,536,433	16,566,550	14,605,629	12,652,683	10,706,699
40 High density mixed use flattened scheme (350 flats)	350	£8,528,601	70,582,205	65,007,014	59,460,516	53,914,018	48,476,671	43,020,877	37,502,981	32,006,288	26,478,176	21,518,886	16,254,241
41 Purpose Built Student Accommodation (medium density) 100 units	100	£1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322	1,834,322
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	13,516,401	14,229,213	13,147,664	12,070,753	10,998,481	9,930,847	8,867,851	7,804,495	6,775,776	5,703,797	4,632,338
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	17,874,596	16,608,216	15,346,404	14,060,004	12,830,015	11,593,438	10,353,272	9,115,518	7,889,176	6,661,976	5,445,270
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	19,415,199	18,087,216	16,745,144	15,400,254	14,057,254	12,714,254	11,371,254	10,028,254	8,685,254	7,342,254	6,000,254
46 Medium density estracare flattened scheme (50 flats)	50	£1,834,323	11,891,702	11,021,284	10,154,598	9,291,810	8,423,354	7,576,819	6,725,004	5,876,911	5,029,826	4,183,544	3,341,010
47 High density estracare flattened scheme (60 flats)	60	£1,834,323	14,279,007	13,234,501	12,194,460	11,158,883	10,127,770	9,101,123	8,078,940	7,061,223	6,044,852	5,029,310	4,018,263
48 High density estracare flattened scheme (70 flats)	70	£1,834,323	16,696,313	15,447,717	14,234,232	13,066,154	11,824,138	10,625,426	9,432,875	8,245,535	7,059,879	5,875,074	4,695,516

WANDSWORTH LOCAL PLAN VIABILITY

Sales value £14,240 psm

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

£15,437,565 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	1,026,254	970,405	914,783	859,416	804,275	749,371	694,704	640,721	586,076	532,117	478,394
2 Low density housing scheme (4 houses)	4	£1,543,757	2,053,387	1,941,689	1,830,463	1,719,710	1,609,429	1,499,621	1,390,285	1,281,422	1,173,031	1,065,112	957,666
3 Low density housing scheme (9 houses)	9	£3,504,327	4,620,912	4,369,591	4,119,333	3,870,138	3,622,006	3,374,938	3,128,932	2,883,989	2,640,110	2,397,293	2,155,540
4 Medium density flattened scheme (5 flats)	5	£154,586	1,834,921	1,720,423	1,606,411	1,492,887	1,379,849	1,267,299	1,155,235	1,043,659	932,569	821,968	711,850
5 Medium density flattened scheme (7 flats)	7	£217,503	2,571,977	2,411,673	2,252,050	2,093,110	1,934,851	1,777,274	1,620,378	1,464,164	1,308,631	1,153,781	999,611
6 Medium density flattened scheme (9 flats)	9	£305,720	3,303,252	3,097,155	2,891,935	2,687,593	2,484,125	2,281,534	2,079,819	1,878,982	1,679,020	1,479,935	1,281,726
7 Medium density flattened scheme (30 flats)	30	£2,315,635	10,339,199	9,691,944	9,047,443	8,405,695	7,766,698	7,130,455	6,496,984	5,866,226	5,236,240	4,613,008	3,990,527
8 Medium density flattened scheme (75 flats)	75	£5,866,275	23,712,147	22,215,093	20,724,408	19,240,092	17,762,143	16,290,563	14,825,352	13,366,509	11,914,035	10,467,929	9,028,192
9 Medium density flattened scheme (250 flats)	250	£22,693,221	58,386,827	54,372,118	50,374,537	46,394,082	42,430,756	38,484,556	34,555,483	30,643,538	26,731,991	22,833,484	18,932,107
10 Medium density mixed use flattened scheme (200 flats)	200	£38,439,538	97,489,416	89,503,831	81,517,481	73,565,494	65,641,942	57,711,196	49,804,988	41,886,222	33,949,834	26,033,923	18,075,786
11 Medium density mixed use flattened scheme (200 flats)	200	£38,439,538	97,489,416	89,503,831	81,517,481	73,565,494	65,641,942	57,711,196	49,804,988	41,886,222	33,949,834	26,033,923	18,075,786
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	66,683,206	61,220,987	55,769,392	50,341,284	44,936,663	39,538,860	34,144,373	28,773,536	23,390,229	18,021,693	12,626,716
13 Medium density mixed use flattened scheme (800 flats)	800	£15,900,662	31,814,313	30,223,858	28,640,196	27,063,327	25,483,250	23,929,968	22,374,478	20,823,781	19,280,876	17,743,565	16,211,697
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	8,419,993	8,222,673	8,026,194	7,830,553	7,635,752	7,441,790	7,248,666	7,056,383	6,864,939	6,674,333	6,484,567
15 Medium density mixed use flattened scheme (100 flats)	100	£3,751,338	10,756,308	10,099,149	9,444,188	8,792,024	8,142,658	7,496,088	6,852,317	6,211,342	5,573,165	4,937,785	4,305,203
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	24,720,702	23,162,175	21,610,302	20,065,084	18,526,521	16,994,613	15,469,358	13,950,759	12,438,815	10,933,525	9,434,889
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	39,961,564	37,175,455	34,401,249	31,638,947	28,888,550	26,150,056	23,423,467	20,708,781	17,991,988	15,286,116	12,592,215
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	57,041,078	52,632,570	48,242,953	43,872,227	39,520,392	35,187,447	30,873,395	26,578,233	22,301,961	18,023,111	13,749,953
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	15,109,810	14,097,166	13,088,847	12,084,853	11,085,183	10,089,838	9,098,820	8,112,125	7,129,756	6,151,713	5,177,994
20 High density mixed use flattened scheme (150 flats)	150	£7,440,397	21,878,061	20,091,525	18,317,716	16,555,399	14,804,988	13,054,572	11,301,672	9,552,375	7,803,478	6,151,713	4,537,803
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	81,081,992	74,610,471	68,129,896	61,665,407	55,172,625	48,664,918	42,163,503	35,660,591	29,146,180	22,630,274	16,442,870
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	28,559,581	26,600,934	24,650,654	22,708,742	20,775,197	18,850,018	16,933,296	15,024,762	13,124,683	11,232,972	9,349,628
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	66,446,985	61,061,839	55,697,337	50,337,349	45,082,535	39,814,811	34,591,925	29,413,877	24,280,668	19,168,809	14,081,238
24 Medium density mixed use flattened scheme (40 flats)	40	£3,653,211	13,266,010	12,543,234	11,826,312	11,115,244	10,410,027	9,710,665	9,017,154	8,329,497	7,647,695	6,971,744	6,301,646
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,379	86,337,892	82,096,299	77,872,888	73,657,596	69,440,486	65,224,416	61,009,416	56,795,457	52,580,457	48,365,457	44,150,457
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	57,620,030	53,378,437	49,155,005	44,940,734	40,762,623	36,593,672	32,442,883	28,310,253	24,195,784	20,073,108	15,966,057
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	41,844,878	39,154,494	36,475,604	33,808,206	31,152,300	28,507,888	25,874,970	23,253,544	20,643,610	18,045,170	15,458,223
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	176,823,058	169,909,668	162,991,596	156,048,435	149,099,534	142,045,855	135,062,888	128,110,621	121,189,058	114,298,168	107,380,688
29 Medium density mixed use flattened scheme (500 flats)	500	£43,378,598	146,812,147	138,628,125	130,458,125	122,288,125	114,118,125	105,948,125	97,778,125	89,608,125	81,438,125	73,268,125	65,098,125
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	7,858,744	7,595,652	7,333,679	7,072,825	6,813,090	6,554,474	6,296,976	6,040,598	5,785,338	5,531,197	5,278,176
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	83,269,139	78,011,830	72,777,046	67,544,789	62,375,058	57,207,854	52,063,177	46,941,028	41,841,402	36,764,305	31,709,733
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	53,459,089	50,101,769	46,758,734	43,429,886	40,115,521	36,815,341	33,529,447	30,257,837	27,000,512	23,757,471	20,528,717
33 High density mixed use flattened scheme (500 flats)	500	£21,923,343	84,980,047	78,112,030	71,242,270	64,402,111	57,591,551	50,810,592	44,059,234	37,337,475	30,645,317	23,975,340	17,279,652
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,101,329	268,569,416	246,888,322	225,274,007	203,648,938	182,046,948	160,432,294	138,741,887	116,911,993	94,878,124	72,845,651	50,811,073
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	9,022,286	8,405,310	7,790,970	7,179,264	6,570,193	5,963,756	5,359,954	4,758,787	4,160,119	3,560,871	2,964,274
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	16,084,005	15,067,882	14,055,483	13,047,410	12,043,661	11,044,238	10,049,140	9,058,366	8,071,918	7,089,795	6,111,996
37 High density mixed use flattened scheme (400 flats)	400	£16,363,491	67,824,051	62,324,797	56,749,561	51,198,344	45,640,199	40,122,220	34,588,413	29,081,869	23,572,070	18,080,752	12,565,688
38 High density mixed use flattened scheme (400 flats)	400	£16,363,491	67,824,051	62,324,797	56,749,561	51,198,344	45,640,199	40,122,220	34,588,413	29,081,869	23,572,070	18,080,752	12,565,688
39 Medium density mixed use flattened scheme (100 flats)	100	£3,751,338	10,756,308	10,099,149	9,444,188	8,792,024	8,142,658	7,496,088	6,852,317	6,211,342	5,573,165	4,937,785	4,305,203
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	67,002,258	61,744,948	56,510,165	51,297,908	46,108,177	40,940,617	35,762,562	30,607,184	25,474,481	20,336,450	15,205,870
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
44 High density retirement flattened scheme (70 flats)	70	£1,000,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
45 High density retirement flattened scheme (80 flats)	80	£1,000,000	18,902,111	17,825,254	16,748,396	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	23,626,027	22,011,572	20,404,005	18,803,325	17,209,530	15,622,622	14,042,601	12,469,468	10,903,217	9,343,855	7,791,380
47 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	23,626,027	22,011,572	20,404,005	18,803,325	17,209,530	15,622,622	14,042,601	12,469,468	10,903,217	9,343,855	7,791,380
48 High density extracare flattened scheme (60 flats)	60	£3,087,513	16,612,166	15,446,125	14,285,084	13,128,980	11,977,874	10,831,746	9,690,598	8,554,424	7,423,230	6,297,013	5,171,913
49 High density extracare flattened scheme (70 flats)	70	£3,087,513	18,988,432	18,027,947	16,873,370	15,724,601	14,594,682	13,461,640	12,344,487	11,231,341	10,128,253	9,028,176	7,933,949

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	1,026,254	970,405	914,783	859,416	804,275	749,371	694,704	640,721	586,076	532,117	478,394
2 Low density housing scheme (4 houses)	4	£917,161	2,053,387	1,941,689	1,830,463	1,719,710	1,609,429	1,499,621	1,390,285	1,281,422	1,173,031	1,065,112	957,666
3 Low density housing scheme (9 houses)	9	£2,081,956	4,620,912	4,369,591	4,119,333	3,870,138	3,622,006	3,374,938	3,128,932	2,883,989	2,640,110	2,397,293	2,155,540
4 Medium density flattened scheme (5 flats)	5	£305,720	1,834,921	1,720,423	1,606,411	1,492,887	1,379,849	1,267,299	1,155,235	1,043,659	932,569	821,968	711,850
5 Medium density flattened scheme (7 flats)	7	£424,547	2,571,977	2,411,673	2,252,050	2,093,110	1,934,851	1,777,274	1,620,378	1,464,164	1,308,631	1,153,781	999,611
6 Medium density flattened scheme (9 flats)	9	£550,297	3,303,252	3,097,155	2,891,935	2,687,593	2,484,125	2,281,534	2,079,819	1,878,982	1,679,020	1,479,935	1,281,726
7 Medium density flattened scheme (30 flats)	30	£3,375,742	10,339,199	9,691,944	9,047,443	8,405,695	7,766,698	7,130,455	6,496,984	5,866,226	5,236,240	4,613,008	3,990,527
8 Medium density flattened scheme (75 flats)	75	£8,485,213	23,712,147	22,215,093	20,724,408	19,240,092	17,762,143	16,290,563	14,825,352	13,366,509	11,914,035	10,467,329	9,028,105
9 Medium density flattened scheme (150 flats)	150	£16,970,426	47,424,294	44,430,186	41,448,816	38,467,184	35,485,426	32,503,654	29,521,882	26,540,070	23,558,258	20,576,446	17,594,634
10 Medium density flattened scheme (600 flats)	600	£22,837,319	97,486,155	95,935,813	91,517,461	87,565,494	83,641,342	77,711,196	74,904,988	71,866,222	68,549,534	65,033,923	61,507,373
11 Medium density mixed use flattened scheme (200 flats)	200	£18,159,795	48,645,537	41,312,751	37,999,214	34,852,622	31,414,887	28,166,828	24,984,682	22,502,865	18,347,374	15,116,211	12,870,355
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	66,683,203	62,222,858	56,769,392	52,041,384	44,938,683	39,586,680	34,144,373	28,723,731	23,390,229	18,021,983	12,628,017
13 Medium density mixed use flattened scheme (80 flats)	80	£4,446,762	18,174,313	16,300,899	14,880,196	13,783,287	12,493,290	11,232,980	10,027,378	8,862,788	7,742,965	6,619,151	5,511,266
14 Intermittent scheme (industrial estate)	8	£2,659,743	1,222,871	1,122,871	1,022,871	922,871	822,871	722,871	622,871	522,871	422,871	322,871	222,871
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	10,756,908	10,099,149	9,444,138	8,792,924	8,142,658	7,490,393	6,838,127	6,211,342	5,573,165	4,937,785	4,305,205
16 Medium density mixed use flattened scheme (75 flats)	75	£2,626,424	24,702,702	23,162,176	21,610,302	20,065,084	18,526,521	16,994,613	15,462,359	13,930,759	12,438,815	10,932,325	9,434,889
17 Medium density mixed use flattened scheme (150 flats)	150	£5,252,848	39,667,564	37,171,455	34,717,293	32,263,130	29,808,967	27,354,804	24,900,641	22,446,478	19,992,315	17,538,152	15,077,989
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	57,041,078	53,632,570	49,224,063	44,812,555	40,404,047	36,000,539	31,597,031	27,193,523	22,790,015	18,386,507	13,983,000
19 Medium density mixed use flattened scheme (50 flats)	50	£2,659,798	15,109,810	14,097,106	13,085,487	12,084,863	11,085,163	10,089,538	9,098,820	8,112,125	7,129,756	6,151,713	5,177,990
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	41,878,061	39,610,937	36,317,716	33,555,399	30,804,986	28,066,477	25,336,872	22,625,191	19,922,375	17,231,482	14,537,805
21 High density mixed use flattened scheme (480 flats)	480	£15,940,863	81,189,742	76,970,471	71,627,896	66,665,407	61,627,625	56,604,014	51,603,395	46,601,991	41,600,587	36,600,183	31,600,779
22 Medium density mixed use flattened scheme (100 flats)	100	£2,459,180	12,650,934	11,600,934	10,550,934	9,500,934	8,450,934	7,400,934	6,350,934	5,300,934	4,250,934	3,200,934	2,150,934
23 High density mixed use flattened scheme (450 flats)	450	£9,555,068	66,446,985	61,061,839	55,697,337	50,327,340	44,952,353	39,581,811	34,591,925	29,413,877	24,280,698	19,168,809	14,081,445
24 Medium density mixed use flattened scheme (40 flats)	40	£2,502,068	13,286,100	12,543,234	11,808,312	11,115,244	10,410,027	9,710,665	9,017,154	8,329,497	7,647,695	6,971,744	6,301,645
25 Medium density mixed use flattened scheme (250 flats)	250	£2,091,794	10,537,892	9,596,299	8,712,686	7,874,669	7,074,652	6,304,635	5,571,618	4,875,601	4,206,584	3,537,567	2,868,550
26 High density mixed use flattened scheme (100 flats)	100	£2,459,180	12,650,934	11,600,934	10,550,934	9,500,934	8,450,934	7,400,934	6,350,934	5,300,934	4,250,934	3,200,934	2,150,934
27 Medium density mixed use flattened scheme (140 flats)	140	£2,502,068	13,286,100	12,543,234	11,808,312	11,115,244	10,410,027	9,710,665	9,017,154	8,329,497	7,647,695	6,971,744	6,301,645
28 Medium density mixed use flattened scheme (600 flats)	600	£2,192,365	12,767,881	11,699,063	10,621,246	9,543,429	8,465,612	7,387,795	6,309,978	5,232,161	4,154,344	3,076,527	2,000,710
29 Medium density mixed use flattened scheme (500 flats)	500	£2,575,723	12,767,881	11,699,063	10,621,246	9,543,429	8,465,612	7,387,795	6,309,978	5,232,161	4,154,344	3,076,527	2,000,710
30 Intermittent scheme (industrial estate)	8	£2,659,743	1,222,871	1,122,871	1,022,871	922,871	822,871	722,871	622,871	522,871	422,871	322,871	222,871
31 Medium density mixed use flattened scheme (350 flats)	350	£2,085,634	83,399,139	79,011,830	72,777,964	67,564,789	62,375,058	57,205,582	52,067,117	46,941,026	41,841,042	36,764,305	31,709,733
32 Medium density mixed use flattened scheme (180 flats)	180	£1,464,517	53,459,089	50,101,769	46,758,734	43,429,896	40,101,058	36,815,341	33,529,447	30,257,707	27,000,512	23,757,471	20,528,228
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	84,986,047	78,112,034	71,242,270	64,402,111	57,591,551	50,816,592	44,039,254	37,337,475	30,643,317	23,978,340	17,270,685
34 High density mixed use flattened scheme (1750 flats)	1750	£13,023,692	84,986,047	78,112,034	71,242,270	64,402,111	57,591,551	50,816,592	44,039,254	37,337,475	30,643,317	23,978,340	17,270,685
35 High density mixed use flattened scheme (30 flats)	30	£733,729	9,022,246	8,455,310	7,790,970	7,146,214	6,500,756	5,853,796	5,209,354	4,558,787	3,910,119	3,260,871	2,612,223
36 Medium density mixed use flattened scheme (50 flats)	50	£3,393,497	16,884,055	15,624,782	14,055,483	12,410,043	10,746,618	9,102,238	7,448,814	5,908,386	4,607,918	3,480,765	2,565,688
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	67,064,051	63,967,997	58,749,551	51,998,344	45,640,199	40,104,226	34,588,413	29,081,989	23,572,070	18,080,752	12,565,688
38 High density mixed use flattened scheme (150 flats)	150	£3,393,497	16,884,055	15,624,782	14,055,483	12,410,043	10,746,618	9,102,238	7,448,814	5,908,386	4,607,918	3,480,765	2,565,688
39 Medium density mixed use flattened scheme (100 flats)	100	£2,459,180	12,650,934	11,600,934	10,550,934	9,500,934	8,450,934	7,400,934	6,350,934	5,300,934	4,250,934	3,200,934	2,150,934
40 High density mixed use flattened scheme (350 flats)	350	£8,529,601	67,022,758	61,744,948	56,510,185	51,297,908	46,108,177	40,940,617	35,762,562	30,607,184	25,474,481	20,336,450	15,205,877
41 Purpose Built Student Accommodation (high density 100 units)	-	£458,581	18,708,111	17,825,254	16,748,396	15,673,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,537
42 Purpose Built Student Accommodation (high density 100 units)	-	£458,581	18,708,111	17,825,254	16,748,396	15,673,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,537
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	16,902,113	16,291,477	15,281,810	14,091,355	12,895,967	11,705,791	10,520,957	9,346,130	8,166,298	6,982,474	5,832,305
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	20,667,127	20,254,572	19,847,907	18,447,315	17,052,748	15,664,207	14,281,691	12,905,202	11,534,719	10,169,239	8,811,888
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	23,026,020	22,101,572	20,494,005	18,803,329	17,209,530	15,622,622	14,042,601	12,469,466	10,903,217	9,370,585	7,791,386
46 Medium density end terrace flattened scheme (50 flats)	50	£1,834,323	13,836,300	12,981,305	11,676,737	10,633,564	9,674,107	8,670,015	7,685,055	6,695,105	5,705,155	4,715,205	3,725,255
47 High density end terrace flattened scheme (70 flats)	70	£1,834,323	15,112,116	15,446,125	14,295,944	12,971,422	11,554,428	10,235,442	8,916,456	7,601,470	6,292,484	4,983,498	3,674,512
48 Medium density end terrace flattened scheme (70 flats)	70	£1,834,323	13,836,300	12,927,947	11,676,737	10,633,564	9,674,107	8,670,015	7,685,055	6,695,105	5,705,155	4,715,205	3,725,255

Appendix 14 - Appraisal results – 70% social rent, 30% shared ownership (No Affordable Workspace)

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

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Low density housing scheme (2 houses)	2	£771,878	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	50%
2 Low density housing scheme (4 houses)	4	£1,543,757	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	50%
3 Low density housing scheme (8 houses)	8	£3,087,514	3,332,534	3,162,462	2,993,108	2,824,472	2,655,554	2,486,752	2,317,866	2,148,979	1,980,093	1,811,207	1,642,321	50%
4 Medium density flattened scheme (5 flats)	5	£514,586	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5 Medium density flattened scheme (7 flats)	7	£717,503	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6 Medium density flattened scheme (9 flats)	9	£920,254	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7 Medium density flattened scheme (30 flats)	30	£2,315,635	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,779,591	4,296,196	3,818,907	3,341,725	50%
8 Medium density flattened scheme (75 flats)	75	£5,866,275	18,817,751	17,672,761	16,532,634	15,397,373	14,266,974	13,141,439	12,026,767	10,904,959	9,794,016	8,687,935	7,586,719	50%
9 Medium density flattened scheme (250 flats)	250	£22,893,221	45,828,471	42,749,051	39,662,758	36,620,590	33,589,547	30,562,629	27,548,836	24,544,510	21,543,535	18,550,746	15,581,142	35%
10 Medium density mixed use flattened scheme (200 flats)	600	£36,429,538	73,841,482	67,604,290	61,393,888	55,188,834	48,997,439	42,815,217	36,635,973	30,441,320	24,267,434	18,079,821	11,892,604	45%
11 Medium density mixed use flattened scheme (200 flats)	200	£18,566,379	35,150,529	32,608,244	30,076,847	27,556,339	25,036,201	22,526,242	20,027,222	17,539,141	15,061,999	12,595,795	10,138,840	40%
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	50,463,962	46,276,040	42,106,192	37,950,405	33,791,336	29,630,554	25,527,458	21,399,809	17,281,454	13,163,698	9,043,502	20%
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,662	25,864,163	24,640,243	23,439,511	22,234,966	21,035,610	19,841,442	18,652,462	17,465,751	16,283,486	15,106,425	13,934,566	50%
14 Interinflection scheme (industrial with 9 flats)	9	£4,476,894	8,342,761	8,191,511	8,040,904	7,890,939	7,741,616	7,592,936	7,444,899	7,297,503	7,150,750	7,004,640	6,859,171	50%
15 Medium density mixed use flattened scheme (100 flats)	100	£3,751,338	8,805,203	8,301,009	7,798,956	7,299,045	6,801,275	6,305,645	5,812,158	5,320,811	4,831,606	4,344,542	3,859,620	50%
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	19,847,755	18,656,153	17,469,640	16,288,213	15,111,873	13,940,619	12,774,452	11,613,372	10,457,379	9,306,474	8,160,654	50%
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	30,241,069	28,119,108	26,006,212	23,902,380	21,807,614	19,721,796	17,635,513	15,558,337	13,490,270	11,431,310	9,381,457	45%
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	42,548,781	39,142,733	36,751,285	32,374,438	29,012,194	25,664,540	22,331,506	19,012,577	15,683,719	12,369,575	9,052,297	50%
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,894	11,389,965	10,615,279	9,844,897	9,077,817	8,314,042	7,553,570	6,796,402	6,042,538	5,291,977	4,544,721	3,800,768	50%
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	31,287,357	29,165,381	27,052,470	24,948,622	22,853,840	20,768,122	18,691,469	16,620,482	14,552,396	12,493,423	10,443,554	50%
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	60,544,460	55,471,471	50,387,477	45,301,542	40,203,309	35,127,247	30,073,354	25,041,630	20,032,077	15,044,693	10,079,479	35%
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	23,141,986	21,647,659	20,159,714	18,678,150	17,202,970	15,734,170	14,271,753	12,815,719	11,366,065	9,922,794	8,485,905	50%
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	51,092,194	46,897,576	42,715,677	38,563,843	34,446,802	30,364,551	26,317,092	22,304,424	18,325,127	14,347,762	10,404,232	50%
24 Medium density mixed use flattened scheme (40 flats)	40	£3,653,211	12,305,216	11,750,926	11,201,111	10,655,770	10,114,907	9,578,521	9,046,611	8,519,177	7,996,221	7,477,740	6,963,736	50%
25 Medium density mixed use flattened scheme (250 flats)	250	£3,505,500	42,649,017	39,407,769	36,180,402	32,966,917	29,767,313	26,581,590	23,406,748	20,234,791	17,070,877	13,920,835	10,784,961	30%
26 Medium density mixed use flattened scheme (250 flats)	250	£27,633,242	44,531,540	41,290,293	38,062,926	34,840,440	31,649,836	28,464,112	25,292,271	22,134,310	18,962,124	15,832,181	12,696,208	30%
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	33,327,531	31,275,401	29,232,036	27,197,435	25,171,598	23,154,526	21,146,219	19,148,075	17,155,897	15,173,883	13,200,633	50%
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	61,662,460	56,174,217	50,666,404	45,123,625	39,592,245	34,065,001	28,601,891	23,142,916	17,608,078	12,297,369	6,883,338	35%
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,529	88,829,529	82,830,351	76,853,684	70,872,647	64,977,241	59,050,537	53,149,047	47,252,418	41,367,889	35,468,818	29,554,709	50%
30 Interinflection scheme (industrial with 12 flats)	12	£6,020,651	7,187,096	6,985,429	6,784,620	6,584,667	6,385,570	6,187,330	5,989,946	5,793,419	5,597,749	5,402,934	5,208,977	50%
31 Medium density mixed use flattened scheme (350 flats)	350	£20,086,834	67,084,674	63,027,469	58,987,656	54,965,233	50,960,203	46,972,563	43,002,315	39,049,458	35,113,993	31,195,920	27,295,237	50%
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	42,920,223	40,359,883	37,810,420	35,271,835	32,744,127	30,227,296	27,721,342	25,226,266	22,742,067	20,268,746	17,806,301	45%
33 High density mixed use flattened scheme (500 flats)	500	£21,921,343	64,312,618	58,958,972	53,628,309	48,320,628	43,035,930	37,774,215	32,535,482	27,319,733	22,126,966	16,915,465	11,715,098	50%
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,722,722	210,454,132	193,502,614	176,550,647	159,615,619	142,676,843	125,688,090	108,601,882	91,370,274	74,121,981	56,950,025	39,854,409	40%
35 High density mixed use flattened scheme (30 flats)	30	£3,751,338	6,843,625	6,371,854	5,901,897	5,433,956	4,968,030	4,504,119	4,042,223	3,580,372	3,120,334	2,662,321	2,206,333	50%
36 Medium density mixed use flattened scheme (50 flats)	50	£3,393,497	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,960	8,182,606	50%
38 High density mixed use flattened scheme (400 flats)	400	£16,363,819	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,960	8,182,606	50%
39 High density mixed use flattened scheme (400 flats)	400	£16,363,819	51,210,848	46,863,060	42,515,322	38,186,328	33,876,079	29,584,574	25,290,160	21,004,146	16,737,019	12,452,960	8,182,606	50%
40 High density mixed use flattened scheme (100 flats)	100	£3,393,497	12,760,308	11,982,542	11,208,081	10,436,923	9,669,069	8,904,517	8,143,271	7,385,327	6,630,687	5,879,351	5,131,319	50%
41 Purpose Built Student Accommodation (high density) 100 units	-	£23,465,099	60,544,460	55,471,471	50,387,477	45,301,542	40,203,309	35,127,247	30,073,354	25,041,630	20,032,077	15,044,693	10,079,479	35%
42 Purpose Built Student Accommodation (medium density) 100 units	-	£23,465,099	60,544,460	55,471,471	50,387,477	45,301,542	40,203,309	35,127,247	30,073,354	25,041,630	20,032,077	15,044,693	10,079,479	35%
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	12,279,111	11,416,092	10,556,758	9,701,106	8,849,139	8,000,856	7,156,257	6,315,341	5,476,352	4,637,981	3,803,315	50%
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	13,433,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,396,628	5,418,524	4,444,742	50%
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	13,433,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,396,628	5,418,524	4,444,742	50%
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	9,473,249	8,781,048	8,091,804	7,405,519	6,722,193	6,041,824	5,364,414	4,686,571	4,011,203	3,338,812	2,669,395	50%
47 High density extracare flattened scheme (60 flats)	60	£1,834,323	11,376,864	10,546,218	9,719,120	8,895,573	8,075,576	7,259,129	6,446,232	5,632,951	4,822,505	4,015,629	3,212,324	50%
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	13,280,479	12,311,386	11,346,436	10,385,626	9,428,959	8,476,434	7,528,049	6,579,332	5,633,807	4,692,448	3,755,254	50%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL

£9,171,614 PER HA

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		
1 Low density housing scheme (2 houses)	2	£458,581	832,694	790,177	747,838	705,679	663,699	621,898	580,277	538,836	497,573	456,490	415,586	40%
2 Low density housing scheme (4 houses)	4	£917,161	1,666,267	1,581,231	1,496,554	1,412,236	1,328,277	1,244,676	1,161,433	1,078,550	996,025	913,859	832,050	40%
3 Low density housing scheme (8 houses)	8	£1,834,323	3,332,534	3,162,462	2,993,108	2,824,472	2,655,554	2,486,752	2,317,866	2,148,979	1,980,093	1,811,207	1,642,321	40%
4 Medium density flattened scheme (5 flats)	5	£305,720	1,455,621	1,367,785	1,280,321	1,193,230	1,106,512	1,020,168	934,197	848,598	763,372	678,520	594,040	50%
5 Medium density flattened scheme (7 flats)	7	£407,627	2,040,958	1,917,981	1,795,524	1,673,591	1,552,179	1,431,290	1,310,923	1,191,078	1,071,755	952,955	834,677	50%
6 Medium density flattened scheme (9 flats)	9	£550,297	2,620,514	2,462,407	2,304,973	2,148,210	1,992,118	1,836,698	1,681,950	1,527,871	1,374,466	1,221,731	1,069,668	50%
7 Medium density flattened scheme (30 flats)	30	£1,376,742	8,208,359	7,712,214	7,218,176	6,726,245	6,236,421	5,748,704	5,263,094	4,775,591	4,286,198	3,798,637	3,311,471	50%
8 Medium density flattened scheme (75 flats)	75	£3,437,711	18,817,716	17,472,761	16,533,834	15,595,379	14,656,924	13,718,470	12,780,015	11,841,560	10,903,105	9,964,650	9,026,195	50%
9 Medium density flattened scheme (250 flats)	250	£11,482,272	45,629,471	42,742,051	39,662,739	36,582,590	33,502,440	30,422,290	27,342,140	24,262,000	21,181,850	18,101,700	15,551,740	50%
10 Medium density flattened scheme (600 flats)	600	£22,837,319	73,841,482	67,804,290	61,383,960	55,188,484	48,997,439	42,815,217	36,633,953	30,441,320	24,267,434	18,070,821	11,826,604	50%
11 Medium density mixed use flattened scheme (200 flats)	200	£18,158,795	35,109,529	32,608,244	30,078,847	27,556,339	25,036,201	22,526,240	20,027,222	17,539,141	15,081,989	12,595,795	10,138,340	50%
12 Medium density mixed use flattened scheme (400 flats)	400	£1,884,647	50,463,862	46,276,940	42,106,192	37,950,405	33,791,136	29,635,534	25,527,459	21,399,869	17,281,454	13,158,059	9,026,195	50%
13 Medium density mixed use flattened scheme (600 flats)	600	£3,164,165	83,344,163	74,440,243	64,530,514	54,620,785	44,711,056	34,801,327	24,891,598	14,981,869	5,072,140	1,159,100	1,159,100	50%
14 Intensification scheme (industrial with 9 flats)	9	£2,586,768	8,342,761	8,191,511	8,040,904	7,890,939	7,741,616	7,592,398	7,444,899	7,297,503	7,140,000	7,004,640	6,859,171	50%
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	8,805,203	8,301,009	7,798,596	7,299,405	6,801,276	6,305,645	5,812,158	5,320,811	4,831,006	4,344,542	3,859,620	50%
16 Medium density mixed use flattened scheme (75 flats)	75	£2,696,454	10,847,755	10,656,153	10,468,640	10,286,215	10,118,193	13,940,619	12,774,452	11,613,372	10,447,579	9,306,474	8,160,654	50%
17 Medium density mixed use flattened scheme (250 flats)	250	£10,420,191	37,147,068	34,191,108	30,824,217	27,457,002	24,089,214	20,721,987	17,354,761	13,982,531	10,610,300	7,238,074	3,869,824	50%
18 High density mixed use flattened scheme (300 flats)	300	£6,933,740	42,548,781	39,142,733	35,751,285	32,377,438	29,012,194	25,645,540	22,331,500	19,012,577	15,683,719	12,369,575	9,052,297	50%
19 Medium density mixed use flattened scheme (500 flats)	500	£5,628,768	11,389,965	10,615,279	9,844,897	9,077,817	8,314,042	7,553,570	6,796,402	6,042,538	5,291,977	4,544,721	3,800,768	50%
20 High density mixed use flattened scheme (150 flats)	150	£4,620,718	17,287,357	15,955,381	14,705,042	13,448,622	12,255,840	10,768,122	10,691,469	10,620,482	10,642,598	10,622,423	10,643,504	50%
21 High density mixed use flattened scheme (300 flats)	300	£13,444,660	43,940,815	40,571,471	37,201,471	33,831,471	30,461,471	27,091,471	23,721,471	20,351,471	16,981,471	13,611,471	10,241,471	50%
22 Medium density mixed use flattened scheme (100 flats)	100	£4,620,718	17,287,357	15,955,381	14,705,042	13,448,622	12,255,840	10,768,122	10,691,469	10,620,482	10,642,598	10,622,423	10,643,504	50%
23 High density mixed use flattened scheme (450 flats)	450	£5,592,046	11,092,194	10,469,577	9,846,960	9,224,343	8,601,726	7,979,109	7,356,492	6,733,875	6,111,258	5,488,641	4,865,960	50%
24 Medium density mixed use flattened scheme (400 flats)	400	£5,502,962	12,305,218	11,750,926	11,211,617	10,665,303	10,119,997	9,578,521	9,038,611	8,518,177	7,998,221	7,477,740	6,963,736	50%
25 High density mixed use flattened scheme (250 flats)	250	£2,094,717	10,607,769	9,844,897	9,077,817	8,314,042	7,553,570	6,796,402	6,042,538	5,291,977	4,544,721	3,800,768	3,048,015	50%
26 Medium density mixed use flattened scheme (250 flats)	250	£1,617,189	44,351,540	41,290,293	38,025,026	34,749,440	31,473,853	28,208,266	24,944,112	21,678,527	18,412,934	15,152,342	11,896,750	50%
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	33,327,331	31,276,401	29,233,026	27,187,435	25,142,044	23,106,653	21,071,262	19,045,871	17,010,480	14,985,089	12,959,698	50%
28 Medium density mixed use flattened scheme (600 flats)	600	£3,162,365	61,662,490	56,174,217	50,686,494	45,192,625	39,700,946	34,209,077	28,717,198	23,225,319	17,733,440	12,241,561	6,750,683	50%
29 Medium density mixed use flattened scheme (500 flats)	500	£3,162,365	61,662,490	56,174,217	50,686,494	45,192,625	39,700,946	34,209,077	28,717,198	23,225,319	17,733,440	12,241,561	6,750,683	50%
30 Intensification scheme (industrial with 12 flats)	12	£3,576,929	7,187,096	6,985,425	6,784,650	6,584,867	6,385,072	6,187,330	5,989,946	5,793,419	5,597,748	5,399,933	5,208,977	50%
31 Medium density mixed use flattened scheme (380 flats)	380	£20,085,834	67,060,674	63,027,469	58,987,625	54,965,233	50,942,840	46,922,563	43,002,315	39,048,458	35,113,993	31,195,920	27,296,327	50%
32 Medium density mixed use flattened scheme (150 flats)	180	£11,454,517	42,920,223	40,399,383	37,810,420	35,231,835	32,744,127	30,227,296	27,712,342	25,226,266	22,742,067	20,268,746	17,796,233	50%
33 High density mixed use flattened scheme (500 flats)	300	£13,323,692	64,312,618	58,558,972	52,808,330	47,050,686	41,302,930	35,554,174	29,806,420	24,058,666	18,310,912	12,563,158	6,815,405	50%
34 High density mixed use flattened scheme (750 flats)	750	£17,920,132	87,496,251	80,022,814	72,549,377	65,075,940	57,602,503	50,129,066	42,656,629	35,183,191	27,710,754	20,238,317	12,765,880	50%
35 High density mixed use flattened scheme (300 flats)	300	£7,629,625	64,824,618	63,167,564	61,509,897	59,854,936	58,200,030	56,545,074	54,890,120	53,235,166	51,580,212	49,925,258	48,269,304	50%
36 Medium density mixed use flattened scheme (50 flats)	50	£3,393,497	12,790,308	11,982,542	11,208,081	10,436,923	9,669,009	8,904,517	8,143,273	7,385,327	6,630,887	5,879,551	5,131,319	50%
37 High density mixed use flattened scheme (400 flats)	400	£9,721,971	11,010,948	10,580,006	10,150,064	9,720,122	9,290,180	8,860,238	8,430,296	8,000,354	7,570,412	7,140,470	6,710,528	50%
38 High density mixed use flattened scheme (300 flats)	400	£10,393,924	10,395,865	10,395,865	10,395,865	10,395,865	10,395,865	10,395,865	10,395,865	10,395,865	10,395,865	10,395,865	10,395,865	50%
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	22,465,508	20,947,230	19,435,039	17,920,331	16,410,109	14,937,371	13,451,119	11,971,233	10,491,010	9,017,300	7,550,108	50%
40 High density mixed use flattened scheme (350 flats)	300	£5,820,671	50,762,867	46,705,663	42,665,849	38,642,727	34,617,512	30,606,915	26,613,813	22,638,204	18,662,573	14,690,837	10,735,802	50%
41 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,022,111	17,825,254	16,748,358	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
42 Purpose Built Student Accommodation (high density) 100 units	-	£458,581	18,022,111	17,825,254	16,748,358	15,671,539	14,594,682	13,517,825	12,440,967	11,364,110	10,287,253	9,210,395	8,133,538	50%
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	12,279,111	11,416,092	10,556,058	9,701,106	8,849,139	8,000,856	7,156,257	6,315,341	5,476,352	4,637,361	3,803,315	50%
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	14,333,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,398,626	5,418,524	4,444,742	50%
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	16,397,090	15,236,396	14,090,651	12,949,724	11,813,740	10,682,707	9,556,567	8,435,336	7,316,904	6,199,056	5,086,171	50%
46 Medium density extracare flattened scheme (50 flats)	50	£1,834,323	14,333,100	13,326,241	12,323,679	11,325,415	10,331,449	9,341,782	8,356,412	7,375,340	6,398,626	5,418,524	4,444,742	50%
47 High density extracare flattened scheme (60 flats)	60	£1,834,323	16,397,090	15,236,396	14,090,651	12,949,724	11,813,740	10,682,707	9,556,567	8,435,336	7,316,904	6,199,056	5,086,171	50%
48 High density extracare flattened scheme (70 flats)	70	£1,834,323	18,461,081	17,245,244	16,029,407	14,813,570	13,607,733	12,401,896	11,196,059	10,000,222	8,795,385	7,590,548	6,385,711	50%
49 High density extracare flattened scheme (80 flats)	80	£1,834,323	20,593,072	19,277,235	17,961,398	16,645,561	15,329,724	14,013,887	12,700,049	11,384,212	10,068,375	8,752,538	7,438,701	50%
50 High density extracare flattened scheme (90 flats)	90	£1,834,323	22,725,064	21,309,237	19,893,400	18,477,563	17,061,726	15,645,889	14,230,052	12,814,215	11,398,378	9,982,541	8,566,704	50%
51 High density extracare flattened scheme (100 flats)	100	£1,834,323	24,857,056	23,243,408	21,629,571	20,015,734	18,401,897	16,788,060	15,174,223	13,560,386	11,946,549	10,332,712	8,718,875	50%
52 High density extracare flattened scheme (110 flats)	110	£1,834,323	26,989,048	25,175,400	23,361,563	21,547,726	19,733,889	17,920,052	16,106,215	14,292,378	12,478,541	10,664,704	8,850,867	50%
53 High density extracare flattened scheme (120 flats)	120	£1,834,323	29,121,040	27,107,392	25,093,555	23,079,718	21,065,881	19,052,044	17,038,207	15,024,370	13,010,533	10,996,696	8,982,859	50%
54 High density extracare flattened scheme (130 flats)	130	£1,834,323	31,253,032	29,039,184	26,825,347	24,611,510	22,397,673	20,183,836	17,969,999	15,756,162	13,542,325	11,328,488	9,114,651	50%
55 High density extracare flattened scheme (140 flats)	140	£1,834,323	33,385,024	30,969,176	28,555,339	26,141,502	23,727,665	21,313,828	18,900,000	16,486,163	14,072,326	11,658,489	9,244,652	50%
56 High density extracare flattened scheme (150 flats)	150	£1,834,323	35,517,016	32,895,168	30,271,331	27,647,494	25,023,657	22,400,000	19,776,163	17,152,326	14,528,489	11,904,652	9,280,815	50%
57 High density extracare flattened scheme (160 flats)	160	£1,834,323	37,649,008	34,821,160	31,997,323	29,173,486	26,349,649	23,525,812	20,701,975	17,878,138	15,054,301	12,230,464	9,406,627	50%
58 High density extracare flattened scheme (170 flats)	170	£1,834,323	39,781,000	36,743,152	33,709,315	30,825,478	27,941,641	25,057,804	22,163,967	19,270,130	16,376,293	13,482,456		

Appendix 15 - Appraisal results – 70% social rent, 30% shared ownership (No NZC policy)

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

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure

Rented 70%

SO 30%

Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	832,695	790,183	747,850	705,696	663,722	621,927	580,312	538,875	497,618	456,540	415,641
2 Low density housing scheme (4 houses)	4	£1,543,757	1,666,270	1,581,245	1,496,579	1,412,272	1,328,323	1,244,734	1,161,501	1,078,629	996,114	913,959	832,161
3 Low density housing scheme (8 houses)	8	£3,087,514	3,332,540	3,162,490	2,993,158	2,823,544	2,653,646	2,483,468	2,313,002	2,142,258	1,971,228	1,800,200	1,629,172
4 Medium density flattened scheme (5 flats)	5	£1,543,757	1,666,270	1,581,245	1,496,579	1,412,272	1,328,323	1,244,734	1,161,501	1,078,629	996,114	913,959	832,161
5 Medium density flattened scheme (7 flats)	7	£2,315,635	2,549,405	2,421,867	2,294,329	2,166,791	2,039,253	1,911,715	1,784,177	1,656,639	1,529,101	1,401,563	1,274,025
6 Medium density flattened scheme (9 flats)	9	£3,087,514	3,332,540	3,162,490	2,993,158	2,823,544	2,653,646	2,483,468	2,313,002	2,142,258	1,971,228	1,800,200	1,629,172
7 Medium density flattened scheme (30 flats)	30	£2,315,635	2,549,405	2,421,867	2,294,329	2,166,791	2,039,253	1,911,715	1,784,177	1,656,639	1,529,101	1,401,563	1,274,025
8 Medium density flattened scheme (75 flats)	75	£5,866,275	6,411,513	6,052,263	5,693,013	5,333,763	4,974,513	4,615,263	4,256,013	3,896,763	3,537,513	3,178,263	2,819,013
9 Medium density flattened scheme (250 flats)	250	£22,893,221	25,000,000	23,750,000	22,500,000	21,250,000	20,000,000	18,750,000	17,500,000	16,250,000	15,000,000	13,750,000	12,500,000
10 Medium density mixed use flattened scheme (200 flats)	200	£18,450,568	20,000,000	19,000,000	18,000,000	17,000,000	16,000,000	15,000,000	14,000,000	13,000,000	12,000,000	11,000,000	10,000,000
11 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	33,000,000	31,500,000	30,000,000	28,500,000	27,000,000	25,500,000	24,000,000	22,500,000	21,000,000	19,500,000	18,000,000
12 Medium density mixed use flattened scheme (800 flats)	800	£15,900,602	17,500,000	16,750,000	16,000,000	15,250,000	14,500,000	13,750,000	13,000,000	12,250,000	11,500,000	10,750,000	10,000,000
13 Medium density mixed use flattened scheme (160 flats)	160	£15,900,602	17,500,000	16,750,000	16,000,000	15,250,000	14,500,000	13,750,000	13,000,000	12,250,000	11,500,000	10,750,000	10,000,000
14 Interconversion scheme (industrial with 9 flats)	9	£4,476,884	5,019,790	4,768,525	4,517,260	4,266,000	4,014,735	3,763,470	3,512,205	3,260,940	3,009,675	2,758,410	2,507,145
15 Medium density mixed use flattened scheme (100 flats)	100	£3,751,338	4,166,667	3,958,333	3,745,000	3,531,667	3,318,333	3,105,000	2,891,667	2,678,333	2,465,000	2,251,667	2,038,333
16 Medium density mixed use flattened scheme (300 flats)	300	£11,115,047	12,500,000	11,875,000	11,250,000	10,625,000	10,000,000	9,375,000	8,750,000	8,125,000	7,500,000	6,875,000	6,250,000
17 Medium density mixed use flattened scheme (450 flats)	450	£16,672,570	18,750,000	17,875,000	16,937,500	16,000,000	15,062,500	14,125,000	13,187,500	12,250,000	11,312,500	10,375,000	9,437,500
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	12,896,220	12,296,220	11,696,220	11,096,220	10,496,220	9,896,220	9,296,220	8,696,220	8,096,220	7,496,220	6,896,220
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	5,019,790	4,768,525	4,517,260	4,266,000	4,014,735	3,763,470	3,512,205	3,260,940	3,009,675	2,758,410	2,507,145
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	8,251,652	7,877,477	7,503,302	7,129,127	6,754,952	6,380,777	6,006,602	5,632,427	5,258,252	4,884,077	4,509,902
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	26,062,446	24,558,861	23,053,276	21,547,691	20,042,106	18,536,521	17,030,936	15,525,351	14,019,766	12,514,181	11,008,596
22 Medium density mixed use flattened scheme (100 flats)	100	£7,442,263	8,251,652	7,877,477	7,503,302	7,129,127	6,754,952	6,380,777	6,006,602	5,632,427	5,258,252	4,884,077	4,509,902
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	18,750,000	17,875,000	16,937,500	16,000,000	15,062,500	14,125,000	13,187,500	12,250,000	11,312,500	10,375,000	9,437,500
24 Medium density mixed use flattened scheme (40 flats)	40	£3,652,512	4,058,333	3,854,167	3,649,000	3,444,833	3,240,667	3,036,500	2,832,333	2,628,167	2,424,000	2,219,833	2,015,667
25 Medium density mixed use flattened scheme (250 flats)	250	£15,900,602	17,500,000	16,750,000	16,000,000	15,250,000	14,500,000	13,750,000	13,000,000	12,250,000	11,500,000	10,750,000	10,000,000
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	30,625,000	29,125,000	27,625,000	26,125,000	24,625,000	23,125,000	21,625,000	20,125,000	18,625,000	17,125,000	15,625,000
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	10,262,539	9,762,539	9,262,539	8,762,539	8,262,539	7,762,539	7,262,539	6,762,539	6,262,539	5,762,539	5,262,539
28 Medium density mixed use flattened scheme (600 flats)	600	£14,858,185	16,500,000	15,750,000	15,000,000	14,250,000	13,500,000	12,750,000	12,000,000	11,250,000	10,500,000	9,750,000	9,000,000
29 Medium density mixed use flattened scheme (500 flats)	500	£13,378,509	14,833,333	14,083,333	13,333,333	12,583,333	11,833,333	11,083,333	10,333,333	9,583,333	8,833,333	8,083,333	7,333,333
30 Interconversion scheme (industrial with 12 flats)	12	£6,020,651	6,967,814	6,706,126	6,444,438	6,182,750	5,921,062	5,659,374	5,397,686	5,136,000	4,874,312	4,612,624	4,350,936
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,208	37,625,000	35,750,000	33,875,000	32,000,000	30,125,000	28,250,000	26,375,000	24,500,000	22,625,000	20,750,000	18,875,000
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	21,500,000	20,550,000	19,600,000	18,650,000	17,700,000	16,750,000	15,800,000	14,850,000	13,900,000	12,950,000	12,000,000
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	24,400,000	23,200,000	22,000,000	20,800,000	19,600,000	18,400,000	17,200,000	16,000,000	14,800,000	13,600,000	12,400,000
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£168,220,322	187,500,000	178,750,000	169,375,000	160,000,000	150,625,000	141,250,000	131,875,000	122,500,000	113,125,000	103,750,000	94,375,000
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	1,375,000	1,300,000	1,225,000	1,150,000	1,075,000	1,000,000	925,000	850,000	775,000	700,000	625,000
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	6,341,667	6,050,000	5,758,333	5,466,667	5,175,000	4,883,333	4,591,667	4,300,000	4,008,333	3,716,667	3,425,000
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	18,125,000	17,250,000	16,375,000	15,500,000	14,625,000	13,750,000	12,875,000	12,000,000	11,125,000	10,250,000	9,375,000
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	19,375,000	18,437,500	17,500,000	16,562,500	15,625,000	14,687,500	13,750,000	12,812,500	11,875,000	10,937,500	10,000,000
39 Medium density mixed use flattened scheme (100 flats)	100	£3,087,514	3,416,667	3,250,000	3,083,333	2,916,667	2,750,000	2,583,333	2,416,667	2,250,000	2,083,333	1,916,667	1,750,000
40 High density mixed use flattened scheme (350 flats)	350	£14,356,399	16,062,446	15,206,937	14,351,428	13,495,919	12,640,410	11,784,901	10,929,392	10,073,883	9,218,374	8,362,865	7,507,356
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	1,021,000	974,444	927,889	881,333	834,778	788,222	741,667	695,111	648,556	602,000	555,444
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	3,087,514	2,942,222	2,797,930	2,653,638	2,509,346	2,365,054	2,220,762	2,076,470	1,932,178	1,787,886	1,643,594
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	1,111,111	1,055,556	1,000,000	944,444	888,889	833,333	777,778	722,222	666,667	611,111	555,556
44 High density retirement flattened scheme (70 flats)	70	£1,300,000	1,466,667	1,390,000	1,313,333	1,236,667	1,160,000	1,083,333	1,006,667	930,000	853,333	776,667	700,000
45 High density retirement flattened scheme (80 flats)	80	£1,367,514	1,543,757	1,462,222	1,378,889	1,295,000	1,211,111	1,127,222	1,043,333	959,444	875,556	791,667	707,778
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,514	3,416,667	3,250,000	3,083,333	2,916,667	2,750,000	2,583,333	2,416,667	2,250,000	2,083,333	1,916,667	1,750,000
47 High density extracare flattened scheme (60 flats)	60	£3,087,514	3,416,667	3,250,000	3,083,333	2,916,667	2,750,000	2,583,333	2,416,667	2,250,000	2,083,333	1,916,667	1,750,000
48 High density extracare flattened scheme (70 flats)	70	£3,087,514	3,416,667	3,250,000	3,083,333	2,916,667	2,750,000	2,583,333	2,416,667	2,250,000	2,083,333	1,916,667	1,750,000

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	832,695	790,183	747,850	705,696	663,722	621,927	580,312	538,875	497,618	456,540	415,641
2 Low density housing scheme (4 houses)	4	£917,161	1,666,270	1,581,245	1,496,579	1,412,272	1,328,323	1,244,734	1,161,501	1,078,629	996,114	913,959	832,161
3 Low density housing scheme (8 houses)	8	£1,834,322	3,332,540	3,162,490	2,993,158	2,823,544	2,653,646	2,483,468	2,313,002	2,142,258	1,971,228	1,800,200	1,629,172
4 Medium density flattened scheme (5 flats)	5	£3,087,514	4,262,755	4,047,115	3,831,475	3,616,835	3,402,195	3,187,555	2,972,915	2,758,275	2,543,635	2,329,000	2,114,360
5 Medium density flattened scheme (7 flats)	7	£3,859,393	5,283,673	5,017,915	4,752,157	4,486,399	4,220,641	3,954,883	3,689,125	3,423,367	3,157,609	2,891,851	2,626,093
6 Medium density flattened scheme (9 flats)	9	£4,631,272	6,275,000	6,009,242	5,743,484	5,477,726	5,211,968	4,946,210	4,680,452	4,414,694	4,148,936	3,883,178	3,617,420
7 Medium density flattened scheme (30 flats)	30	£1,375,742	8,233,299	7,737,971	7,242,649	6,750,994	6,261,116	5,773,346	5,287,862	4,804,126	4,322,677	3,843,335	3,366,100
8 Medium density flattened scheme (75 flats)	75	£5,485,213	18,877,349	17,829,829	16,902,574	15,457,182	14,326,554	13,200,988	12,080,188	10,964,251	9,854,758	8,746,767	7,645,455
9 Medium density flattened scheme (250 flats)	250	£18,482,272	46,019,100	42,939,271	38,672,567	36,081,988	33,778,535	30,761,207	27,737,003	24,734,131	21,783,400	18,745,533	15,770,513
10 Medium density flattened scheme (600 flats)	600	£22,837,319	74,737,490	68,485,336	62,285,966	56,016,385	49,897,974	43,726,884	37,545,630	31,374,476	25,183,691	19,012,238	12,831,375
11 Medium density mixed use flattened scheme (200 flats)	200	£14,189,742	37,956,755	35,287,755	32,618,755	30,220,755	27,822,755	25,424,755	23,026,755	20,628,755	18,230,755	15,832,755	13,434,755
12 Medium density mixed use flattened scheme (400 flats)	400	£17,884,647	51,028,409	46,830,188	42,632,967	38,435,746	34,238,525	30,041,304	25,844,083	21,646,862	17,449,641	13,252,420	9,055,199
13 Medium density mixed use flattened scheme (800 flats)	800	£9,446,762	25,399,900	24,184,744	22,974,686	21,764,812	20,554,736	19,344,660	18,134,584	16,924,508	15,714,432	14,504,356	13,294,280
14 Interconversion scheme (industrial with 9 flats)	9	£2,659,768	8,019,790	7,688,525	7,317,900	6,947,518	6,578,136	6,208,754	5,839,372	5,469,990	5,100,608	4,731,226	4,361,844
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	8,873,723	8,298,523	7,798,417	7,267,919	6,698,625	6,102,942	5,508,399	4,913,799	4,320,649	3,727,500	3,132,350
16 Medium density mixed use flattened scheme (150 flats)	150	£2,696,452	10,696,452	10,136,234	9,576,016	9,015,798	8,455,580	7,895,362	7,335,144	6,774,926	6,214,708	5,654,490	5,094,272
17 Medium density mixed use flattened scheme (150 flats)	150	£5,603,562	30,429,904	28,307,144	26,185,395	24,063,646	21,941,897	19,820,148	17,698,399	15,576,650	13,454,901	11,333,152	9,211,403
18 Medium density mixed use flattened scheme (300 flats)	300	£6,933,740	42,867,220	40,399,127	37,606,324	34,808,742	32,006,160	29,203,578	26,401,000	23,598,418	20,795,836	17,993,254	15,190,672
19 Medium density mixed use flattened scheme (50 flats)	50	£2,629,768	11,427,855	10,693,962	9,883,373	9,116,088	8,352,105	7,591,427	6,834,052	6,073,676	5,312,301	4,551,751	3,837,951
20 High density mixed use flattened scheme (150 flats)	150	£4,420,718	31,383,328	29,063,763	27,117,262	25,012,627	22,917,945	20,831,147	18,753,904	16,682,714	14,609,524	12,536,334	10,463,144
21 High density mixed use flattened scheme (150 flats)	150	£10,942,444	40,662,444	38,042,444	35,422,444	32,802,444	30,182,444	27,562,444	24,942,444	22,322,444	19,702,444	17,082,444	14,462,444
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	23,198,518	21,703,785	20,215,434	18,733,465	17,257,873	15,788,672	14,325,948	12,869,407	11,414,348	9,975,670	8,538,375
23 High density mixed use flattened scheme (450 flats)	450	£9,355,046	51,501,012	47,303,831	43,127,453	38,973,022	34,853,377	30,768,523	26,718,461	22,704,190	18,722,710	14,747,327	10,804,401
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	12,104,513	11,550,102	11,000,168	10,454,710	9,913,728	9,377,224	8,845,195	8,317,943	7,794,768	7,272,593	6,751,945
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	42,993,159	39,750,739	36,522,532	33,305,365	30,107,479	26,920,715	23,747,652	20,574,489	17,401,326	14,228,163	11,054,940
26 Medium density mixed use flattened scheme (250 flats)	250	£10,417,182	40,417,182	38,117,182	35,817,182	33,517,182	31,217,182	28,917,182	26,617,182	24,317,182	22,017,182	19,717,182	17,417,182
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	33,226,739	31,173,590	29,129,666	27,084,955	25,068,108	23,050,478	21,041,601	19,041,507	17,050,169	15,067,998	13,084,785
28 Medium density mixed use flattened scheme (600 flats)	600	£32,192,365	62,047,331	56,569,269	51,072,315	45,540,974	40,070,636	34,498,432	29,013,363	23,524,428	18,035,920	12,547,965	7,293,133
29 Medium density mixed use flattened scheme (12 flats)	500	£26,772,235	89,309,019	83,316,494	77,332,214	71,351,578	65,386,565	59,436,553	53,486,541	47,546,500	41,606,459	35,666,418	29,726,377
30 Interconversion scheme (industrial with 12 flats)	12	£3,579,920	9,867,814	9,786,126	9,685,295	9,584,464	9,483,633	9,382,802	9,281,971	9,181,140	9,080,309	8,979,478	8,878,647
31 Medium density mixed use flattened scheme (350 flats)	350	£10,417,182	40,417,182	38,117,182	35,817,182	33,517,182	31,217,182	28,917,182	26,617,182	24,317,182	22,017,182	19,717,182	17,417,182
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	42,972,282	40,411,611	37,861,878	35,322,993	32,784,984	30,277,852	27,771,588	25,276,221	22,769,954	20,269,687	17,855,364
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	64,628,704	59,473,344	54,140,968	48,831,573	43,545,161	38,281,732	33,041,286	27,823,823	22,629,342	17,423,751	12,229,098
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	212,118,025	198,183,037	178,235,527	161,377,330	144,441,467	127,493,984	110,462,303	93,216,104	75,966,190	58,718,918	41,677,167
35 High density mixed use flattened scheme (100 flats)	50	£13,023,692	64,628,704	59,473,344	54,140,968	48,831,573	43,545,161	38,281,732	33,041,286	27,823,823	22,629,342	17,423,751	12,229,098
36 High density mixed use flattened scheme (500 flats)	500	£5,330,457	12,801,023	12,023,239	11,244,669	10,467,433	9,690,051	8,912,669	8,135,287	7,357,905	6,580,523	5,803,141	5,025,759
37 High density mixed use flattened scheme (400 flats)	400	£9,721,911	51,840,815	47,497,204	43,151,011	38,821,524	34,500,882	30,216,082	25,930,804	21,643,374	17,374,831	13,099,098	8,826,522
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	53,996,552	49,628,676	44,879,545	40,549,157	36,237,514	31,944,616	27,670,462	23,397,368	19,128,268	14,879,170	10,629,522
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	22,525,521	21,006,437	19,493,839	17,967,725	16,488,096	14,994,952	13,508,292	12,028,118	10,548,237	9,074,108	7,606,502
40 High density mixed use flattened scheme (350 flats)	350	£8,529,601	37,849,601	35,168,601	32,487,601	29,806,601	27,125,601	24,444,601	21,763,601	19,082,601	16,401,601	13,720,601	11,039,601
41 Purpose Built Student Accommodation (medium density) 100 units	-	£4,585,807	22,525,521	21,006,437	19,493,839	17,967,725	16,488,096	14,994,952	13,508,292	12,028,118	10,548,237	9,074,108	7,606,502
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,374,322	12,028,008	11,794,448	11,607,291	11,590,434	11,473,576	11,356,719	11,250,862	11,143,005	11,035,148	10,927,291	10,819,434
43 High density retirement flat scheme (60 flats)	60	£1,834,323	12,031,067	11,464,963	10,605,523	9,746,766	8,873,613	8,049,305	7,204,600	6,383,580	5,526,218	4,686,290	3,851,967
44 High density retirement flat scheme (70 flats)	70	£1,834,323	14,309,239	13,383,257	12,380,511	11,362,185	10,388,096	9,398,305	8,412,813	7,431,617	6,453,640	5,475,411	4,501,504
45 High density retirement flat scheme (80 flats)	80	£1,834,323	16,492,882	15,380,611	14,158,829	12,879,814	11,617,814	10,355,814	9,100,814	7,845,814	6,590,814	5,335,814	4,080,814
46 Medium density end terrace flat scheme (50 flats)	50	£1,834,323	9,510,202	8,921,773	8,123,442	7,446,069	6,762,654	6,082,198	5,404,700	4,727,383	4,051,926	3,374,474	2,709,339
47 High density end terrace flat scheme (60 flats)	60	£1,834,323	11,425,840	10,595,088	9,767,896	8,944,232	8,124,130	7,307,578	6,494,575	5,681,925	4,871,372	4,064,369	3,260,978
48 High density end terrace flat scheme (70 flats)	70	£1,834,323	13,337,618	12,368,402	11,503,328	10,642,336	9,785,606	8,922,567	8,064,568	7,206,569	6,350,570	5,492,571	4,634,572

Appendix 16 - Appraisal results – 70% social rent, 30% shared ownership (No CIL)

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

LANDS/WORLAND LOCAL PLAN (VIABILITY)		Sales value £11,135 psm		£16,437,565 PER HA		AH tenure		Rented 70%		SO 30%		Frat Hms 0%		Residual land values									
BENCHMARK LAND VALUE (SECTORIAL OFFICES)																							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Low density housing scheme (2 houses)	2	£771,878	898,368	852,429	806,684	761,133	715,775	670,612	625,642	580,866	536,284	491,886	447,700										
2 Low density housing scheme (4 houses)	4	£1,543,757	1,797,514	1,705,737	1,614,246	1,523,144	1,432,430	1,342,102	1,252,163	1,162,611	1,073,446	984,669	896,280										
3 Low density housing scheme (9 houses)	9	£3,504,327	4,045,422	3,838,698	3,632,847	3,427,866	3,223,758	3,020,522	2,818,157	2,616,665	2,416,045	2,216,297	2,017,420										
4 Medium density flattened scheme (5 flats)	5	£514,586	1,619,805	1,523,416	1,427,436	1,331,865	1,236,704	1,141,952	1,047,608	953,674	860,149	767,033	674,326										
5 Medium density flattened scheme (7 flats)	7	£757,503	2,270,815	2,135,864	2,001,486	1,867,780	1,734,447	1,601,786	1,468,700	1,336,165	1,207,243	1,076,874	947,078										
6 Medium density flattened scheme (9 flats)	9	£926,254	2,916,044	2,742,544	2,569,750	2,397,754	2,226,462	2,055,306	1,886,090	1,717,009	1,546,663	1,381,505	1,214,115										
7 Medium density flattened scheme (30 flats)	30	£2,315,635	9,175,818	8,629,278	8,085,058	7,543,150	7,003,576	6,468,318	5,931,378	5,398,757	4,868,457	4,340,476	3,814,815										
8 Medium density flattened scheme (75 flats)	75	£5,866,275	21,190,763	19,922,164	18,658,949	17,401,122	16,148,679	14,901,623	13,659,952	12,423,667	11,192,767	9,967,254	8,747,125										
9 Medium density flattened scheme (250 flats)	250	£22,893,221	53,326,321	49,865,263	46,416,129	42,974,834	39,548,317	36,136,579	32,739,618	29,357,437	25,990,034	22,637,409	19,299,562										
10 Medium density mixed use flattened scheme (200 flats)	600	£36,429,538	90,060,482	83,037,031	76,040,627	69,074,315	62,120,133	55,161,782	48,207,966	41,259,896	34,309,620	27,361,619	20,414,553										
11 Medium density mixed use flattened scheme (200 flats)	200	£10,566,379	40,920,874	38,065,442	35,222,221	32,391,212	29,572,413	26,765,826	23,971,448	21,169,283	18,414,587	15,641,201	12,880,095										
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,253	61,480,791	56,736,482	52,012,494	47,308,827	42,625,481	37,938,493	33,269,115	28,620,178	23,962,619	19,321,344	14,667,023										
13 Medium density mixed use flattened scheme (80 flats)	80	£15,900,602	27,762,025	26,413,471	25,070,687	23,733,615	22,402,314	21,076,765	19,756,967	18,442,922	17,134,627	15,832,084	14,535,293										
14 Intensification scheme (industrial with 9 flats)	9	£4,476,884	8,408,752	8,242,138	8,076,231	7,911,032	7,746,540	7,582,756	7,419,678	7,257,308	7,095,645	6,934,690	6,774,441										
15 Medium density mixed use flattened scheme (30 flats)	30	£3,751,338	9,760,688	9,205,280	8,652,230	8,101,538	7,553,202	7,007,224	6,463,605	5,922,343	5,383,438	4,846,890	4,312,700										
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	22,114,664	20,799,212	19,489,370	18,185,137	16,886,515	15,593,503	14,306,100	13,024,307	11,748,124	10,477,551	9,212,587										
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	34,693,492	32,332,622	29,981,827	27,641,103	25,310,454	22,989,877	20,679,374	18,378,944	16,088,588	13,805,553	11,522,364										
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	50,960,044	47,101,994	43,259,856	39,434,229	35,625,116	31,832,514	28,056,425	24,296,848	20,553,783	16,827,230	13,102,595										
19 Medium density mixed use flattened scheme (50 flats)	50	£4,476,884	12,905,040	12,047,607	11,193,833	10,343,715	9,497,256	8,654,453	7,815,308	6,979,821	6,147,990	5,319,817	4,495,301										
20 High density mixed use flattened scheme (150 flats)	150	£7,440,097	35,538,075	33,177,791	30,826,979	28,486,241	26,155,575	23,834,984	21,524,465	19,224,020	16,933,649	14,653,350	12,380,289										
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	73,533,500	67,855,112	62,182,896	56,511,692	50,840,097	45,150,467	39,424,950	33,678,738	27,957,791	22,262,111	16,591,694										
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	26,153,250	24,499,055	22,851,918	21,211,835	19,578,810	17,949,214	16,325,621	14,709,105	13,099,668	11,497,308	9,902,025										
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	61,683,132	56,954,261	52,256,348	47,581,254	42,945,170	38,319,159	33,719,714	29,138,240	24,596,328	20,093,960	15,631,196										
24 Medium density mixed use flattened scheme (40 flats)	40	£2,652,538	13,149,711	12,536,347	11,927,930	11,324,462	10,725,942	10,132,370	9,543,747	8,960,072	8,381,346	7,807,567	7,238,737										
25 Medium density mixed use flattened scheme (250 flats)	250	£35,506,420	50,120,064	46,496,404	42,875,342	39,267,423	35,675,065	32,088,268	28,537,032	24,991,357	21,461,243	17,946,690	14,426,191										
26 Medium density mixed use flattened scheme (250 flats)	250	£27,833,242	51,993,886	48,369,627	44,760,864	41,167,597	37,576,869	34,000,072	30,438,836	26,893,161	23,363,047	19,848,495	16,349,503										
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	37,218,045	34,939,089	32,669,855	30,410,344	28,160,553	25,920,487	23,696,142	21,469,519	19,258,819	17,057,441	14,865,985										
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	101,936,034	95,281,752	88,655,846	82,058,317	75,489,166	68,924,838	62,386,560	55,870,306	49,360,420	42,855,381	36,345,834										
29 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	76,148,951	71,562,678	66,996,030	62,440,008	57,921,611	53,413,840	48,925,095	44,457,175	40,008,282	35,579,013	31,169,371										
30 Interinfrastructure scheme (industrial with 12 flats)	12	£8,020,651	7,400,237	7,178,055	6,956,877	6,736,611	6,517,289	6,298,909	6,081,472	5,864,970	5,649,428	5,434,821	5,221,156										
31 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	48,272,148	45,431,365	42,602,645	39,785,984	36,981,383	34,188,845	31,408,366	28,639,950	25,822,290	23,131,963	20,393,723										
32 High density mixed use flattened scheme (500 flats)	500	£12,912,343	78,191,063	72,178,098	66,151,034	60,129,428	54,101,402	48,099,539	42,123,837	36,174,298	30,250,920	24,353,705	18,482,651										
33 Medium density mixed use flattened scheme (1750 flats)	1,750	£64,711,320	254,566,595	235,557,390	216,563,666	197,632,165	178,700,997	159,787,536	140,846,101	121,834,866	102,860,567	83,229,792	63,614,101										
34 High density mixed use flattened scheme (30 flats)	30	£487,095	7,774,716	7,251,848	6,731,807	6,215,074	5,698,409	5,185,052	4,673,921	4,165,019	3,658,343	3,153,895	2,649,884										
35 High density mixed use flattened scheme (400 flats)	400	£6,880,214	26,153,250	24,499,055	22,851,918	21,211,835	19,578,810	17,949,214	16,325,621	14,709,105	13,099,668	11,497,308	9,902,025										
36 Medium density mixed use flattened scheme (400 flats)	400	£1,339,580	13,149,711	12,536,347	11,927,930	11,324,462	10,725,942	10,132,370	9,543,747	8,960,072	8,381,346	7,807,567	7,238,737										
37 High density mixed use flattened scheme (400 flats)	400	£1,339,580	13,149,711	12,536,347	11,927,930	11,324,462	10,725,942	10,132,370	9,543,747	8,960,072	8,381,346	7,807,567	7,238,737										
38 High density mixed use flattened scheme (400 flats)	400	£1,339,580	13,149,711	12,536,347	11,927,930	11,324,462	10,725,942	10,132,370	9,543,747	8,960,072	8,381,346	7,807,567	7,238,737										
39 High density mixed use flattened scheme (400 flats)	400	£1,339,580	13,149,711	12,536,347	11,927,930	11,324,462	10,725,942	10,132,370	9,543,747	8,960,072	8,381,346	7,807,567	7,238,737										
40 Medium density extracare flattened scheme (50 flats)	50	£3,087,513	9,473,249	8,781,049	8,031,874	7,405,519	6,722,135	6,041,924	5,364,414	4,685,591	4,016,223	3,338,812	2,669,395										
41 High density extracare flattened scheme (80 flats)	80	£3,087,513	11,366,040	10,546,218	9,719,120	8,895,573	8,065,576	7,239,129	6,446,232	5,632,951	4,822,505	4,016,629	3,212,324										
42 High density extracare flattened scheme (70 flats)	70	£3,087,513	13,290,479	12,311,386	11,346,436	10,385,626	9,428,596	8,476,534	7,526,040	6,579,352	5,633,807	4,692,445	3,750,254										

Appendix 17 - Appraisal results – 70% social rent, 30% shared ownership (Cumulative impact of Affordable Workspace, NZC and CIL removed)

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

Sales value £11,135 psm

£15,437,565 PER HA

AH tenure
Rented 70%
SO 30%
Frat Hms 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£771,878	898,369	852,435	806,686	761,150	715,786	670,640	625,676	580,905	536,329	491,945	447,756
2 Low density housing scheme (4 houses)	4	£1,543,757	1,797,516	1,705,750	1,614,272	1,523,180	1,432,477	1,342,160	1,252,232	1,162,680	1,073,536	984,770	896,391
3 Low density housing scheme (8 houses)	8	£3,087,515	3,595,032	3,411,500	3,228,544	3,045,360	2,862,176	2,679,000	2,495,824	2,312,648	2,129,472	1,946,296	1,763,120
4 Medium density flattened scheme (5 flats)	5	£514,586	1,624,096	1,527,698	1,431,709	1,336,129	1,240,558	1,146,197	1,051,844	957,500	864,367	771,241	678,525
5 Medium density flattened scheme (7 flats)	7	£671,503	2,276,823	2,141,859	2,007,467	1,873,649	1,740,403	1,607,730	1,475,629	1,344,101	1,213,147	1,082,765	952,958
6 Medium density flattened scheme (9 flats)	9	£828,420	2,823,769	2,750,252	2,677,471	2,604,428	2,531,421	2,458,414	2,385,407	2,312,400	2,239,393	2,166,386	2,093,379
7 Medium density flattened scheme (30 flats)	30	£2,315,635	9,200,728	8,654,135	8,109,861	7,567,908	7,026,274	6,480,960	5,935,966	5,423,262	4,892,938	4,364,903	3,839,189
8 Medium density flattened scheme (75 flats)	75	£5,866,275	21,250,962	19,982,232	18,718,889	17,460,931	16,208,360	14,961,173	13,719,373	12,482,968	11,251,929	10,026,285	8,806,027
9 Medium density flattened scheme (250 flats)	250	£22,893,221	83,614,086	50,052,624	46,605,897	43,164,232	39,737,306	36,325,157	32,927,786	29,545,193	26,177,379	22,824,344	19,486,085
10 Medium density mixed use flattened scheme (200 flats)	200	£18,429,538	60,623,767	33,908,553	76,910,245	69,942,030	62,978,616	55,997,470	48,997,916	41,998,362	34,998,808	27,999,254	21,000,000
11 Medium density mixed use flattened scheme (200 flats)	200	£18,429,538	60,623,767	33,908,553	76,910,245	69,942,030	62,978,616	55,997,470	48,997,916	41,998,362	34,998,808	27,999,254	21,000,000
12 Medium density mixed use flattened scheme (400 flats)	400	£30,103,223	102,191,691	57,446,005	52,720,640	48,015,596	43,300,873	38,633,248	33,982,473	29,332,138	24,684,023	20,041,327	15,386,551
13 Medium density mixed use flattened scheme (800 flats)	800	£15,900,602	28,541,703	27,192,828	25,849,704	24,512,332	23,180,711	21,854,841	20,534,723	19,220,356	17,911,742	16,608,878	15,311,766
14 Interinfrastructure scheme (industrial with 9 flats)	9	£4,476,894	8,543,707	8,377,078	8,211,155	8,045,939	7,881,431	7,717,630	7,554,537	7,392,150	7,230,471	7,069,499	6,909,234
15 Medium density mixed use flattened scheme (300 flats)	300	£3,751,338	9,813,649	9,298,186	8,785,081	8,269,335	7,755,945	7,242,555	6,729,165	6,215,775	5,702,385	5,189,000	4,675,615
16 Medium density mixed use flattened scheme (75 flats)	75	£4,538,644	22,318,537	21,002,776	19,692,623	18,388,081	17,089,148	15,795,826	14,508,113	13,226,010	11,940,517	10,676,633	9,413,359
17 Medium density mixed use flattened scheme (150 flats)	150	£11,115,047	35,150,256	32,788,797	30,437,412	28,096,099	25,764,860	23,443,695	21,132,601	18,831,583	16,540,636	14,299,763	11,880,113
18 High density mixed use flattened scheme (300 flats)	300	£11,670,709	51,833,156	47,973,460	44,130,276	40,303,606	36,493,446	32,699,800	28,922,665	25,162,043	21,417,932	17,690,334	13,977,807
19 Medium density mixed use flattened scheme (500 flats)	500	£4,476,894	13,127,213	12,269,574	11,415,593	10,565,269	9,718,603	8,875,593	8,036,242	7,200,547	6,368,511	5,540,130	4,715,408
20 High density mixed use flattened scheme (150 flats)	150	£7,440,907	36,274,966	33,913,522	31,562,120	29,220,793	26,899,538	24,568,358	22,257,249	19,966,215	17,665,254	15,364,366	13,113,551
21 High density mixed use flattened scheme (480 flats)	480	£23,465,099	74,756,056	69,086,891	63,413,120	57,761,800	52,086,754	46,404,102	40,698,142	34,951,014	29,228,422	23,531,096	17,859,035
22 Medium density mixed use flattened scheme (100 flats)	100	£7,842,283	26,464,196	24,809,601	23,162,063	21,521,581	19,888,155	18,261,785	16,638,874	15,021,953	13,412,109	11,809,342	10,213,653
23 High density mixed use flattened scheme (450 flats)	450	£16,746,317	62,329,963	57,598,630	52,905,301	48,227,681	43,589,070	38,968,000	34,373,924	29,789,846	25,245,332	20,740,380	16,274,962
24 Medium density mixed use flattened scheme (40 flats)	40	£3,653,211	13,443,619	12,830,136	12,221,601	11,618,014	11,019,375	10,425,686	9,836,944	9,253,150	8,674,306	8,100,409	7,531,460
25 Medium density mixed use flattened scheme (250 flats)	250	£3,506,400	10,750,537	10,125,612	9,501,268	8,876,926	8,252,581	7,628,236	7,003,891	6,379,546	5,755,201	5,130,856	4,506,511
26 Medium density mixed use flattened scheme (250 flats)	250	£2,793,242	5,217,974	4,892,749	4,569,523	4,246,297	3,923,071	3,600,034	3,277,000	2,953,969	2,630,938	2,307,907	1,984,876
27 Medium density mixed use flattened scheme (140 flats)	140	£9,262,539	38,044,841	35,765,325	33,495,531	31,225,460	28,965,111	26,744,484	24,513,580	22,292,397	20,080,937	17,879,200	15,687,184
28 Medium density mixed use flattened scheme (600 flats)	600	£54,185,855	78,570,977	72,423,680	66,278,954	60,127,717	53,936,707	47,708,478	41,396,002	35,059,664	28,751,253	22,470,769	16,218,214
29 Medium density mixed use flattened scheme (500 flats)	500	£43,379,528	64,116,564	58,968,011	52,818,911	46,669,811	40,520,711	34,371,611	28,222,511	22,073,411	15,924,311	11,775,211	7,626,111
30 Interinfrastructure scheme (industrial with 12 flats)	12	£8,020,651	7,541,217	7,319,044	7,097,814	6,877,526	6,658,182	6,439,781	6,222,322	6,005,807	5,790,235	5,575,605	5,361,919
31 Medium density mixed use flattened scheme (350 flats)	350	£33,808,268	77,671,379	73,083,867	68,515,979	63,967,718	59,439,081	54,930,071	50,440,065	45,970,926	41,520,792	37,090,284	32,679,401
32 Medium density mixed use flattened scheme (180 flats)	180	£19,296,957	48,528,180	45,687,101	42,858,084	40,041,128	37,236,232	34,443,367	31,662,623	28,893,909	26,137,257	23,389,196	20,650,656
33 High density mixed use flattened scheme (500 flats)	500	£21,927,343	79,471,893	73,456,724	67,440,822	61,431,159	55,401,411	49,387,411	43,420,418	37,469,164	31,544,073	25,645,143	19,732,376
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£184,103,327	257,812,428	238,798,143	219,825,237	200,888,598	181,978,916	163,090,380	144,176,625	125,190,742	106,085,263	86,723,525	67,102,119
35 High density mixed use flattened scheme (30 flats)	30	£1,235,005	7,880,094	7,357,693	6,837,529	6,319,592	5,803,883	5,290,400	4,779,146	4,270,719	3,763,320	3,258,748	2,756,210
36 Medium density mixed use flattened scheme (50 flats)	50	£5,711,809	14,408,809	13,547,209	12,689,268	11,834,984	10,984,357	10,137,387	9,294,075	8,454,421	7,618,423	6,786,083	5,957,401
37 High density mixed use flattened scheme (400 flats)	400	£16,363,819	63,121,818	58,230,842	53,341,313	48,472,814	43,625,343	38,774,112	33,942,036	29,101,846	24,279,550	19,466,189	14,646,030
38 High density mixed use flattened scheme (400 flats)	400	£17,444,449	65,186,046	60,275,489	55,361,875	50,466,356	45,575,575	40,689,400	35,824,519	30,980,930	26,158,633	21,357,630	16,553,784
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	25,897,637	24,213,740	22,537,025	20,867,400	19,205,137	17,549,964	15,901,971	14,261,160	12,627,530	11,001,081	9,381,812
40 High density mixed use flattened scheme (350 flats)	350	£14,356,936	61,519,091	56,931,578	52,363,690	47,815,429	43,286,792	38,777,762	34,286,396	29,816,637	25,366,749	20,895,873	16,454,761
41 Purpose Built Student Accommodation (high density) 100 units	-	£771,878	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433
42 Purpose Built Student Accommodation (medium density) 100 units	-	£2,315,635	19,021,006	17,944,148	16,867,291	15,790,434	14,713,576	13,636,719	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433
43 High density retirement flattened scheme (60 flats)	60	£1,000,000	12,328,087	11,464,963	10,605,523	9,749,766	8,897,693	8,049,305	7,204,600	6,363,580	5,525,216	4,686,740	3,851,967
44 High density retirement flattened scheme (70 flats)	70	£1,384,323	14,390,239	13,383,257	12,360,571	11,382,185	10,388,066	9,388,305	8,412,813	7,431,617	6,453,640	5,475,411	4,501,504
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	16,452,392	15,301,551	14,155,621	13,014,605	11,878,499	10,747,306	9,621,025	8,499,655	7,382,060	6,264,080	5,151,041
46 Medium density extracare flattened scheme (50 flats)	50	£3,087,515	9,514,062	8,821,773	8,132,442	7,444,069	6,762,654	6,082,198	5,404,700	4,727,383	4,051,926	3,379,444	2,709,938
47 High density extracare flattened scheme (60 flats)	60	£3,087,515	11,425,940	10,595,088	9,767,886	8,944,232	8,124,130	7,307,578	6,494,575	5,681,925	4,871,372	4,064,390	3,260,978
48 High density extracare flattened scheme (70 flats)	70	£3,087,515	13,337,618	12,368,402	11,403,328	10,442,396	9,485,606	8,532,957	7,584,450	6,636,468	5,690,818	4,749,334	3,812,016

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£9,171,614 PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Low density housing scheme (2 houses)	2	£458,581	898,369	852,435	806,686	761,150	715,786	670,640	625,676	580,905	536,329	491,945	447,756
2 Low density housing scheme (4 houses)	4	£917,161	1,797,516	1,705,750	1,614,272	1,523,180	1,432,477	1,342,160	1,252,232	1,162,680	1,073,536	984,770	896,391
3 Low density housing scheme (8 houses)	8	£1,834,323	3,595,032	3,411,500	3,228,544	3,045,360	2,862,176	2,679,000	2,495,824	2,312,648	2,129,472	1,946,296	1,763,120
4 Medium density flattened scheme (5 flats)	5	£514,586	1,624,096	1,527,698	1,431,709	1,336,129	1,240,558	1,146,197	1,051,844	957,500	864,367	771,241	678,525
5 Medium density flattened scheme (7 flats)	7	£671,503	2,276,823	2,141,859	2,007,467	1,873,649	1,740,403	1,607,730	1,475,629	1,344,101	1,213,147	1,082,765	952,958
6 Medium density flattened scheme (9 flats)	9	£828,420	2,823,769	2,750,252	2,677,471	2,604,428	2,531,421	2,458,414	2,385,407	2,312,400	2,239,393	2,166,386	2,093,379
7 Medium density flattened scheme (30 flats)	30	£2,315,635	9,200,728	8,654,135	8,109,861	7,567,908	7,026,274	6,480,960	5,935,966	5,423,262	4,892,938	4,364,903	3,839,189
8 Medium density flattened scheme (75 flats)	75	£5,866,275	21,250,962	19,982,232	18,718,889	17,460,931	16,208,360	14,961,173	13,719,373	12,482,968	11,251,929	10,026,285	8,806,027
9 Medium density flattened scheme (250 flats)	250	£22,893,221	83,614,086	50,052,624	46,605,897	43,164,232	39,737,306	36,325,157	32,927,786	29,545,193	26,177,379	22,824,344	19,486,085
10 Medium density mixed use flattened scheme (200 flats)	200	£18,429,538	60,623,767	33,908,553	76,910,245	69,942,030	62,978,616	55,997,470	48,997,916	41,998,361	35,000,000	28,000,000	21,000,000
11 Medium density mixed use flattened scheme (400 flats)	400	£36,859,076	121,247,534	67,817,106	153,820,490	139,884,060	125,997,232	112,114,940	98,232,832	84,350,704	70,468,576	56,586,448	42,704,320
12 Medium density mixed use flattened scheme (800 flats)	800	£73,718,152	242,495,068	135,634,212	307,640,980	279,768,120	251,934,464	224,229,880	196,465,664	168,711,408	140,957,856	113,172,896	85,408,640
13 Medium density mixed use flattened scheme (400 flats)	80	£9,446,762	28,541,703	27,192,828	25,849,704	24,512,322	23,180,711	21,854,841	20,524,723	19,200,726	17,911,742	16,608,878	15,311,766
14 Intensification scheme (industrial with 9 flats)	9	£2,659,768	8,543,707	8,377,078	8,211,156	8,045,939	7,881,431	7,717,630	7,554,537	7,392,150	7,230,471	7,069,499	6,909,234
15 Medium density mixed use flattened scheme (30 flats)	30	£2,228,702	9,919,649	9,238,196	8,705,081	8,154,335	7,605,945	7,059,913	6,516,238	5,972,652	5,430,962	4,890,360	4,356,116
16 Medium density mixed use flattened scheme (75 flats)	75	£5,696,454	24,183,537	21,062,712	19,692,623	18,322,534	17,069,146	15,816,381	14,562,011	13,307,641	12,053,271	10,800,000	9,546,730
17 Medium density mixed use flattened scheme (150 flats)	150	£11,392,908	48,367,074	42,125,424	39,385,246	36,640,468	33,895,690	31,150,912	28,406,134	25,661,356	22,916,578	20,171,800	17,427,022
18 High density mixed use flattened scheme (300 flats)	300	£16,933,740	65,353,156	47,973,460	44,130,276	40,300,806	36,463,444	32,629,890	28,822,665	25,026,403	21,224,141	17,420,879	13,617,617
19 Medium density mixed use flattened scheme (50 flats)	50	£2,629,768	13,127,213	12,269,574	11,415,590	10,565,299	9,718,603	8,875,593	8,036,242	7,200,549	6,368,911	5,540,130	4,715,408
20 High density mixed use flattened scheme (150 flats)	150	£8,480,718	36,279,956	33,922,932	31,562,120	29,203,760	26,848,938	24,506,338	22,267,249	20,026,257	17,885,264	15,744,360	13,513,551
21 High density mixed use flattened scheme (400 flats)	400	£21,214,540	84,282,544	69,086,891	63,413,120	57,735,801	52,062,916	46,391,029	40,719,140	35,047,251	29,375,362	23,703,473	18,031,584
22 Medium density mixed use flattened scheme (100 flats)	100	£4,659,180	20,464,196	24,800,601	23,162,023	21,521,581	19,885,155	18,261,765	16,638,674	15,021,953	13,412,109	11,809,342	10,213,653
23 High density mixed use flattened scheme (450 flats)	450	£29,355,046	122,329,993	57,598,630	52,905,301	48,227,681	43,589,070	38,968,000	34,373,924	29,789,846	25,245,332	20,740,380	16,274,902
24 Medium density mixed use flattened scheme (40 flats)	40	£5,502,962	13,443,619	12,630,136	12,221,601	11,818,014	11,019,375	10,425,686	9,836,944	9,253,150	8,674,306	8,091,400	7,531,460
25 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	50,750,837	47,125,612	43,513,168	39,904,268	36,310,929	32,733,150	29,170,633	25,622,477	22,083,181	18,507,646	15,086,779
26 Medium density mixed use flattened scheme (250 flats)	250	£21,094,712	50,750,837	47,125,612	43,513,168	39,904,268	36,310,929	32,733,150	29,170,633	25,622,477	22,083,181	18,507,646	15,086,779
27 Medium density mixed use flattened scheme (140 flats)	140	£5,502,968	13,044,841	13,765,325	13,495,531	13,225,460	12,955,111	12,684,494	12,413,580	12,142,692	11,871,800	11,601,908	11,332,016
28 Medium density mixed use flattened scheme (600 flats)	600	£12,192,365	78,570,871	72,423,680	66,278,954	60,121,717	53,965,968	47,708,479	41,506,002	35,305,664	29,105,237	22,900,729	16,618,214
29 Medium density mixed use flattened scheme (120 flats)	50	£2,672,235	10,722,435	9,166,584	8,489,111	7,829,014	7,219,294	6,670,988	6,123,123	5,571,403	5,019,912	4,473,919	3,919,968
30 Intensification scheme (industrial with 12 flats)	12	£3,576,922	12,754,217	12,007,214	11,250,244	10,503,274	9,756,304	9,009,334	8,262,364	7,515,394	6,768,424	6,021,454	5,274,484
31 Medium density mixed use flattened scheme (350 flats)	350	£20,085,033	87,217,179	72,033,687	66,515,977	60,998,267	55,480,557	49,962,847	44,445,137	38,927,427	33,409,717	27,892,007	22,374,297
32 Medium density mixed use flattened scheme (180 flats)	180	£11,464,517	48,528,180	45,687,101	42,858,084	40,041,128	37,236,124	34,443,397	31,662,623	28,859,399	26,127,357	23,389,196	20,650,656
33 High density mixed use flattened scheme (500 flats)	500	£13,023,692	79,471,893	73,456,724	67,440,822	61,431,150	55,421,411	49,397,833	43,374,251	37,349,164	31,344,073	25,345,143	19,372,376
34 Medium density mixed use flattened scheme (1750 flats)	1,750	£97,494,255	297,412,428	238,746,173	219,825,227	200,858,998	181,978,916	163,090,380	144,176,625	125,190,472	106,263,893	88,323,925	67,102,198
35 High density mixed use flattened scheme (250 flats)	250	£17,033,720	69,000,000	62,000,000	55,000,000	48,000,000	41,000,000	34,000,000	27,000,000	20,000,000	13,000,000	6,000,000	3,000,000
36 Medium density mixed use flattened scheme (50 flats)	50	£3,302,457	14,406,800	13,547,200	12,689,200	11,834,984	10,984,357	10,133,737	9,294,075	8,444,421	7,618,243	6,826,028	5,997,401
37 High density mixed use flattened scheme (400 flats)	400	£20,721,911	63,121,198	58,230,842	53,341,313	48,472,814	43,623,543	38,774,112	33,942,036	29,110,846	24,279,550	19,466,189	14,646,030
38 High density mixed use flattened scheme (400 flats)	400	£10,363,924	65,186,406	60,274,458	55,361,875	50,446,356	45,525,575	40,609,400	35,684,219	30,769,039	25,853,821	21,357,630	16,844,734
39 Medium density mixed use flattened scheme (100 flats)	100	£4,585,807	25,897,837	24,213,740	22,537,025	20,867,490	19,205,137	17,544,964	15,901,971	14,261,160	12,627,630	11,001,081	9,381,812
40 High density mixed use flattened scheme (350 flats)	350	£8,529,807	35,820,000	32,500,000	29,200,000	25,900,000	22,600,000	19,300,000	16,000,000	12,700,000	9,400,000	6,100,000	2,800,000
41 Purpose Built Student Accommodation (medium density) 100 units	-	£4,545,148	17,934,148	17,934,148	17,934,148	17,934,148	17,934,148	17,934,148	17,934,148	17,934,148	17,934,148	17,934,148	17,934,148
42 Purpose Built Student Accommodation (medium density) 100 units	-	£1,376,322	12,001,008	17,944,148	16,867,291	15,790,434	14,713,576	13,636,710	12,559,862	11,483,005	10,406,147	9,329,290	8,252,433
43 High density retirement flattened scheme (60 flats)	60	£1,834,323	12,001,008	11,464,963	10,605,523	9,746,760	8,879,693	8,040,305	7,204,600	6,363,580	5,528,216	4,686,740	3,851,967
44 High density retirement flattened scheme (70 flats)	70	£1,834,323	13,960,239	13,383,257	12,800,571	11,362,185	10,388,096	9,398,305	8,412,813	7,431,617	6,453,640	5,475,411	4,501,504
45 High density retirement flattened scheme (80 flats)	80	£1,834,323	15,820,351	15,200,361	14,580,371	13,960,381	13,340,391	12,720,401	12,100,411	11,480,421	10,860,431	10,240,441	9,620,451
46 Medium density estracare flattened scheme (50 flats)	50	£1,834,323	9,514,062	8,921,773	8,332,442	7,746,069	7,162,694	6,578,319	5,993,944	5,409,569	4,825,194	4,240,819	3,656,444
47 High density estracare flattened scheme (60 flats)	60	£1,834,323	11,425,840	10,595,085	9,766,886	8,944,232	8,124,130	7,307,578	6,494,575	5,681,925	4,871,372	4,064,396	3,260,978
48 High density estracare flattened scheme (70 flats)	70	£1,834,323	13,337,618	12,368,402	11,403,386	10,442,369	9,485,606	8,528,567	7,584,450	6,636,468	5,690,878	4,744,334	3,812,016

Appendix 18 - Summary of stakeholder engagement responses

London Borough of Wandsworth Whole Plan Viability Assumptions – March 2024

This schedule sets out the assumptions identified by the Council's viability consultants who have been commissioned to carry out the Whole Plan Viability Study. The study will form part of the evidence base for the Local Plan partial review and once adopted the viability assumptions will form part of the material considerations for viability appraisals across the borough. Please provide your comments to each of the assumptions in the comments section in the table. Your responses will be treated as **confidential** – anything that is used in the report will be generalised.

Standard Assumptions - Residential	Figure					Comments	BNPPRE comment
Build costs	Type of development	BCIS cost	Base cost /sqm	External works	Demolition cost	<ul style="list-style-type: none"> Figures provided are inaccurate not reflective of current market rates and build costs provided are undervalued – these costs are also likely to continue to rise due to inflation and labour/skills shortage. <ul style="list-style-type: none"> Figures provided for building flats especially are underestimated. One respondent agreed with these assumptions. Acknowledgement that in the industry that RICS BCIS database suffers from challenges including very small sample sizes and limited categorisation. It is also noted that this database excludes contractors design risk contingency which forms part of present-day tender prices. Viability Studies should not rely on RICS BCIS figures alone. Suggestion made to use benchmarking data taken from recent planning application stage viability assessments. Further detail was requested on the locations and dates these figures are based on. Suggestion made to show total cost PSF inclusive of external works and demolition as a total figure. Complexities of demolition not accounted for in these figures – demolition can be complex and expensive due to constrained access within the borough. £/PSF on smaller developments can be higher than larger developments because of ratio of fixed costs relative to total floorspace and constraints including site accessibility and construction logistics. 	<p>BCIS data is based on tenders for live developments and it is the only independently verified source of construction costs. Its use for Local Plan viability testing is advocated by the PPG.</p> <p>With regards to comments relating to inflation, this affects any viability work and it is not an issue solely related to BCIS.</p> <p>The data is all related to the London Borough of Wandsworth, as noted in the Appendix containing the BCIS source data.</p>
	Houses (3 and under)	BCIS median for 'one off' housing for terraced houses	£2,109	10%	£30/sqm applied to 50% of new build area		
	Houses (4 to 49 units)	BCIS median for estate housing (generally)	£1,867	10%	£30/sqm applied to 50% of new build area		
	Flats – fewer than 6 storeys	BCIS median for flats 3-5 storeys	£2,154	10%	£30/sqm applied to 50% of new build area		
	Flats – 6+ storeys	BCIS median for flats 6+ storeys	£2,559	10%	£30/sqm applied to 50% of new build area		
	Flats (11+ storeys)	15% increase on BCIS (based on other evidence)	£2,943	10%	£30/sqm applied to 50% of new build area		

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
	17.5% Applied to Open Market GDV 6% Applied to Affordable GDV 12% Applied to First Homes 12-15% Applied to Build to Rent GDV	<ul style="list-style-type: none"> • One respondent agreed with the figures. • Suggestions that developer profit margin should be at 20% and that this is the standard rate. <ul style="list-style-type: none"> ◦ Noted that it is difficult to achieve 20% on any development at present time before the proposed affordable housing contributions. ◦ Suggestion that these figures are non-sustainable due to the risks of development. ◦ Suggestion that lenders will only lend on projects with a return of 17% on cost. The proposed figures underestimate risk. • Small developers will be disproportionately affected by proposals because returns after affordable housing provision will not attract investment and allow project feasibility. • Request received to justify these figures further. • Request to provide breakdown of assumptions for different typologies such as older persons housing, purpose-built student housing, co-living developments, office and retail and industrial. • Minimum profit required by investors has increased over the last 18-24 months due to increased risk and uncertainty in the market. • Risk associated with delivery of first homes is only marginally lower than for open market sale homes. • Registered Providers' market has weakened, meaning they are less likely to be in a position to purchase completed homes – the proposed 6% return does not reflect this risk. 	These profit margins reflect the actual margins applied in the c. 250 schemes that we have reviewed over the past 12 months.

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Development finance	6%-7%	<ul style="list-style-type: none"> Figure is underestimated: <ul style="list-style-type: none"> Suggestion that this figure should be between 1-1.25% p/m meaning 12-18% a year plus arrangement and legal fees. Suggestion that this figure should be up to 12% due to interest rate rises. Suggestion that this figure should be at least 10%. Suggestion that this figure should be between 9-12%. Suggestion that this figure should be between 7-8%. Suggestion that this figure should be at least 12.5%. Request for the source of this figure and consistency with the current interest rates and approach to debt and equity funding. The proposed figure is more aligned to a best-case scenario for a large and experienced developer with a long track record. The cost of finance has increased in recent months as a result of increased interest rates and increased risk associated with development. One respondent agreed but noted the figure could be higher, the smaller the developer. 	<p>The 6% - 7% range reflects the interest rates applied in the c. 250 live viability assessments have reviewed in the past 12 months. In addition, we have seen formal valuations from other major valuation practices which assume 7% finance rate.</p> <p>The plan will be in place for a 15 year period and it is therefore reasonable to reflect normal medium term interest rates.</p>
Exceptional Costs	Non-included - An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs are already reflected in BCIS data	<ul style="list-style-type: none"> One respondent was in agreement due to these being project specific. Suggestion that BCIS figure is significantly low. Exceptional costs in London developments are not reflected by BCIS – London has unique exceptional costs such as complex demolition requirements, higher infrastructure costs, higher party wall costs due to close proximities in siting of London properties. Unrealistic to assume complex brownfield development sites will not incur abnormal costs. Suggestion that viability study will allow for abnormals to ensure policy requirements are not set on the margins of viability. 	<p>The PPG is clear that exceptional costs should be reflected in Benchmark Land Value, thus having a neutral impact on viability. Clearly if schemes encounter exceptional costs at the application stage, these can be reflected in any FVA submitted as an application document. These would need to be fully justified and evidenced.</p>

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Marketing costs including sales agent's fees	2.5% of private housing GDV	<ul style="list-style-type: none"> Two respondents agreed with this figure. Further clarity required on what this figure is applied to, and the differentiation between uses/ Suggestion that this figure is considered to be at the lower end of the potential range. Request that detailed evidence in support of the assumptions made must be included within the study. 	This is fully in line with the allowances we see applied in the c. 250 live viability assessments we have reviewed in the past 12 months.
Sales Legal Fees	0.5% of private housing GDV	<ul style="list-style-type: none"> Two respondents agreed with this figure. Suggestion that developers pay an average of £2000 per transaction for small developments between 1-3 flats. Suggestion that this figure is considered to be at the lower end of the potential range. Request that detailed evidence in support of the assumptions made must be included within the study. 	This is line with actual figures we have seen in developers' own appraisals and is also reflected in the c. 250 live viability assessments we have reviewed in the past 12 months.
Professional fees	10% of construction costs	<ul style="list-style-type: none"> Suggestion that fees on small sites can exceed 10% figure due to increased burden of planning conditions, reports, environmental considerations etc. Suggestion that 10% would apply to larger developments (10+ units) and that 15% is usually more realistic for development of 1-3 units. Two respondents agreed with the figure. Suggestion that this figure is considered to be at the lower end of the potential range. Request that detailed evidence in support of the assumptions made must be included within the study. 	We have not seen a higher figure than 10% applied in any of the c. 250 live viability assessments we have reviewed in the past 12 months, including on smaller schemes.
Section 106 requirements	£1,910 per dwelling	<ul style="list-style-type: none"> Clarification required as to whether this includes CIL. Nowhere in these assumptions takes into account CIL costs. Request for further justification as to how this has been evidenced. Suggestion that the cumulative impact of all policies must be tested in the study. 	<p>This obviously does not include CIL as this is applied as a separate figure, alongside Mayoral CIL.</p> <p>The cumulative impact of all policies has been taken into account. This is only one requirement of many, as identified in the report.</p>

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Section 278 works	£1,000 per residential unit	<ul style="list-style-type: none"> The removal of a drop-kerb alone is over £1,000 per unit. One respondent agreed with the figure. Request for further justification as to how this has been evidenced. Suggestion that the cumulative impact of all policies must be tested in the study. 	<p>This is a widely adopted figure in Local Plan viability testing. If there are particular costs when a scheme comes forward, these can be evidenced and reflected in a scheme-specific FVA.</p> <p>The cumulative impact of all policies has been taken into account. This is only one requirement of many, as identified in the report.</p>
Sales period	5 dwellings per month (assuming 50% sold off plan)	<ul style="list-style-type: none"> This figure is optimistic and underestimates sales period for small and small non-new build developments. <ul style="list-style-type: none"> One respondent states sales are taking on average 4 months from offer to acceptance and total sales period is 6-9 months from completion of site. One respondent reported the average sales period they currently experience is a 6-month period to sell 5 flats from listing date. Suggestion that sales period will depend on the product being sold. Suggestion that 50% sold off plan is too high an assumption in the current market and suggestion that it is unrealistic to assume any off-plan sales at all in small development. Suggestion this assumption is not possible at all with the current high interest rates. Request for the evidence to justify assumptions to be included in the study. Request to consider this assumption against current market conditions. Request for clarity with regards to non for sale housing. Currently facing longer sales and let periods than the assumed which affects cash flow and increases holding costs for developers. 	This figure reflects assumed sales rates in live viability assessments.
Built to Rent let period	1 let per week	<ul style="list-style-type: none"> Two respondents agreed with this assumption, given the high rental demand. Suggestion to explain the stabilisation period. 	No comment

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment																				
Affordable Tenure Mix	<p>Test 1: 70% Social Rent and 30% Shared Ownership</p> <p>Test 2: 70% Social Rent and 30% London Living Rent</p> <p>Test 3: 70% London Affordable Rent and 30% London Living Rent</p> <p>Test 4: 70% London Affordable Rent and 30% Shared Ownership</p>	<ul style="list-style-type: none">Query received around the basis for these tests and if the percentages have been derived from actual need.Figures are too high and would prevent the objective of affordable delivery.It is not feasible for sites below 50 units to provide on-site affordable housing.Suggestion that for larger schemes, alternative tenure splits should be tested and suggested specifically a split of 50% social rent to 50% shared ownership.LAR cannot attract grant funding.	<p>These are testing assumptions reflecting emerging policy.</p>																				
Affordable housing rents per week	<p>To establish the capital value of the rented units a discounted cashflow model is used (replicates the approach used registered providers when preparing bids). The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.</p> <table><tr><th>Rent type</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr><tr><td>Social rent</td><td>£106.59</td><td>£124.45</td><td>£139.60</td><td>£157.46</td></tr><tr><td>London Affordable Rent</td><td>£168.34</td><td>£178.23</td><td>£188.13</td><td>£198.03</td></tr><tr><td>London Living Rent</td><td>£270.99</td><td>£301.10</td><td>£323.08</td><td>£323.08</td></tr></table>	Rent type	1 bed	2 bed	3 bed	4 bed	Social rent	£106.59	£124.45	£139.60	£157.46	London Affordable Rent	£168.34	£178.23	£188.13	£198.03	London Living Rent	£270.99	£301.10	£323.08	£323.08	<ul style="list-style-type: none">Queries received as to why 4 bed is less expensive p/w compared to the 2 and 3 bed for social rent.Queries received as to why the 3 and 4 bed rent is the same for London Living Rent.Difference between 1 and 4 bed rents are very low considering the floorspace difference between these typologies.Query as to whether developers actually build 4 bed units.Social rents look particularly low.Request for clarity on how the London Living Rents have been calculated – is this based on an average across the borough?Suggestion that new social rent is likely to be closer to target rent caps set by the Government.Suggestion that these rents make projects unviable.One respondent noted they were unable to comment because assumptions are unclear.	<p>Rents are set according to MHCLG formulae. Rents for 4 beds are not lower than rents for 3 beds.</p> <p>That is a function of the formulae by which social rents are set – floor area has very little impact.</p> <p>Based on lowest ward rents set by the GLA</p> <p>That is the purpose of testing them.</p> <p>It is unfortunate that the respondent is not familiar with how affordable housing operates.</p>
Rent type	1 bed	2 bed	3 bed	4 bed																			
Social rent	£106.59	£124.45	£139.60	£157.46																			
London Affordable Rent	£168.34	£178.23	£188.13	£198.03																			
London Living Rent	£270.99	£301.10	£323.08	£323.08																			

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment																														
Affordable Housing - Intermediate	<p>The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model.</p>	<ul style="list-style-type: none">Assuming this relates to shared ownership, it would be helpful to buy only 10% equity to assist residents in getting on the housing ladder.One respondent agreed with rent rates of no more than 2.75%.Suggestion that rent increases need to be determined, as if the annual increases are too great, rents could become unaffordable.Request for further clarity on affordability terms in line with the Wandsworth Housing Team requirements.Suggestion that the funder will be unable to attain these rates in the open market to finance projects.One respondent noted they were unable to comment because assumptions are unclear.	<p>This is not something with the Council's control – rent increases are set by the regulator of social housing.</p> <p>It is unclear what funder the respondent is referring to, as these units will be purchased by RPs and then part sold to leaseholders.</p> <p>It is unfortunate that the last respondent is not sufficiently familiar with affordable housing to provide any comments.</p>																														
Affordable Housing mix applied	<p>Test 1</p> <table><tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr><tr><td>Rented Units</td><td>40%</td><td>30%</td><td>20%</td><td>10%</td></tr><tr><td>Shared ownership and London Living Rent</td><td>35%</td><td>40%</td><td>15%</td><td>10%</td></tr></table> <p>Test 2</p> <table><tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th></tr><tr><td>Rented Units</td><td>45%</td><td>30%</td><td>20%</td><td>5%</td></tr><tr><td>Shared ownership and London Living Rent</td><td>40%</td><td>40%</td><td>15%</td><td>5%</td></tr></table>	Tenure	1 bed	2 bed	3 bed	4 bed	Rented Units	40%	30%	20%	10%	Shared ownership and London Living Rent	35%	40%	15%	10%	Tenure	1 bed	2 bed	3 bed	4 bed	Rented Units	45%	30%	20%	5%	Shared ownership and London Living Rent	40%	40%	15%	5%	<ul style="list-style-type: none">Query received on whether these assumptions are based on the actual need, and observation that town planning requirements are different to this mix.Query received on what the drivers are between Test 1 and Test 2.Suggestion that there is a need to consider affordability constraints for shared ownership where it is unlikely that 3 or 4 bedroom units would meet Wandsworth's affordability requirements.Suggestion that these assumptions are possible but difficult to achieve.Suggestion that the quantum of affordable housing tested in the study must adopt the same measure (habitable room) as the policy.One respondent noted they were unable to comment because assumptions are unclear.	<p>These mixes are supplied by the Council based on Policy LP24 and recent housing needs assessments.</p>
Tenure	1 bed	2 bed	3 bed	4 bed																													
Rented Units	40%	30%	20%	10%																													
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Affordable housing Capital values (per square foot Net Internal Area)	<table><tr><th>Tenure</th><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th><th>Blended value</th></tr><tr><td>Social Rent</td><td>£215</td><td>£197</td><td>£180</td><td>£152</td><td>£181</td></tr><tr><td>London Affordable Rent</td><td>£382</td><td>£308</td><td>£256</td><td>£199</td><td>£284</td></tr><tr><td>London Living Rent</td><td>£659</td><td>£562</td><td>£477</td><td>£354</td><td></td></tr><tr><td>Shared ownership (£50,000 income threshold)</td><td colspan="5">Variable, driven by unrestricted market value</td></tr><tr><td>Shared ownership (£92,000 income threshold)</td><td colspan="5">Variable, driven by unrestricted market value</td></tr><tr><td>Shared ownership (overall blended rate)</td><td colspan="5">Variable, driven by unrestricted market value</td></tr></table>	Tenure	1 bed	2 bed	3 bed	4 bed	Blended value	Social Rent	£215	£197	£180	£152	£181	London Affordable Rent	£382	£308	£256	£199	£284	London Living Rent	£659	£562	£477	£354		Shared ownership (£50,000 income threshold)	Variable, driven by unrestricted market value					Shared ownership (£92,000 income threshold)	Variable, driven by unrestricted market value					Shared ownership (overall blended rate)	Variable, driven by unrestricted market value					<ul style="list-style-type: none">Regarding social rent, we can assume a 1 bed is 50 square meters, which equates to 164 square feet. Therefore £125 x 164 square foot = £35,260. It is unclear what this means or what this data can be used to determine.Suggestion that assumptions are converted from imperial to metric measurements as the standards are all in metric.Value differential between social rent and London affordable rent is very high, and suggestion that a 10-20% value differential is normally expected. Suggestion that this needs to be reconsidered alongside the rents.Shared ownership affordability differs from current policy requirement.Clarification sought as to why the £94k income threshold has been tested given the current cap in £90k set by the GLA and National Government.Suggestion that these assumptions restrict the market.The capitalised values are significantly overstated, and suggestion received that evidence in support of these assumptions must be included in the study.One respondent noted they were unable to comment because assumptions are unclear.	<p>This respondent cannot convert square metres into square feet. 50 square metres equals 538 square feet, not 164 square feet. They have also applied an incorrect value in their calculation (£125 rather than £215). The unit value of a one bed is £215 x 538 square feet equals £115,670, not £35,260.</p> <p>Value differentials are driven by the rents charged by the RP.</p> <p>It is unfortunate that the last respondent is not sufficiently familiar with affordable housing to provide any comments.</p>
Tenure	1 bed	2 bed	3 bed	4 bed	Blended value																																								
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LP31 Specialist Housing for Vulnerable People and for Older People requires as per the London Plan - 10% of units meet Part M4 (3) of the Building Regulations (wheelchair accessible) and all	<table><tr><th>Standard</th><th>Flats</th><th>Houses</th></tr><tr><td>M4(3) (a) wheelchair user - adaptable</td><td>9.28%</td><td>10.77%</td></tr><tr><td>M4(3) (b) wheelchair user-accessible</td><td>9.47%</td><td>23.80%</td></tr></table> <p>*As an example the following table has been prepared to give an estimated cost per dwelling for two different types.</p> <table><tr><th>Standard</th><th>2 bed flat (61m2)</th><th>3 bed house (74m2)</th></tr><tr><td>M4(3) (a) wheelchair user - adaptable</td><td>£11,434.82</td><td>£14,122.49</td></tr><tr><td>M4(3) (b) wheelchair user-accessible</td><td>£11,668.93</td><td>£31,208.46</td></tr></table>	Standard	Flats	Houses	M4(3) (a) wheelchair user - adaptable	9.28%	10.77%	M4(3) (b) wheelchair user-accessible	9.47%	23.80%	Standard	2 bed flat (61m2)	3 bed house (74m2)	M4(3) (a) wheelchair user - adaptable	£11,434.82	£14,122.49	M4(3) (b) wheelchair user-accessible	£11,668.93	£31,208.46	<ul style="list-style-type: none">One respondent agreed with assumptions on flats,The percentage and values seem very high on houses.Suggestion that specialist housing is to be provided on the ground floor level only to reduce costs and prevent issues arising from broken lifts.Further information requested on how percentages have been calculated and the costs alongside this.Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption.One respondent noted they were unable to comment because assumptions are unclear, and another noted they could not comment due to lack of experience in this area.	No comment																								
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Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
other housing is to meet Part M4 (2) (accessible and adaptable).			
Policy LP10 promote zero carbon Responding to the Climate Crisis	Uplift of 5% of build costs inclusive for both policies.	<ul style="list-style-type: none"> Suggestion that this results in more costs for developers to foot. Two respondents agreed with this assumption. Suggestion that this figure is split into three areas – (1) The building materials (the timber frame, together with increased insulation will produce a building far below the standard currently required today), (2) The build process and (3) The ongoing running costs Evidence requested on how the 5% has been formulated. Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. 	Yes but there is evidence that highly sustainable homes achieve premium values in comparison to similar homes with conventional heating systems. These premium values are not reflected in the assessment.
Policy LP10 Responding to the Climate Crisis (see details within Local Plan)	Uplift of 15% of build costs (Carbon offset is set at £95/tonne for offsite carbon reductions if sufficient onsite reductions cannot be achieved as per the following - major development - zero carbon standards with minimum on-site reduction of 35%, non-major new development - minimum on-site reduction of 35%. Residential development - 10% reduction, non-residential - at least a 15% reduction)	<ul style="list-style-type: none"> Two respondents agreed with this assumption. Suggestion that offsite construction should be promoted so that wherever possible the target of 300,000 new homes can be met. Producing kitchens and bathrooms in factories leads to reduced costs and increased outputs and saves time on site. Suggestion that this results in more costs for developers to foot. Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. Evidence requested on how the 15% uplift has been formulated. Suggestion that these assumptions will price out viable projects which are much needed in the area. 	No additional advice from a QS is required as there is an extensive and robust research study undertaken by Levitt Bernstein et al on these costs.

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
Policy LP38 requires that developments providing more than 1,000 square metres of employment floorspace provide 10% at affordable workspace at discounted rents.	Discounts of 20% to 50% of market rent to be applied to 10% of the Gross economic floorspace.	<ul style="list-style-type: none"> Suggestion that this results in more costs for developers to foot. Two respondents agreed with these assumptions. Request received for further detail on the affordable workspace assumptions, market rent and length of discount. Suggestion that the cumulative impact of all policies must be tested in the study. 	<p>This is an adopted policy, so complaints about additional costs for developers is irrelevant.</p> <p>It is unclear why this respondent repeatedly makes the same comment when the consultation literally listed every single policy that would be reflected in the assessment.</p>
Policy LP57 requires that residential developments achieve an Urban Greening Factor as per the London Plan guidance.	£112.80 per square metre of roof space to be provided as green roofs.	<ul style="list-style-type: none"> Suggestion that this results in more costs for developers to foot. Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. Two respondents agreed with this assumption. Request received for further evidence behind this assumption. 	This is an adopted policy, so complaints about additional costs for developers are irrelevant.
Policy LP55 Biodiversity requires that developments achieve Bio-Diversity Net Gain of 10%	0.2% increase in build costs, in line with DEFRA Impact Assessment	<ul style="list-style-type: none"> Suggestion that this results in more costs for developers to foot. Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. Two respondents agreed with this assumption and suggestion made to use hedges instead of walls. 	This is a statutory requirement, so developers would need to meet this requirement even if it were not a London Plan and Local Plan policy.
Small Sites approach	<p>The Council is seeking to apply an affordable contribution to sites of under 10 dwellings, this would most likely be in the form of an offsite contribution and the Council are seeking views on the two approaches:</p> <p>1) Formula based approach, where a percentage is applicable under different circumstances:</p>	<ul style="list-style-type: none"> Figures are unrealistic. Suggestion that small sites (1-9 units) are already barely viable, and that affordable housing contributions on small sites will make these projects unviable. The industry is not experiencing sufficient profits to support the yield of the proposed contributions. Suggestion that this policy will slow down the delivery of housing, add to costs, slow down 	<p>There is no evidence that small schemes are "barely viable" – they are as viable as schemes just above the threshold.</p> <p>If there are genuine viability issues when a scheme comes forward, applicants can evidence this and provide a lower proportion of affordable housing.</p>

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment																																												
	<table border="1"> <thead> <tr> <th>No. of units proposed (gross)</th><th colspan="3">% Affordable Housing</th></tr> <tr> <th></th><th>For conversions and reversions (where there is no loss of former employment floorspace)</th><th>For new build development or redevelopment (where there is no loss of former employment floorspace)</th><th>For any units replacing employment floorspace</th></tr> </thead> <tbody> <tr><td>9 units</td><td>36%</td><td>45%</td><td>90%</td></tr> <tr><td>8 units</td><td>32%</td><td>40%</td><td>80%</td></tr> <tr><td>7 units</td><td>28%</td><td>35%</td><td>70%</td></tr> <tr><td>6 units</td><td>24%</td><td>30%</td><td>60%</td></tr> <tr><td>5 units</td><td>20%</td><td>25%</td><td>50%</td></tr> <tr><td>4 units</td><td>16%</td><td>20%</td><td>40%</td></tr> <tr><td>3 units</td><td>12%</td><td>15%</td><td>30%</td></tr> <tr><td>2 units</td><td>8%</td><td>10%</td><td>20%</td></tr> <tr><td>1 unit</td><td>4%</td><td>5%</td><td>10%</td></tr> </tbody> </table> <p>2) A price per unit similar to several other London Boroughs, for example:</p> <p>“the study determined that a financial contribution of £50,000 per unit would be viable in almost all scenarios across all value areas across the Borough. Whilst higher value areas, can conservatively provide £100,000 per unit”.</p>	No. of units proposed (gross)	% Affordable Housing				For conversions and reversions (where there is no loss of former employment floorspace)	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace	9 units	36%	45%	90%	8 units	32%	40%	80%	7 units	28%	35%	70%	6 units	24%	30%	60%	5 units	20%	25%	50%	4 units	16%	20%	40%	3 units	12%	15%	30%	2 units	8%	10%	20%	1 unit	4%	5%	10%	<p>receipt of CIL, council tax, business rates and other economic benefits to the borough.</p> <ul style="list-style-type: none"> • Example shared that there is barely enough profit to cover overheads, never mind £50,000-£100,000 per unit. • Suggestion that these figures will make small scale developments unviable and that a price of £50,000 per unit will not work in any development financial analysis. • Example shared that a single one bed conversion/extension into a two-bed property within the borough usually takes 1 year with a gross profit margin of 12-15% (£80,000 to £100,000). Even with a 4% levy on the purchase price which is (for example) £500,000m this would result in a £20,000 reduction in the gross profit which makes development unviable. • Suggestion that this table is unclear – does it mean that if a certain percentage is affordable housing, based on number of units, then a contribution of £50,000 will be given by the Council to the developer? If this is the case, how does it work in practice with 1 unit? How can 10% be affordable housing when there is only 1 unit? Surely it can only be 100%. • It is inappropriate for the local authority to require developers working on sites of under 10 dwellings to provide any social or affordable housing directly to the council. • Suggestion that developers should enter discussions with local authorities on renting the units delivered for an initial 5-year period. Suggestion that this would ensure the council guarantees the rent for 5 years with no gap, including annual inflation. This would mean that the developer can rent or sell after reinstating to the original condition. This is additionally attractive when in a market when sales are flat and ensures the developer is not left open to the mercy of the bank. Before starting to develop, the developer should be able to receive this grant/contribution which will enable them to start the project which includes part demolition, part stripping. • There should be no CIL on developments under 10 units to attract small developers back into the market and assist the Council in meeting their housing objectives. 	
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Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
		<ul style="list-style-type: none"> • London should make use of existing buildings as they are more attractive than new-builds and already have all the statutory services and infrastructure in close proximity. Using existing buildings means projects can be completed quicker (i.e. 6 months) and with half the carbon footprint of new-builds. • Request received for further evidence on the formula-based approach and the financial contribution sums per unit. • Formula-based approach is wrong and will prevent development. • If units are granted which lead to a loss of employment floorspace, this could be because employment floorspace is not protected or because the applicant has demonstrated that it is not in demand – developers in this case are being further penalised by the need to provide affordable housing even where they have met policy requirements for justifying the loss of employment space. • Favour towards the price per unit approach, but request received for further justification of the £50k and £100k figures. • Imposition of stringent requirements on SME's, which are recognised in the NPPF and London Plan as vital contributors to housing stock, will hinder delivery of much needed and important contributions from this sector. • SME's do not enjoy the buying power, finance costs and other economies of scale compared to the larger developers. These assumptions point towards a very great risk that housing supply via this sector will be lost, and this is why small sites should not have to make affordable housing contributions. • Proposals will deter development in the borough, and buyers already avoiding sites in Wandsworth in anticipation of this update to the local plan. • One respondent noted they were unable to comment because assumptions are unclear. • Request received for outputs of the viability study to be verified against recent findings from local planning application stage viability assessments for small schemes of 10 units or less, and/or any other case study schemes in the borough, informed by more detailed assessment of design 	

Standard Assumptions - Residential	Figure	Comments	BNPPRE comment
		<div>efficiencies, construction costs and achievable values.</div> <ul style="list-style-type: none">Suggestion that the results of the viability assessment are to be tested against any market indicators such as weakened market conditions for housing delivery.	

Standard Assumptions – Non C3 floorspace	Figure	Comments	BNPPRE comment																												
Commercial rents (£s per square metre) and yields	<table> <tr> <th>Commercial floorspace</th><th>Rent per square metre</th><th>Investment yield</th><th>Rent free period (months)</th></tr> <tr> <td>Office Small, Mid, Large scale</td><td>£360 (Higher Value Zone - £600)</td><td>6.00%</td><td>6</td></tr> <tr> <td>Industrial – High and Low density</td><td>£210</td><td>5.00%</td><td>6</td></tr> <tr> <td>Retail - small and mid scale</td><td>£400</td><td>6.00%</td><td>6</td></tr> <tr> <td>Hotel – budget, mid scale and luxury</td><td>£330</td><td>5.75%</td><td>0</td></tr> <tr> <td>Student Accommodation - high and low density</td><td>£560</td><td>4.50%</td><td>0</td></tr> <tr> <td>Care home</td><td>£245</td><td>6.00%</td><td>0</td></tr> </table>	Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)	Office Small, Mid, Large scale	£360 (Higher Value Zone - £600)	6.00%	6	Industrial – High and Low density	£210	5.00%	6	Retail - small and mid scale	£400	6.00%	6	Hotel – budget, mid scale and luxury	£330	5.75%	0	Student Accommodation - high and low density	£560	4.50%	0	Care home	£245	6.00%	0	<ul style="list-style-type: none"> Data used is out of date and flawed across the board. Investment yields for commercial at the moment are rarely below 8% - WBC assumptions are far too low. <ul style="list-style-type: none"> Suggestion that these are usually between 9-11% for office and industrial. Suggestion that retail is usually 8%, office is 10% (sometimes more) and industrial is 7-7.5% depending on quality. One respondent noted they could not comment due to a lack of knowledge in this area. One respondent noted they cannot comment as assumptions are not clear. Request received for further evidence to support the rental assumptions provided here, and to give an understanding on different zones. Request that detailed evidence to support the assumptions is included with the study. 	<p>We not agree that data is “out of date” as the leases we have relied upon are dated 2024/2023.</p> <p>There is no evidence for such soft yields. Not agreed.</p> <p>This respondent does not appear to be familiar with basic valuation metrics.</p> <p>This respondent is referred to Appendix 3 of the VS.</p>
Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)																												
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Non C3 Commercial Floorspace costs	Type of development	BCIS cost	Base cost	External works	<ul style="list-style-type: none"> Request received for clarity on the dates and locations that these figures are based on, and for the total sums inclusive of externals and demolition costs of an entire office scheme (for example). One respondent noted they could not comment due to a lack of knowledge in this area. One respondent noted they cannot comment as assumptions are not clear. Clarification sought as to whether costs such as parking provision and specialist construction requirements by TfL/Underground have been taken into consideration. BCIS cost assumptions underestimate the cost of construction given that build costs have risen significantly over the last 24 months due to sustained inflation in material costs, labour and energy. Suggestion that BCIS as a database suffers from challenges including small sample sizes and limited categorisation. BCIS also excludes contractor design risk contingency which would typically form part of present day tender prices. Suggestion that viability practitioners do not solely rely on BCIS database for the 	<p>The figures are based on the London Borough of Wandsworth.</p> <p>The assumptions are perfectly clear – what more information would they need to provide commentary?</p> <p>No because only a tiny minority of schemes will have to deal with TFL/underground issues. If we applied such costs across the board, it would falsely understate viability.</p> <p>Not agreed. We have used the most up to date BCIS cost figures and BCIS make regular adjustments to individual tenders in their database to bring them up to current cost.</p> <p>Not agreed.</p> <p>The PPG advocates the use of BCIS for Local Plan viability testing. It is the only robust source of independently verified cost data.</p>
	Office	Offices - small scale	£2,634	10%		
		Offices - mid scale	£2,934	10%		
		Offices - large scale	£3,170	10%		
	Industrial	Industrial – high density	£1349	10%		
	Retail	Retail - small scale	£1,847	10%		
		Retail - mid scale	£1,911	10%		
	Hotel	Hotel – (all types)	£3,355	10%		
	Student	Student accommodation	£2,907	10%		
	Co-living	Co-Living	£2,907	10%		
	Care Home	Care Homes	£2,542	10%		

Standard Assumptions – Non C3 floorspace	Figure	Comments	BNPPRE comment
		assessment of application stage viability. Suggestion that the study should be informed by benchmarking data provided by a suitably qualified QS and/or costs which have been verified as part of recent planning application stage viability assessments	
Section 106 requirements	£20 per square metre	<ul style="list-style-type: none"> Suggestion that this figure is low. One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. Request received for further information. Suggestion that the cumulative impact of all policies must be tested in the study. 	<p>No evidence that the figure is too low.</p> <p>Again, every individual policy is separately identified for inclusion in the assessment, so it is unclear why this respondent repeatedly makes this comment.</p>
Section 278 works	£15 per square metre	<ul style="list-style-type: none"> Suggestion that this figure is low. One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. Request received for further information. Suggestion that the cumulative impact of all policies must be tested in the study. 	<p>No evidence that the figure is too low.</p> <p>Again, every individual policy is separately identified for inclusion in the assessment, so it is unclear why this respondent repeatedly makes this comment.</p>

Standard Assumptions – Non C3 floorspace	Figure	Comments	BNPPRE comment
LP29 Local Employment and Training Opportunities	£3,025 per 1000m2 of floorspace (Residential and Employment)	<ul style="list-style-type: none"> One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. Request received for further information. Suggestion that the cumulative impact of all policies must be tested in the study. 	<p>This is an amount driven by policy.</p> <p>Again, every individual policy is separately identified for inclusion in the assessment, so it is unclear why this respondent repeatedly makes this comment.</p>
Policy LP10 promote zero carbon Responding to the Climate Crisis	Uplift of 5% of build costs inclusive for both policies.	<ul style="list-style-type: none"> One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. Request received for further information. Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. 	Same comments apply as noted previously in relation to residential NZC costs.
Policy LP10 Responding to the Climate Crisis (see details within Local Plan)	<p>Uplift of 15% of build costs (Carbon offset is set at £95/tonne for offsite carbon reductions if onsite reductions cannot be achieved).</p> <p>(major development - zero carbon standards with minimum on-site reduction of 35%, non-major new development - minimum on-site reduction of 35%. Residential development - 10% reduction, non-residential - at least a 15% reduction)</p>	<ul style="list-style-type: none"> One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. Request received for further information 	No meaningful comments provided by respondents.
Policy LP38 requires that developments providing more than 1,000 square metres of employment floorspace provide 10% at	Discounts of 20% to 50% of market rent to be applied to 10% of the Gross economic floorspace.	<ul style="list-style-type: none"> One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack 	This is a policy requirement, not an appraisal assumption.

Standard Assumptions – Non C3 floorspace	Figure	Comments	BNPPRE comment
affordable workspace at discounted rents.		<ul style="list-style-type: none"> of knowledge in this area. Request received for further information 	
Policy LP57 requires that residential developments achieve an Urban Greening Factor as per the London Plan guidance.	£112.80 per square metre of roofspace for provision of green roofs.	<ul style="list-style-type: none"> One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. Request received for further information 	No meaningful comments provided by respondents.
Policy LP55 Biodiversity requires that developments achieve Bio-Diversity Net Gain of 10%	0.2% increase in build costs	<ul style="list-style-type: none"> One respondent noted they had no comment as the assumptions are unclear, and another stated they had no comment due to a lack of knowledge in this area. Request received for further information. Suggestion that evidence from a suitably qualified Quantity Surveyor must be provided to support this assumption. 	No meaningful comments provided by respondents.

Values	Figure	Comments	BNPPRE comment												
Values applied within the Residential testing	<table><tr><th>Area</th><th>Unrestricted market value per sq m – houses</th><th>Unrestricted market value per sq m – flats</th></tr><tr><td>West, South, South East</td><td>£8,000</td><td>£7,800</td></tr><tr><td>Mid, North, East</td><td>£8,800</td><td>£9,700</td></tr><tr><td>Nine Elms and Battersea</td><td>£13,400</td><td>£13,400</td></tr></table>	Area	Unrestricted market value per sq m – houses	Unrestricted market value per sq m – flats	West, South, South East	£8,000	£7,800	Mid, North, East	£8,800	£9,700	Nine Elms and Battersea	£13,400	£13,400	<ul style="list-style-type: none">• Suggestion that the values for flats are overstated.• Suggestion that data used is out of date, inaccurate and flawed across the board throughout these assumptions.• Suggestion that the data used in the assumptions is to be corrected and a re-consultation is carried out on amended figures.• Data used is out of date and flawed across the board.• One respondent agreed with the assumptions for West, South, South-East, but requested further information on why the Mid, North, East is 10% more, with the assumption that Nine Elms is higher due to the higher CIL.• One respondent agreed with all figures.• Further information requested on differentiation between houses and flats.• Suggestion that the values for west, south and south-east are too high, and these should be closer to £6,500psqm given local comps.• The market is very sluggish and that is currently difficult sell. It is difficult to sell at these figures because of high interest rates and buyers looking for bigger discounts due to current market conditions.• Achievable residential values have reduced considerably as a result of increased interest rates and (in turn) reduced mortgage affordability.• Suggestion that all figures are too high/optimistic and these should be around £7000 and £6800 and £7800 and £8700 respectively.• Suggestion that the figures are too generalised and can't be accurate due to the diverse nature of areas within the borough.• Evidence must be provided in the study to support the values.• Insufficient scenarios and typologies have been tested.	<p>We have undertaken an extensive review of all the residential transactions completed in LB Wandsworth since January 2022. This validates these assumptions.</p> <p>No evidence provided by respondents to support their assertions.</p>
	Area	Unrestricted market value per sq m – houses	Unrestricted market value per sq m – flats												
	West, South, South East	£8,000	£7,800												
	Mid, North, East	£8,800	£9,700												
	Nine Elms and Battersea	£13,400	£13,400												