

**For: West Oxfordshire District Council**



**Viability Assessment to inform the  
Community Infrastructure Levy  
Charging Schedule**

**Appendix 2 – Residential  
Typologies: Sensitivity Results**

**May 2024**

**DSP23835**



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2**  
**Residential Indications: Table 2a: 1 House**

Development Scenario	1 House
Typical Site Type	Greenfield / PDL
Site Density (dph)*	30.00
Net Land Area (ha)	0.03
Gross Land Area (ha)	0.04

\*based on residential net developable area

0% AH	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	£3,591	£59,004	£114,262	£169,520	£280,036	£390,552
£25	-£3,749	£51,828	£107,241	£162,569	£273,085	£383,601
£50	-£11,089	£44,653	£100,221	£155,617	£266,134	£376,650
£75	-£18,428	£37,478	£93,200	£148,666	£259,182	£369,698
£100	-£25,768	£30,302	£86,179	£141,715	£252,231	£362,747
£125	-£33,108	£23,127	£79,159	£134,764	£245,280	£355,796
£150	-£40,448	£15,952	£72,138	£127,812	£238,329	£348,845
£175	-£47,787	£8,777	£65,118	£120,861	£231,377	£341,893
£200	-£55,127	£1,601	£58,097	£113,910	£224,426	£334,942
£225	-£62,467	-£5,574	£51,076	£106,959	£217,475	£327,991
£250	-£69,806	-£12,749	£44,056	£100,007	£210,524	£321,040
£275	-£77,146	-£19,925	£37,035	£93,056	£203,572	£314,088
£300	-£84,486	-£27,100	£30,015	£86,105	£196,621	£307,137
£325	-£91,826	-£34,275	£22,994	£79,154	£189,670	£300,186
£350	-£99,165	-£41,451	£15,974	£72,202	£182,719	£293,235
£375	-£106,505	-£48,626	£8,953	£65,251	£175,767	£286,283
£400	-£113,845	-£55,801	£1,932	£58,300	£168,816	£279,332
£425	-£121,184	-£62,977	-£5,088	£51,349	£161,865	£272,381
£450	-£128,524	-£70,152	-£12,109	£44,397	£154,914	£265,430
£475	-£135,864	-£77,327	-£19,129	£37,446	£147,962	£258,478
£500	-£143,204	-£84,503	-£26,150	£30,495	£141,011	£251,527
Residual Land Value (£ per hectare)						
£0	£93,674	£1,539,227	£2,980,742	£4,422,257	£7,305,287	£10,188,317
£25	-£97,797	£1,352,045	£2,797,596	£4,240,920	£7,123,950	£10,006,980
£50	-£289,268	£1,164,863	£2,614,450	£4,059,583	£6,942,613	£9,825,643
£75	-£480,739	£977,681	£2,431,305	£3,878,246	£6,761,276	£9,644,306
£100	-£672,210	£790,498	£2,248,159	£3,696,909	£6,579,939	£9,462,969
£125	-£863,681	£603,316	£2,065,013	£3,515,572	£6,398,602	£9,281,633
£150	-£1,055,153	£416,134	£1,881,867	£3,334,235	£6,217,266	£9,100,296
£175	-£1,246,624	£228,952	£1,698,722	£3,152,899	£6,035,929	£8,918,959
£200	-£1,438,095	£41,770	£1,515,576	£2,971,562	£5,854,592	£8,737,622
£225	-£1,629,566	-£145,412	£1,332,430	£2,790,225	£5,673,255	£8,556,285
£250	-£1,821,037	-£332,594	£1,149,284	£2,608,888	£5,491,918	£8,374,948
£275	-£2,012,508	-£519,776	£966,139	£2,427,551	£5,310,581	£8,193,611
£300	-£2,203,979	-£706,958	£782,993	£2,246,214	£5,129,244	£8,012,274
£325	-£2,395,450	-£894,140	£599,847	£2,064,877	£4,947,907	£7,830,937
£350	-£2,586,921	-£1,081,322	£416,701	£1,883,540	£4,766,570	£7,649,600
£375	-£2,778,392	-£1,268,504	£233,556	£1,702,203	£4,585,233	£7,468,263
£400	-£2,969,863	-£1,455,686	£50,410	£1,520,866	£4,403,896	£7,286,927
£425	-£3,161,334	-£1,642,868	-£132,736	£1,339,529	£4,222,560	£7,105,590
£450	-£3,352,805	-£1,830,051	-£315,882	£1,158,192	£4,041,223	£6,924,253
£475	-£3,544,276	-£2,017,233	-£499,027	£976,856	£3,859,886	£6,742,916
£500	-£3,735,747	-£2,204,415	-£682,173	£795,519	£3,678,549	£6,561,579

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2b: 3 Houses**

Development Scenario	<b>3 Houses</b>
Typical Site Type	<b>Greenfield / PDL</b>
Site Density (dph)*	<b>30.00</b>
Net Land Area (ha)	<b>0.10</b>
Gross Land Area (ha)	<b>0.12</b>

\*based on residential net developable area

0% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	<b>£4,000</b>	<b>£4,250</b>	<b>£4,500</b>	<b>£4,750</b>	<b>£5,000</b>	<b>£5,250</b>	<b>£5,500</b>
	<b>Residual Land Value (£)</b>						
£0	£123,956	£177,068	£229,815	£281,764	£333,035	£384,419	£435,690
£25	£117,217	£170,376	£223,149	£275,169	£326,514	£377,964	£429,235
£50	£110,479	£163,685	£216,482	£268,574	£319,992	£371,509	£422,780
£75	£103,740	£156,993	£209,816	£261,979	£313,471	£365,054	£416,325
£100	£97,001	£150,301	£203,150	£255,384	£306,950	£358,599	£409,870
£125	£90,263	£143,609	£196,483	£248,789	£300,429	£352,144	£403,416
£150	£83,524	£136,917	£189,817	£242,194	£293,908	£345,690	£396,961
£175	£76,786	£130,225	£183,151	£235,599	£287,387	£339,235	£390,506
£200	£70,047	£123,534	£176,485	£229,004	£280,866	£332,780	£384,051
£225	£63,308	£116,842	£169,818	£222,409	£274,344	£326,325	£377,596
£250	£56,570	£110,150	£163,152	£215,814	£267,823	£319,870	£371,141
£275	£49,831	£103,458	£156,486	£209,219	£261,302	£313,415	£364,686
£300	£43,093	£96,766	£149,819	£202,624	£254,781	£306,960	£358,231
£325	£36,354	£90,074	£143,153	£196,029	£248,260	£300,505	£351,777
£350	£29,616	£83,383	£136,487	£189,434	£241,739	£294,051	£345,322
£375	£22,877	£76,691	£129,820	£182,839	£235,217	£287,596	£338,867
£400	£16,138	£69,999	£123,154	£176,244	£228,696	£281,141	£332,412
£425	£9,400	£63,307	£116,488	£169,649	£222,175	£274,686	£325,957
£450	£2,661	£56,615	£109,822	£163,054	£215,654	£268,231	£319,502
£475	-\$4,077	£49,923	£103,155	£156,459	£209,133	£261,776	£313,047
£500	-\$10,816	£43,232	£96,489	£149,864	£202,612	£255,321	£306,592
	<b>Residual Land Value (£ per hectare)</b>						
£0	<b>£1,077,875</b>	<b>£1,539,724</b>	<b>£1,998,390</b>	<b>£2,450,118</b>	<b>£2,895,954</b>	<b>£3,342,772</b>	<b>£3,788,608</b>
£25	<b>£1,019,279</b>	<b>£1,481,534</b>	<b>£1,940,422</b>	<b>£2,392,770</b>	<b>£2,839,248</b>	<b>£3,286,643</b>	<b>£3,732,479</b>
£50	<b>£960,683</b>	<b>£1,423,344</b>	<b>£1,882,455</b>	<b>£2,335,423</b>	<b>£2,782,543</b>	<b>£3,230,513</b>	<b>£3,676,350</b>
£75	<b>£902,086</b>	<b>£1,365,155</b>	<b>£1,824,487</b>	<b>£2,278,075</b>	<b>£2,725,837</b>	<b>£3,174,384</b>	<b>£3,620,220</b>
£100	<b>£843,490</b>	<b>£1,306,965</b>	<b>£1,766,519</b>	<b>£2,220,727</b>	<b>£2,669,131</b>	<b>£3,118,255</b>	<b>£3,564,091</b>
£125	<b>£784,894</b>	<b>£1,248,775</b>	<b>£1,708,551</b>	<b>£2,163,379</b>	<b>£2,612,426</b>	<b>£3,062,125</b>	<b>£3,507,962</b>
£150	<b>£726,297</b>	<b>£1,190,585</b>	<b>£1,650,584</b>	<b>£2,106,032</b>	<b>£2,555,720</b>	<b>£3,005,996</b>	<b>£3,451,832</b>
£175	<b>£667,701</b>	<b>£1,132,395</b>	<b>£1,592,616</b>	<b>£2,048,684</b>	<b>£2,499,014</b>	<b>£2,949,867</b>	<b>£3,395,703</b>
£200	<b>£609,105</b>	<b>£1,074,205</b>	<b>£1,534,648</b>	<b>£1,991,336</b>	<b>£2,442,309</b>	<b>£2,893,737</b>	<b>£3,339,574</b>
£225	<b>£550,508</b>	<b>£1,016,015</b>	<b>£1,476,680</b>	<b>£1,933,988</b>	<b>£2,385,603</b>	<b>£2,837,608</b>	<b>£3,283,444</b>
£250	<b>£491,912</b>	<b>£957,826</b>	<b>£1,418,713</b>	<b>£1,876,641</b>	<b>£2,328,897</b>	<b>£2,781,479</b>	<b>£3,227,315</b>
£275	<b>£433,316</b>	<b>£899,636</b>	<b>£1,360,745</b>	<b>£1,819,293</b>	<b>£2,272,192</b>	<b>£2,725,349</b>	<b>£3,171,186</b>
£300	<b>£374,719</b>	<b>£841,446</b>	<b>£1,302,777</b>	<b>£1,761,945</b>	<b>£2,215,486</b>	<b>£2,669,220</b>	<b>£3,115,056</b>
£325	<b>£316,123</b>	<b>£783,256</b>	<b>£1,244,809</b>	<b>£1,704,597</b>	<b>£2,158,780</b>	<b>£2,613,091</b>	<b>£3,058,927</b>
£350	<b>£257,527</b>	<b>£725,066</b>	<b>£1,186,842</b>	<b>£1,647,250</b>	<b>£2,102,075</b>	<b>£2,556,961</b>	<b>£3,002,797</b>
£375	<b>£198,930</b>	<b>£666,876</b>	<b>£1,128,874</b>	<b>£1,589,902</b>	<b>£2,045,369</b>	<b>£2,500,832</b>	<b>£2,946,668</b>
£400	<b>£140,334</b>	<b>£608,686</b>	<b>£1,070,906</b>	<b>£1,532,554</b>	<b>£1,988,663</b>	<b>£2,444,703</b>	<b>£2,890,539</b>
£425	<b>£81,737</b>	<b>£550,497</b>	<b>£1,012,938</b>	<b>£1,475,206</b>	<b>£1,931,958</b>	<b>£2,388,573</b>	<b>£2,834,409</b>
£450	<b>£23,141</b>	<b>£492,307</b>	<b>£954,971</b>	<b>£1,417,859</b>	<b>£1,875,252</b>	<b>£2,332,444</b>	<b>£2,778,280</b>
£475	<b>-\$35,455</b>	<b>£434,117</b>	<b>£897,003</b>	<b>£1,360,511</b>	<b>£1,818,546</b>	<b>£2,276,314</b>	<b>£2,722,151</b>
£500	<b>-\$94,052</b>	<b>£375,927</b>	<b>£839,035</b>	<b>£1,303,163</b>	<b>£1,761,841</b>	<b>£2,220,185</b>	<b>£2,666,021</b>

Key:

<b>Indicative non-viability</b>	RLV beneath Viability Test 1 (RLV <£250,000/ha)
<b>Potential/marginal viability (GF Only)</b>	Viability Test 2 (RLV £250,000 to £500,000/ha)
<b>Viable indications (GF only) / Potential viability scenario on lower value PDL</b>	Viability Test 3 (RLV £500,000 to £800,000/ha)
<b>Viable indications - Medium value PDL</b>	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
<b>Viability indications - higher value PDL</b>	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUR+ £/ha	Notes
<b>£250,000</b>	Greenfield Enhancement - reflecting larger scale development
<b>£500,000</b>	Greenfield Enhancement (Upper) - reflecting smaller scale development
<b>£800,000</b>	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former
<b>£1,500,000</b>	PDL - industrial/commercial
<b>£2,000,000</b>	
<b>£2,500,000</b>	Upper PDL/residential land values



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2c: 5 Houses**

Development Scenario	5 Houses
Typical Site Type	Greenfield / PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.14
Gross Land Area (ha)	0.16

\*based on residential net developable area

0% AH	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£355,866	£441,506	£526,958	£612,598	£698,050	£783,690	£869,142
£25	£344,944	£430,714	£516,200	£601,840	£687,292	£772,932	£858,384
£50	£334,023	£419,921	£505,441	£591,082	£676,533	£762,174	£847,626
£75	£323,101	£409,129	£494,683	£580,323	£665,775	£751,415	£836,867
£100	£312,180	£398,337	£483,925	£569,565	£655,017	£740,657	£826,109
£125	£301,259	£387,545	£473,167	£558,807	£644,259	£729,899	£815,351
£150	£290,337	£376,753	£462,409	£548,049	£633,501	£719,141	£804,593
£175	£279,416	£365,961	£451,651	£537,291	£622,743	£708,383	£793,835
£200	£268,494	£355,168	£440,893	£526,533	£611,985	£697,625	£783,077
£225	£257,573	£344,376	£430,135	£515,775	£601,227	£686,867	£772,319
£250	£246,652	£333,584	£419,376	£505,017	£590,468	£676,109	£761,561
£275	£235,730	£322,792	£408,618	£494,258	£579,710	£665,350	£750,802
£300	£224,809	£312,000	£397,860	£483,500	£568,952	£654,592	£740,044
£325	£213,887	£301,208	£387,102	£472,742	£558,194	£643,834	£729,286
£350	£202,966	£290,415	£376,344	£461,984	£547,436	£633,076	£718,528
£375	£192,044	£279,623	£365,586	£451,226	£536,678	£622,318	£707,770
£400	£181,123	£268,831	£354,828	£440,468	£525,920	£611,560	£697,012
£425	£170,202	£258,039	£344,070	£429,710	£515,162	£600,802	£686,254
£450	£159,280	£247,247	£333,311	£418,952	£504,403	£590,044	£675,496
£475	£148,359	£236,455	£322,553	£408,193	£493,645	£579,285	£664,737
£500	£137,437	£225,663	£311,795	£397,435	£482,887	£568,527	£653,979
	Residual Land Value (£ per hectare)						
£0	£2,166,139	£2,687,426	£3,207,568	£3,728,856	£4,248,998	£4,770,286	£5,290,428
£25	£2,099,661	£2,621,735	£3,142,084	£3,663,372	£4,183,514	£4,704,802	£5,224,944
£50	£2,033,182	£2,556,044	£3,076,600	£3,597,888	£4,118,030	£4,639,318	£5,159,460
£75	£1,966,704	£2,490,352	£3,011,116	£3,532,404	£4,052,546	£4,573,833	£5,093,975
£100	£1,900,226	£2,424,661	£2,945,632	£3,466,919	£3,987,061	£4,508,349	£5,028,491
£125	£1,833,748	£2,358,969	£2,880,147	£3,401,435	£3,921,577	£4,442,865	£4,963,007
£150	£1,767,270	£2,293,278	£2,814,663	£3,335,951	£3,856,093	£4,377,381	£4,897,523
£175	£1,700,792	£2,227,586	£2,749,179	£3,270,467	£3,790,609	£4,311,896	£4,832,038
£200	£1,634,313	£2,161,895	£2,683,695	£3,204,982	£3,725,124	£4,246,412	£4,766,554
£225	£1,567,835	£2,096,204	£2,618,210	£3,139,498	£3,659,640	£4,180,928	£4,701,070
£250	£1,501,357	£2,030,512	£2,552,726	£3,074,014	£3,594,156	£4,115,444	£4,635,586
£275	£1,434,879	£1,964,821	£2,487,242	£3,008,530	£3,528,672	£4,049,959	£4,570,102
£300	£1,368,401	£1,899,129	£2,421,758	£2,943,045	£3,463,188	£3,984,475	£4,504,617
£325	£1,301,923	£1,833,438	£2,356,273	£2,877,561	£3,397,703	£3,918,991	£4,439,133
£350	£1,235,444	£1,767,746	£2,290,789	£2,812,077	£3,332,219	£3,853,507	£4,373,649
£375	£1,168,966	£1,702,055	£2,225,305	£2,746,593	£3,266,735	£3,788,023	£4,308,165
£400	£1,102,488	£1,636,364	£2,159,821	£2,681,109	£3,201,251	£3,722,538	£4,242,680
£425	£1,036,010	£1,570,672	£2,094,337	£2,615,624	£3,135,766	£3,657,054	£4,177,196
£450	£969,532	£1,504,981	£2,028,852	£2,550,140	£3,070,282	£3,591,570	£4,111,712
£475	£903,054	£1,439,289	£1,963,368	£2,484,656	£3,004,798	£3,526,086	£4,046,228
£500	£836,575	£1,373,598	£1,897,884	£2,419,172	£2,939,314	£3,460,601	£3,980,743

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2d: 6 Houses**

Development Scenario	6 Houses
Typical Site Type	Greenfield / PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.17
Gross Land Area (ha)	0.20

\*based on residential net developable area

AH - Financial Contributions	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£376,304	£479,073	£581,615	£684,383	£786,925	£889,693	£992,235
£25	£363,188	£466,121	£568,705	£671,473	£774,016	£876,784	£979,325
£50	£350,071	£453,169	£555,795	£658,563	£761,106	£863,874	£966,415
£75	£336,954	£440,218	£542,886	£645,654	£748,196	£850,964	£953,506
£100	£323,837	£427,266	£529,976	£632,744	£735,286	£838,054	£940,596
£125	£310,720	£414,314	£517,066	£619,834	£722,377	£825,145	£927,686
£150	£297,604	£401,363	£504,156	£606,924	£709,467	£812,235	£914,776
£175	£284,487	£388,411	£491,247	£594,015	£696,557	£799,325	£901,867
£200	£271,370	£375,459	£478,337	£581,105	£683,647	£786,415	£888,957
£225	£258,253	£362,508	£465,427	£568,195	£670,738	£773,506	£876,047
£250	£245,136	£349,556	£452,517	£555,285	£657,828	£760,596	£863,137
£275	£232,020	£336,604	£439,608	£542,376	£644,918	£747,686	£850,227
£300	£218,903	£323,653	£426,698	£529,466	£632,008	£734,776	£837,318
£325	£205,786	£310,701	£413,788	£516,556	£619,099	£721,867	£824,408
£350	£192,669	£297,749	£400,878	£503,647	£606,189	£708,957	£811,498
£375	£179,552	£284,798	£387,969	£490,737	£593,279	£696,047	£798,588
£400	£166,436	£271,846	£375,059	£477,827	£580,369	£683,137	£785,679
£425	£153,319	£258,894	£362,149	£464,917	£567,460	£670,228	£772,769
£450	£140,202	£245,943	£349,239	£452,008	£554,550	£657,318	£759,859
£475	£127,085	£232,991	£336,330	£439,098	£541,640	£644,408	£746,949
£500	£113,968	£220,039	£323,420	£426,188	£528,730	£631,498	£734,040
	Residual Land Value (£ per hectare)						
£0	£1,908,790	£2,430,078	£2,950,220	£3,471,508	£3,991,650	£4,512,938	£5,033,075
£25	£1,842,256	£2,364,381	£2,884,736	£3,406,024	£3,926,166	£4,447,453	£4,967,591
£50	£1,775,721	£2,298,684	£2,819,252	£3,340,539	£3,860,681	£4,381,969	£4,902,107
£75	£1,709,187	£2,232,988	£2,753,767	£3,275,055	£3,795,197	£4,316,485	£4,836,622
£100	£1,642,652	£2,167,291	£2,688,283	£3,209,571	£3,729,713	£4,251,001	£4,771,138
£125	£1,576,118	£2,101,594	£2,622,799	£3,144,087	£3,664,229	£4,185,517	£4,705,654
£150	£1,509,583	£2,035,897	£2,557,315	£3,078,602	£3,598,745	£4,120,032	£4,640,169
£175	£1,443,049	£1,970,201	£2,491,831	£3,013,118	£3,533,260	£4,054,548	£4,574,685
£200	£1,376,514	£1,904,504	£2,426,346	£2,947,634	£3,467,776	£3,989,064	£4,509,201
£225	£1,309,980	£1,838,807	£2,360,862	£2,882,150	£3,402,292	£3,923,580	£4,443,717
£250	£1,243,445	£1,773,110	£2,295,378	£2,816,666	£3,336,808	£3,858,095	£4,378,232
£275	£1,176,911	£1,707,413	£2,229,894	£2,751,181	£3,271,323	£3,792,611	£4,312,748
£300	£1,110,376	£1,641,717	£2,164,409	£2,685,697	£3,205,839	£3,727,127	£4,247,264
£325	£1,043,842	£1,576,020	£2,098,925	£2,620,213	£3,140,355	£3,661,643	£4,181,780
£350	£977,307	£1,510,323	£2,033,441	£2,554,729	£3,074,871	£3,596,158	£4,116,295
£375	£910,773	£1,444,626	£1,967,957	£2,489,244	£3,009,386	£3,530,674	£4,050,811
£400	£844,238	£1,378,929	£1,902,472	£2,423,760	£2,943,902	£3,465,190	£3,985,327
£425	£777,704	£1,313,233	£1,836,988	£2,358,276	£2,878,418	£3,399,706	£3,919,843
£450	£711,169	£1,247,536	£1,771,504	£2,292,792	£2,812,934	£3,334,222	£3,854,358
£475	£644,635	£1,181,839	£1,706,020	£2,227,308	£2,747,450	£3,268,737	£3,788,874
£500	£578,100	£1,116,142	£1,640,536	£2,161,823	£2,681,965	£3,203,253	£3,723,390

**Key:**

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£800,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2e: 10 Houses PDL/GF**

Development Scenario	<b>10 Houses</b>
Typical Site Type	<b>PDL/GF</b>
Site Density (dph)*	<b>35.00</b>
Net Land Area (ha)	<b>0.29</b>
Gross Land Area (ha)	<b>0.33</b>

\*based on residential net developable area

AH - Financial Contributions	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	<b>£4,000</b>	<b>£4,250</b>	<b>£4,500</b>	<b>£4,750</b>	<b>£5,000</b>	<b>£5,250</b>	<b>£5,500</b>
	<b>Residual Land Value (£)</b>						
£0	£621,934	£789,911	£957,519	£1,125,496	£1,293,103	£1,461,080	£1,628,688
£25	£600,334	£768,395	£936,002	£1,103,979	£1,271,587	£1,439,564	£1,607,172
£50	£578,733	£746,878	£914,486	£1,082,463	£1,250,071	£1,418,048	£1,585,656
£75	£557,133	£725,362	£892,970	£1,060,947	£1,228,555	£1,396,532	£1,564,139
£100	£535,533	£703,846	£871,454	£1,039,431	£1,207,038	£1,375,015	£1,542,623
£125	£513,933	£682,330	£849,937	£1,017,914	£1,185,522	£1,353,499	£1,521,107
£150	£492,332	£660,813	£828,421	£996,398	£1,164,006	£1,331,983	£1,499,591
£175	£470,732	£639,297	£806,905	£974,882	£1,142,490	£1,310,467	£1,478,074
£200	£449,132	£617,781	£785,389	£953,366	£1,120,973	£1,288,950	£1,456,558
£225	£427,532	£596,265	£763,872	£931,849	£1,099,457	£1,267,434	£1,435,042
£250	£405,931	£574,748	£742,356	£910,333	£1,077,941	£1,245,918	£1,413,526
£275	£384,331	£553,232	£720,840	£888,817	£1,056,425	£1,224,402	£1,392,009
£300	£362,731	£531,716	£699,324	£867,301	£1,034,908	£1,202,885	£1,370,493
£325	£341,130	£510,200	£677,807	£845,784	£1,013,392	£1,181,369	£1,348,977
£350	£319,530	£488,683	£656,291	£824,268	£991,876	£1,159,853	£1,327,461
£375	£297,930	£467,167	£634,775	£802,752	£970,360	£1,138,337	£1,305,944
£400	£276,330	£445,651	£613,259	£781,236	£948,843	£1,116,820	£1,284,428
£425	£254,729	£424,135	£591,742	£759,719	£927,327	£1,095,304	£1,262,912
£450	£233,129	£402,618	£570,226	£738,203	£905,811	£1,073,788	£1,241,396
£475	£211,529	£381,102	£548,710	£716,687	£884,295	£1,052,272	£1,219,879
£500	£189,929	£359,586	£527,194	£695,171	£862,778	£1,030,755	£1,198,363
	<b>Residual Land Value (£ per hectare)</b>						
£0	£1,892,842	£2,404,077	£2,914,187	£3,425,421	£3,935,532	£4,446,766	£4,956,877
£25	£1,827,102	£2,338,592	£2,848,703	£3,359,937	£3,870,048	£4,381,282	£4,891,393
£50	£1,761,363	£2,273,108	£2,783,219	£3,294,453	£3,804,564	£4,315,798	£4,825,909
£75	£1,695,623	£2,207,624	£2,717,735	£3,228,969	£3,739,079	£4,250,314	£4,760,424
£100	£1,629,883	£2,142,140	£2,652,250	£3,163,485	£3,673,595	£4,184,829	£4,694,940
£125	£1,564,143	£2,076,655	£2,586,766	£3,098,000	£3,608,111	£4,119,345	£4,629,456
£150	£1,498,403	£2,011,171	£2,521,282	£3,032,516	£3,542,627	£4,053,861	£4,563,972
£175	£1,432,663	£1,945,687	£2,455,798	£2,967,032	£3,477,143	£3,988,377	£4,498,487
£200	£1,366,923	£1,880,203	£2,390,313	£2,901,548	£3,411,658	£3,922,893	£4,433,003
£225	£1,301,183	£1,814,719	£2,324,829	£2,836,063	£3,346,174	£3,857,408	£4,367,519
£250	£1,235,443	£1,749,234	£2,259,345	£2,770,579	£3,280,690	£3,791,924	£4,302,035
£275	£1,169,703	£1,683,750	£2,193,861	£2,705,095	£3,215,206	£3,726,440	£4,236,550
£300	£1,103,963	£1,618,266	£2,128,376	£2,639,611	£3,149,721	£3,660,956	£4,171,066
£325	£1,038,223	£1,552,782	£2,062,892	£2,574,126	£3,084,237	£3,595,471	£4,105,582
£350	£972,483	£1,487,297	£1,997,408	£2,508,642	£3,018,753	£3,529,987	£4,040,098
£375	£906,743	£1,421,813	£1,931,924	£2,443,158	£2,953,269	£3,464,503	£3,974,614
£400	£841,003	£1,356,329	£1,866,440	£2,377,674	£2,887,784	£3,399,019	£3,909,129
£425	£775,263	£1,290,845	£1,800,955	£2,312,190	£2,822,300	£3,333,534	£3,843,645
£450	£709,524	£1,225,360	£1,735,471	£2,246,705	£2,756,816	£3,268,050	£3,778,161
£475	£643,784	£1,159,876	£1,669,987	£2,181,221	£2,691,332	£3,202,566	£3,712,677
£500	£578,044	£1,094,392	£1,604,503	£2,115,737	£2,625,848	£3,137,082	£3,647,192

Key:

<b>Indicative non-viability</b>	RLV beneath Viability Test 1 (RLV <£250,000/ha)
<b>Potential/marginal viability (GF Only)</b>	Viability Test 2 (RLV £250,000 to £500,000/ha)
<b>Viable indications (GF only) / Potential viability scenario on lower value PDL</b>	Viability Test 3 (RLV £500,000 to £800,000/ha)
<b>Viable indications - Medium value PDL</b>	Viability Test 4 (RLV £800,000 to £1,500,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 5 (RLV £1,500,000 to £2,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 6 (RLV £2,000,000 to £2,500,000/ha)
<b>Viability indications - higher value PDL</b>	Viability Test 7 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
<b>£250,000</b>	Greenfield Enhancement - reflecting larger scale development
<b>£500,000</b>	Greenfield Enhancement (Upper) - reflecting smaller scale development
<b>£800,000</b>	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former
<b>£1,500,000</b>	PDL - industrial/commercial
<b>£2,000,000</b>	
<b>£2,500,000</b>	Upper PDL/residential land values

West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
 Residential Indications: Table 2f: 11 Houses Greenfield

Development Scenario	11 Houses
Typical Site Type	Greenfield
Site Density (dph)*	35.00
Net Land Area (ha)	0.31
Gross Land Area (ha)	0.36

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£472,497	£600,279	£727,774	£855,540	£983,024	£1,110,789	£1,238,273
£25	£457,322	£585,217	£712,713	£840,478	£967,963	£1,095,728	£1,223,212
£50	£442,147	£570,156	£697,652	£825,417	£952,901	£1,080,666	£1,208,151
£75	£426,973	£555,095	£682,590	£810,355	£937,840	£1,065,605	£1,193,089
£100	£411,798	£540,033	£667,529	£795,294	£922,778	£1,050,544	£1,178,028
£125	£396,623	£524,972	£652,467	£780,232	£907,717	£1,035,482	£1,162,967
£150	£381,449	£509,911	£637,406	£765,171	£892,656	£1,020,421	£1,147,905
£175	£366,274	£494,849	£622,345	£750,109	£877,594	£1,005,359	£1,132,844
£200	£351,099	£479,788	£607,283	£735,048	£862,533	£990,298	£1,117,782
£225	£335,925	£464,727	£592,222	£719,987	£847,472	£975,237	£1,102,721
£250	£320,750	£449,665	£577,161	£704,925	£832,410	£960,175	£1,087,660
£275	£305,575	£434,604	£562,099	£689,864	£817,349	£945,114	£1,072,598
£300	£290,401	£419,542	£547,038	£674,802	£802,287	£930,053	£1,057,537
£325	£275,226	£404,481	£531,977	£659,741	£787,226	£914,991	£1,042,476
£350	£260,051	£389,420	£516,915	£644,679	£772,165	£899,930	£1,027,414
£375	£244,877	£374,358	£501,854	£629,618	£757,103	£884,868	£1,012,353
£400	£229,702	£359,297	£486,792	£614,557	£742,042	£869,807	£997,291
£425	£214,528	£344,236	£471,731	£599,495	£726,981	£854,746	£982,230
£450	£199,353	£329,174	£456,670	£584,434	£711,919	£839,684	£967,169
£475	£184,178	£314,113	£441,608	£569,372	£696,858	£824,623	£952,107
£500	£169,004	£299,051	£426,547	£554,311	£681,796	£809,562	£937,046
	Residual Land Value (£ per hectare)						
£0	£1,307,303	£1,660,851	£2,013,605	£2,367,105	£2,719,829	£3,073,329	£3,426,053
£25	£1,265,318	£1,619,179	£1,971,933	£2,325,433	£2,678,157	£3,031,658	£3,384,381
£50	£1,223,333	£1,577,507	£1,930,261	£2,283,761	£2,636,485	£2,989,986	£3,342,709
£75	£1,181,347	£1,535,835	£1,888,590	£2,242,090	£2,594,814	£2,948,314	£3,301,038
£100	£1,139,362	£1,494,163	£1,846,918	£2,200,418	£2,553,142	£2,906,642	£3,259,366
£125	£1,097,377	£1,452,492	£1,805,246	£2,158,746	£2,511,470	£2,864,971	£3,217,694
£150	£1,055,392	£1,410,820	£1,763,574	£2,117,074	£2,469,798	£2,823,299	£3,176,022
£175	£1,013,407	£1,369,148	£1,721,902	£2,075,402	£2,428,126	£2,781,627	£3,134,351
£200	£971,421	£1,327,476	£1,680,231	£2,033,730	£2,386,455	£2,739,955	£3,092,679
£225	£929,436	£1,285,805	£1,638,559	£1,992,058	£2,344,783	£2,698,283	£3,051,007
£250	£887,451	£1,244,133	£1,596,887	£1,950,386	£2,303,111	£2,656,612	£3,009,335
£275	£845,466	£1,202,461	£1,555,215	£1,908,714	£2,261,439	£2,614,940	£2,967,663
£300	£803,480	£1,160,789	£1,513,544	£1,867,042	£2,219,768	£2,573,268	£2,925,992
£325	£761,495	£1,119,117	£1,471,872	£1,825,370	£2,178,096	£2,531,596	£2,884,320
£350	£719,510	£1,077,446	£1,430,200	£1,783,698	£2,136,424	£2,489,925	£2,842,648
£375	£677,525	£1,035,774	£1,388,528	£1,742,026	£2,094,752	£2,448,253	£2,800,976
£400	£635,540	£994,102	£1,346,857	£1,700,354	£2,053,080	£2,406,581	£2,759,305
£425	£593,554	£952,430	£1,305,185	£1,658,682	£2,011,409	£2,364,909	£2,717,633
£450	£551,569	£910,759	£1,263,513	£1,617,010	£1,969,737	£2,323,237	£2,675,961
£475	£509,584	£869,087	£1,221,841	£1,575,338	£1,928,065	£2,281,566	£2,634,289
£500	£467,599	£827,415	£1,180,170	£1,533,666	£1,886,393	£2,239,894	£2,592,617

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£472,497	£600,279	£727,774	£855,540	£983,024	£1,110,789	£1,238,273
£25	£457,322	£585,217	£712,713	£840,478	£967,963	£1,095,728	£1,223,212
£50	£442,147	£570,156	£697,652	£825,417	£952,901	£1,080,666	£1,208,151
£75	£426,973	£555,095	£682,590	£810,355	£937,840	£1,065,605	£1,193,089
£100	£411,798	£540,033	£667,529	£795,294	£922,778	£1,050,544	£1,178,028
£125	£396,623	£524,972	£652,467	£780,232	£907,717	£1,035,482	£1,162,967
£150	£381,449	£509,911	£637,406	£765,171	£892,656	£1,020,421	£1,147,905
£175	£366,274	£494,849	£622,345	£750,109	£877,594	£1,005,359	£1,132,844
£200	£351,099	£479,788	£607,283	£735,048	£862,533	£990,298	£1,117,782
£225	£335,925	£464,727	£592,222	£719,987	£847,472	£975,237	£1,102,721
£250	£320,750	£449,665	£577,161	£704,925	£832,410	£960,175	£1,087,660
£275	£305,575	£434,604	£562,099	£689,864	£817,349	£945,114	£1,072,598
£300	£290,401	£419,542	£547,038	£674,802	£802,287	£930,053	£1,057,537
£325	£275,226	£404,481	£531,977	£659,741	£787,226	£914,991	£1,042,476
£350	£260,051	£389,420	£516,915	£644,679	£772,165	£899,930	£1,027,414
£375	£244,877	£374,358	£501,854	£629,618	£757,103	£884,868	£1,012,353
£400	£229,702	£359,297	£486,792	£614,557	£742,042	£869,807	£997,291
£425	£214,528	£344,236	£471,731	£599,495	£726,981	£854,746	£982,230
£450	£199,353	£329,174	£456,670	£584,434	£711,919	£839,684	£967,169
£475	£184,178	£314,113	£441,608	£569,372	£696,858	£824,623	£952,107
£500	£169,004	£299,051	£426,547	£554,311	£681,796	£809,562	£937,046
	Residual Land Value (£/ha)						
£0	£1,307,303	£1,660,851	£2,013,605	£2,367,105	£2,719,829	£3,073,329	£3,426,053
£25	£1,265,318	£1,619,179	£1,971,933	£2,325,433	£2,678,157	£3,031,658	£3,384,381
£50	£1,223,333	£1,577,507	£1,930,261	£2,283,761	£2,636,485	£2,989,986	£3,342,709
£75	£1,181,347	£1,535,835	£1,888,590	£2,242,090	£2,594,814	£2,948,314	£3,301,038
£100	£1,139,362	£1,494,163	£1,846,918	£2,200,418	£2,553,142	£2,906,642	£3,259,366
£125	£1,097,377	£1,452,492	£1,805,246	£2,158,746	£2,511,470	£2,864,971	£3,217,694
£150	£1,055,392	£1,410,820	£1,763,574	£2,117,074	£2,469,798	£2,823,299	£3,176,022
£175	£1,013,407	£1,369,148	£1,721,902	£2,075,402	£2,428,126	£2,781,627	£3,134,351
£200	£971,421	£1,327,476	£1,680,231	£2,033,730	£2,386,455	£2,739,955	£3,092,679
£225	£929,436	£1,285,805	£1,638,559	£1,992,058	£2,344,783	£2,698,283	£3,051,007
£250	£887,451	£1,244,133	£1,596,887	£1,950,386	£2,303,111	£2,656,612	£3,009,335
£275	£845,466	£1,202,461	£1,555,215	£1,908,714	£2,261,439	£2,614,940	£2,967,663
£300	£803,480	£1,160,789	£1,513,544	£1,867,042	£2,219,768	£2,573,268	£2,925,992
£325	£761,495	£1,119,117	£1,471,872	£1,825,370	£2,178,096	£2,531,596	£2,884,320
£350	£719,510	£1,077,446	£1,430,200	£1,783,698	£2,136,424	£2,489,925	£2,842,648
£375	£677,525	£1,035,774	£1,388,528	£1,742,026	£2,094,752	£2,448,253	£2,800,976
£400	£635,540	£994,102	£1,346,857	£1,700,354	£2,053,080	£2,406,581	£2,759,305
£425	£593,554	£952,430	£1,305,185	£1,658,682	£2,011,409	£2,364,909	£2,717,633
£450	£551,569	£910,759	£1,263,513	£1,617,010	£1,969,737	£2,323,237	£2,675,961
£475	£509,584	£869,087	£1,221,841	£1,575,338	£1,928,065	£2,281,566	£2,634,289
£500	£467,599	£827,415	£1,180,170	£1,533,666	£1,886,393	£2,239,894	£2,592,617



50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	£406,839	£517,821	£628,561	£739,544	£850,282	£961,265	£1,072,004
£25	£393,782	£504,912	£615,651	£726,634	£837,373	£948,355	£1,059,094
£50	£380,724	£492,002	£602,741	£713,724	£824,463	£935,446	£1,046,185
£75	£367,666	£479,092	£589,832	£700,814	£811,553	£922,536	£1,033,275
£100	£354,609	£466,182	£576,922	£687,905	£798,644	£909,626	£1,020,365
£125	£341,551	£453,273	£564,012	£674,995	£785,734	£896,716	£1,007,455
£150	£328,494	£440,363	£551,102	£662,085	£772,824	£883,807	£994,546
£175	£315,436	£427,453	£538,193	£649,175	£759,914	£870,897	£981,636
£200	£302,378	£414,544	£525,283	£636,266	£747,005	£857,987	£968,726
£225	£289,321	£401,634	£512,373	£623,356	£734,095	£845,077	£955,816
£250	£276,263	£388,724	£499,463	£610,446	£721,185	£832,168	£942,907
£275	£263,205	£375,815	£486,554	£597,536	£708,275	£819,258	£929,997
£300	£250,148	£362,905	£473,644	£584,627	£695,366	£806,348	£917,087
£325	£237,090	£349,995	£460,734	£571,717	£682,456	£793,438	£904,177
£350	£224,032	£337,085	£447,824	£558,807	£669,546	£780,529	£891,268
£375	£210,975	£324,176	£434,915	£545,897	£656,636	£767,619	£878,358
£400	£197,917	£311,266	£422,005	£532,988	£643,727	£754,709	£865,448
£425	£184,859	£298,356	£409,095	£520,078	£630,817	£741,800	£852,538
£450	£171,802	£285,447	£396,186	£507,168	£617,907	£728,890	£839,629
£475	£158,744	£272,537	£383,276	£494,258	£604,997	£715,980	£826,719
£500	£145,686	£259,627	£370,366	£481,349	£592,088	£703,070	£813,809
Residual Land Value (£/ha)							
£0	£1,125,643	£1,432,707	£1,739,101	£2,046,168	£2,352,560	£2,659,627	£2,966,019
£25	£1,089,515	£1,396,988	£1,703,383	£2,010,450	£2,316,842	£2,623,908	£2,930,300
£50	£1,053,387	£1,361,270	£1,667,664	£1,974,731	£2,281,123	£2,588,190	£2,894,582
£75	£1,017,259	£1,325,551	£1,631,945	£1,939,012	£2,245,404	£2,552,471	£2,858,863
£100	£981,131	£1,289,833	£1,596,227	£1,903,294	£2,209,686	£2,516,752	£2,823,144
£125	£945,003	£1,254,114	£1,560,508	£1,867,575	£2,173,967	£2,481,034	£2,787,426
£150	£908,875	£1,218,396	£1,524,789	£1,831,856	£2,138,248	£2,445,315	£2,751,707
£175	£872,747	£1,182,677	£1,489,071	£1,796,138	£2,102,530	£2,409,596	£2,715,988
£200	£836,620	£1,146,959	£1,453,352	£1,760,419	£2,066,811	£2,373,878	£2,680,270
£225	£800,492	£1,111,240	£1,417,633	£1,724,700	£2,031,092	£2,338,159	£2,644,551
£250	£764,364	£1,075,522	£1,381,915	£1,688,982	£1,995,374	£2,302,440	£2,608,832
£275	£728,236	£1,039,803	£1,346,196	£1,653,263	£1,959,655	£2,266,722	£2,573,114
£300	£692,108	£1,004,084	£1,310,477	£1,617,544	£1,923,936	£2,231,003	£2,537,395
£325	£655,980	£968,366	£1,274,759	£1,581,826	£1,888,218	£2,195,284	£2,501,676
£350	£619,852	£932,647	£1,239,040	£1,546,107	£1,852,499	£2,159,566	£2,465,958
£375	£583,724	£896,929	£1,203,321	£1,510,388	£1,816,780	£2,123,847	£2,430,239
£400	£547,596	£861,210	£1,167,603	£1,474,670	£1,781,062	£2,088,128	£2,394,520
£425	£511,468	£825,492	£1,131,884	£1,438,951	£1,745,343	£2,052,410	£2,358,802
£450	£475,341	£789,773	£1,096,165	£1,403,232	£1,709,624	£2,016,691	£2,323,083
£475	£439,213	£754,055	£1,060,447	£1,367,514	£1,673,906	£1,980,972	£2,287,364
£500	£403,085	£718,336	£1,024,728	£1,331,795	£1,638,187	£1,945,254	£2,251,646

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2g: 11 Houses PDL**

Development Scenario	<b>11 Houses</b>
Typical Site Type	<b>PDL</b>
Site Density (dph)*	<b>35.00</b>
Net Land Area (ha)	<b>0.31</b>
Gross Land Area (ha)	<b>0.36</b>

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	<b>£4,000</b>	<b>£4,250</b>	<b>£4,500</b>	<b>£4,750</b>	<b>£5,000</b>	<b>£5,250</b>	<b>£5,500</b>
	Residual Land Value (£)						
£0	£502,002	£629,784	£757,279	£885,044	£1,012,528	£1,140,294	£1,267,778
£25	£486,870	£614,723	£742,217	£869,983	£997,467	£1,125,232	£1,252,717
£50	£471,738	£599,662	£727,156	£854,921	£982,406	£1,110,171	£1,237,655
£75	£456,606	£584,600	£712,095	£839,860	£967,344	£1,095,109	£1,222,594
£100	£441,473	£569,539	£697,033	£824,798	£952,283	£1,080,048	£1,207,532
£125	£426,341	£554,477	£681,972	£809,737	£937,222	£1,064,987	£1,192,471
£150	£411,209	£539,416	£666,911	£794,676	£922,160	£1,049,925	£1,177,410
£175	£396,077	£524,355	£651,849	£779,614	£907,099	£1,034,864	£1,162,348
£200	£380,945	£509,293	£636,788	£764,553	£892,037	£1,019,803	£1,147,287
£225	£365,812	£494,232	£621,726	£749,491	£876,976	£1,004,741	£1,132,226
£250	£350,680	£479,171	£606,665	£734,430	£861,915	£989,680	£1,117,164
£275	£335,548	£464,109	£591,604	£719,369	£846,853	£974,618	£1,102,103
£300	£320,416	£449,048	£576,542	£704,307	£831,792	£959,557	£1,087,041
£325	£305,284	£433,986	£561,481	£689,246	£816,731	£944,496	£1,071,980
£350	£290,151	£418,925	£546,420	£674,184	£801,669	£929,434	£1,056,919
£375	£275,019	£403,864	£531,358	£659,123	£786,608	£914,373	£1,041,857
£400	£259,887	£388,802	£516,297	£644,062	£771,546	£899,312	£1,026,796
£425	£244,755	£373,741	£501,236	£629,000	£756,485	£884,250	£1,011,735
£450	£229,622	£358,680	£486,174	£613,939	£741,424	£869,189	£996,673
£475	£214,490	£343,618	£471,113	£598,878	£726,362	£854,127	£981,612
£500	£199,358	£328,557	£456,051	£583,816	£711,301	£839,066	£966,550
	Residual Land Value (£ per hectare)						
£0	£1,388,939	£1,742,486	£2,095,238	£2,448,738	£2,801,462	£3,154,962	£3,507,686
£25	£1,347,071	£1,700,815	£2,053,566	£2,407,066	£2,759,790	£3,113,291	£3,466,014
£50	£1,305,203	£1,659,143	£2,011,894	£2,365,395	£2,718,118	£3,071,619	£3,424,342
£75	£1,263,335	£1,617,471	£1,970,222	£2,323,723	£2,676,447	£3,029,947	£3,382,671
£100	£1,221,468	£1,575,799	£1,928,551	£2,282,051	£2,634,775	£2,988,275	£3,340,999
£125	£1,179,600	£1,534,127	£1,886,879	£2,240,379	£2,593,103	£2,946,603	£3,299,327
£150	£1,137,732	£1,492,456	£1,845,207	£2,198,707	£2,551,431	£2,904,932	£3,257,655
£175	£1,095,864	£1,450,784	£1,803,535	£2,157,035	£2,509,759	£2,863,260	£3,215,984
£200	£1,053,997	£1,409,112	£1,761,864	£2,115,364	£2,468,088	£2,821,588	£3,174,312
£225	£1,012,129	£1,367,440	£1,720,192	£2,073,692	£2,426,416	£2,779,916	£3,132,640
£250	£970,261	£1,325,768	£1,678,520	£2,032,020	£2,384,744	£2,738,245	£3,090,968
£275	£928,393	£1,284,097	£1,636,848	£1,990,348	£2,343,072	£2,696,573	£3,049,296
£300	£886,526	£1,242,425	£1,595,177	£1,948,676	£2,301,400	£2,654,901	£3,007,625
£325	£844,658	£1,200,753	£1,553,505	£1,907,004	£2,259,729	£2,613,229	£2,965,953
£350	£802,790	£1,159,081	£1,511,833	£1,865,333	£2,218,057	£2,571,557	£2,924,281
£375	£760,922	£1,117,410	£1,470,161	£1,823,661	£2,176,385	£2,529,886	£2,882,609
£400	£719,055	£1,075,738	£1,428,489	£1,781,989	£2,134,713	£2,488,214	£2,840,937
£425	£677,187	£1,034,066	£1,386,818	£1,740,317	£2,093,042	£2,446,542	£2,799,266
£450	£635,319	£992,394	£1,345,146	£1,698,645	£2,051,370	£2,404,870	£2,757,594
£475	£593,451	£950,722	£1,303,474	£1,656,973	£2,009,698	£2,363,199	£2,715,922
£500	£551,584	£909,051	£1,261,802	£1,615,302	£1,968,026	£2,321,527	£2,674,250

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	<b>£4,000</b>	<b>£4,250</b>	<b>£4,500</b>	<b>£4,750</b>	<b>£5,000</b>	<b>£5,250</b>	<b>£5,500</b>
	Residual Land Value (£)						
£0	£502,002	£629,784	£757,279	£885,044	£1,012,528	£1,140,294	£1,267,778
£25	£486,870	£614,723	£742,217	£869,983	£997,467	£1,125,232	£1,252,717
£50	£471,738	£599,662	£727,156	£854,921	£982,406	£1,110,171	£1,237,655
£75	£456,606	£584,600	£712,095	£839,860	£967,344	£1,095,109	£1,222,594
£100	£441,473	£569,539	£697,033	£824,798	£952,283	£1,080,048	£1,207,532
£125	£426,341	£554,477	£681,972	£809,737	£937,222	£1,064,987	£1,192,471
£150	£411,209	£539,416	£666,911	£794,676	£922,160	£1,049,925	£1,177,410
£175	£396,077	£524,355	£651,849	£779,614	£907,099	£1,034,864	£1,162,348
£200	£380,945	£509,293	£636,788	£764,553	£892,037	£1,019,803	£1,147,287
£225	£365,812	£494,232	£621,726	£749,491	£876,976	£1,004,741	£1,132,226
£250	£350,680	£479,171	£606,665	£734,430	£861,915	£989,680	£1,117,164
£275	£335,548	£464,109	£591,604	£719,369	£846,853	£974,618	£1,102,103
£300	£320,416	£449,048	£576,542	£704,307	£831,792	£959,557	£1,087,041
£325	£305,284	£433,986	£561,481	£689,246	£816,731	£944,496	£1,071,980
£350	£290,151	£418,925	£546,420	£674,184	£801,669	£929,434	£1,056,919
£375	£275,019	£403,864	£531,358	£659,123	£786,608	£914,373	£1,041,857
£400	£259,887	£388,802	£516,297	£644,062	£771,546	£899,312	£1,026,796
£425	£244,755	£373,741	£501,236	£629,000	£756,485	£884,250	£1,011,735
£450	£229,622	£358,680	£486,174	£613,939	£741,424	£869,189	£996,673
£475	£214,490	£343,618	£471,113	£598,878	£726,362	£854,127	£981,612
£500	£199,358	£328,557	£456,051	£583,816	£711,301	£839,066	£966,550
	Residual Land Value (£ per hectare)						
£0	£1,388,939	£1,742,486	£2,095,238	£2,448,738	£2,801,462	£3,154,962	£3,507,686
£25	£1,347,071	£1,700,815	£2,053,566	£2,407,066	£2,759,790	£3,113,291	£3,466,014
£50	£1,305,203	£1,659,143	£2,011,894	£2,365,395	£2,718,118	£3,071,619	£3,424,342
£75	£1,263,335	£1,617,471	£1,970,222	£2,323,723	£2,676,447	£3,029,947	£3,382,671
£100	£1,221,468	£1,575,799	£1,928,551	£2,282,051	£2,634,775	£2,988,275	£3,340,999
£125	£1,179,600	£1,534,127	£1,886,879	£2,240,379	£2,593,103	£2,946,603	£3,299,327
£150	£1,137,732	£1,492,456	£1,845,207	£2,198,707	£2,551,431	£2,904,932	£3,257,655
£175	£1,095,864	£1,450,784	£1,803,535	£2,157,035	£2,509,759	£2,863,260	£3,215,984
£200	£1,053,997	£1,409,112	£1,761,864	£2,115,364	£2,468,088	£2,821,588	£3,174,312
£225	£1,012,129	£1,367,440	£1,720,192	£2,073,692	£2,426,416	£2,779,916	£3,132,640
£250	£970,261	£1,325,768	£1,678,520	£2,032,020	£2,384,744	£2,738,245	£3,090,968
£275	£928,393	£1,284,097	£1,636,848	£1,990,348	£2,343,072	£2,696,573	£3,049,296
£300	£886,526	£1,242,425	£1,595,177	£1,948,676	£2,301,400	£2,654,901	£3,007,625
£325	£844,658	£1,200,753	£1,553,505	£1,907,004	£2,259,729	£2,613,229	£2,965,953
£350	£802,790	£1,159,081	£1,511,833	£1,865,333	£2,218,057	£2,571,557	£2,924,281
£375	£760,922	£1,117,410	£1,470,161	£1,823,661	£2,176,385	£2,529,886	£2,882,609
£400	£719,055	£1,075,738	£1,428,489	£1,781,989	£2,134,713	£2,488,214	£2,840,937
£425	£677,187	£1,034,066	£1,386,818	£1,740,317	£2,093,042	£2,446,542	£2,799,266
£450	£635,319	£992,394	£1,345,146	£1,698,645	£2,051,370	£2,404,870	£2,757,594
£475	£593,451	£950,722	£1,303,474	£1,656,973	£2,009,698	£2,363,199	£2,715,922
£500	£551,584	£909,051	£1,261,802	£1,615,302	£1,968,026	£2,321,527	£2,674,250

50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£ per hectare)							
£0	£436,074	£547,057	£657,796	£768,779	£879,517	£990,500	£1,101,239
£25	£423,061	£534,147	£644,886	£755,869	£866,608	£977,590	£1,088,329
£50	£410,047	£521,238	£631,976	£742,959	£853,698	£964,681	£1,075,419
£75	£397,034	£508,328	£619,067	£730,049	£840,788	£951,771	£1,062,510
£100	£384,020	£495,418	£606,157	£717,140	£827,878	£938,861	£1,049,600
£125	£371,007	£482,508	£593,247	£704,230	£814,969	£925,951	£1,036,690
£150	£357,993	£469,599	£580,337	£691,320	£802,059	£913,042	£1,023,780
£175	£344,980	£456,689	£567,428	£678,410	£789,149	£900,132	£1,010,871
£200	£331,966	£443,779	£554,518	£665,501	£776,239	£887,222	£997,961
£225	£318,953	£430,869	£541,608	£652,591	£763,330	£874,312	£985,051
£250	£305,939	£417,960	£528,698	£639,681	£750,420	£861,403	£972,141
£275	£292,926	£405,050	£515,789	£626,771	£737,510	£848,493	£959,232
£300	£279,912	£392,140	£502,879	£613,862	£724,600	£835,583	£946,322
£325	£266,899	£379,230	£489,969	£600,952	£711,691	£822,673	£933,412
£350	£253,885	£366,321	£477,059	£588,042	£698,781	£809,764	£920,502
£375	£240,871	£353,411	£464,150	£575,132	£685,871	£796,854	£907,593
£400	£227,858	£340,501	£451,240	£562,223	£672,961	£783,944	£894,683
£425	£214,844	£327,591	£438,330	£549,313	£660,052	£771,034	£881,773
£450	£201,831	£314,682	£425,420	£536,403	£647,142	£758,125	£868,863
£475	£188,817	£301,772	£412,511	£523,493	£634,232	£745,215	£855,954
£500	£175,804	£288,862	£399,601	£510,584	£621,322	£732,305	£843,044
Residual Land Value (£/ha)							
£0	£1,206,530	£1,513,596	£1,819,988	£2,127,055	£2,433,447	£2,740,514	£3,046,906
£25	£1,170,524	£1,477,878	£1,784,270	£2,091,337	£2,397,728	£2,704,795	£3,011,187
£50	£1,134,518	£1,442,159	£1,748,551	£2,055,618	£2,362,010	£2,669,077	£2,975,469
£75	£1,098,512	£1,406,440	£1,712,832	£2,019,899	£2,326,291	£2,633,358	£2,939,750
£100	£1,062,506	£1,370,722	£1,677,114	£1,984,181	£2,290,572	£2,597,639	£2,904,031
£125	£1,026,501	£1,335,003	£1,641,395	£1,948,462	£2,254,854	£2,561,921	£2,868,313
£150	£990,495	£1,299,284	£1,605,676	£1,912,743	£2,219,135	£2,526,202	£2,832,594
£175	£954,489	£1,263,566	£1,569,958	£1,877,025	£2,183,416	£2,490,483	£2,796,875
£200	£918,483	£1,227,847	£1,534,239	£1,841,306	£2,147,698	£2,454,765	£2,761,157
£225	£882,478	£1,192,128	£1,498,520	£1,805,587	£2,111,979	£2,419,046	£2,725,438
£250	£846,472	£1,156,410	£1,462,802	£1,769,869	£2,076,260	£2,383,327	£2,689,719
£275	£810,466	£1,120,691	£1,427,083	£1,734,150	£2,040,542	£2,347,609	£2,654,001
£300	£774,460	£1,084,972	£1,391,364	£1,698,431	£2,004,823	£2,311,890	£2,618,282
£325	£738,454	£1,049,254	£1,355,646	£1,662,712	£1,969,104	£2,276,171	£2,582,563
£350	£702,449	£1,013,535	£1,319,927	£1,626,994	£1,933,386	£2,240,453	£2,546,845
£375	£666,443	£977,816	£1,284,208	£1,591,275	£1,897,667	£2,204,734	£2,511,126
£400	£630,437	£942,098	£1,248,490	£1,555,556	£1,861,948	£2,169,015	£2,475,407
£425	£594,431	£906,379	£1,212,771	£1,519,838	£1,826,230	£2,133,297	£2,439,689
£450	£558,425	£870,660	£1,177,052	£1,484,119	£1,790,511	£2,097,578	£2,403,970
£475	£522,420	£834,942	£1,141,334	£1,448,400	£1,754,792	£2,061,859	£2,368,251
£500	£486,414	£799,223	£1,105,615	£1,412,682	£1,719,074	£2,026,141	£2,332,533

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£800,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Dixon Searle Partnership (2024)



West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2h: 20 Houses Greenfield

Development Scenario	20 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£886,793	£1,133,527	£1,379,718	£1,626,452	£1,872,644	£2,119,377	£2,365,569
£25	£858,822	£1,105,556	£1,351,747	£1,598,481	£1,844,672	£2,091,406	£2,337,598
£50	£830,851	£1,077,585	£1,323,776	£1,570,510	£1,816,701	£2,063,435	£2,309,627
£75	£802,880	£1,049,613	£1,295,805	£1,542,539	£1,788,730	£2,035,464	£2,281,656
£100	£774,908	£1,021,642	£1,267,834	£1,514,568	£1,760,759	£2,007,493	£2,253,684
£125	£746,937	£993,671	£1,239,863	£1,486,596	£1,732,788	£1,979,522	£2,225,713
£150	£718,966	£965,700	£1,211,891	£1,458,625	£1,704,817	£1,951,551	£2,197,742
£175	£690,995	£937,729	£1,183,920	£1,430,654	£1,676,846	£1,923,580	£2,169,771
£200	£663,024	£909,758	£1,155,949	£1,402,683	£1,648,875	£1,895,608	£2,141,800
£225	£635,053	£881,787	£1,127,978	£1,374,712	£1,620,904	£1,867,637	£2,113,829
£250	£607,082	£853,816	£1,100,007	£1,346,741	£1,592,932	£1,839,666	£2,085,858
£275	£579,111	£825,844	£1,072,036	£1,318,770	£1,564,961	£1,811,695	£2,057,887
£300	£551,140	£797,873	£1,044,065	£1,290,799	£1,536,990	£1,783,724	£2,029,915
£325	£523,168	£769,902	£1,016,094	£1,262,828	£1,509,019	£1,755,753	£2,001,944
£350	£495,197	£741,931	£988,122	£1,234,856	£1,481,048	£1,727,782	£1,973,973
£375	£467,226	£713,960	£960,151	£1,206,885	£1,453,077	£1,699,811	£1,946,002
£400	£439,255	£685,989	£932,180	£1,178,914	£1,425,106	£1,671,839	£1,918,031
£425	£411,284	£658,018	£904,209	£1,150,943	£1,397,135	£1,643,868	£1,890,060
£450	£383,313	£630,047	£876,238	£1,122,972	£1,369,163	£1,615,897	£1,862,089
£475	£355,342	£602,075	£848,267	£1,095,001	£1,341,192	£1,587,926	£1,834,118
£500	£327,371	£574,104	£820,296	£1,067,030	£1,313,221	£1,559,955	£1,806,147
	Residual Land Value (£ per hectare)						
£0	£1,542,249	£1,971,351	£2,399,510	£2,828,612	£3,256,771	£3,685,874	£4,114,033
£25	£1,493,603	£1,922,705	£2,350,865	£2,779,967	£3,208,126	£3,637,228	£4,065,387
£50	£1,444,958	£1,874,060	£2,302,219	£2,731,321	£3,159,481	£3,588,583	£4,016,742
£75	£1,396,312	£1,825,415	£2,253,574	£2,682,676	£3,110,835	£3,539,937	£3,968,097
£100	£1,347,667	£1,776,769	£2,204,928	£2,634,031	£3,062,190	£3,491,292	£3,919,451
£125	£1,299,022	£1,728,124	£2,156,283	£2,585,385	£3,013,544	£3,442,647	£3,870,806
£150	£1,250,376	£1,679,478	£2,107,637	£2,536,740	£2,964,899	£3,394,001	£3,822,160
£175	£1,201,731	£1,630,833	£2,058,992	£2,488,094	£2,916,254	£3,345,356	£3,773,515
£200	£1,153,085	£1,582,187	£2,010,346	£2,439,449	£2,867,608	£3,296,710	£3,724,869
£225	£1,104,440	£1,533,542	£1,961,701	£2,390,803	£2,818,963	£3,248,065	£3,676,224
£250	£1,055,794	£1,484,897	£1,913,056	£2,342,158	£2,770,317	£3,199,419	£3,627,579
£275	£1,007,149	£1,436,251	£1,864,410	£2,293,513	£2,721,672	£3,150,774	£3,578,933
£300	£958,504	£1,387,606	£1,815,765	£2,244,867	£2,673,026	£3,102,129	£3,530,288
£325	£909,858	£1,338,960	£1,767,119	£2,196,222	£2,624,381	£3,053,483	£3,481,642
£350	£861,213	£1,290,315	£1,718,474	£2,147,576	£2,575,736	£3,004,838	£3,432,997
£375	£812,567	£1,241,669	£1,669,828	£2,098,931	£2,527,090	£2,956,192	£3,384,352
£400	£763,922	£1,193,024	£1,621,183	£2,050,285	£2,478,445	£2,907,547	£3,335,706
£425	£715,276	£1,144,379	£1,572,537	£2,001,640	£2,429,799	£2,858,901	£3,287,061
£450	£666,631	£1,095,733	£1,523,892	£1,952,995	£2,381,154	£2,810,256	£3,238,415
£475	£617,986	£1,047,088	£1,475,246	£1,904,349	£2,332,508	£2,761,611	£3,189,770
£500	£569,340	£998,442	£1,426,601	£1,855,704	£2,283,863	£2,712,965	£3,141,124

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£818,414	£1,048,567	£1,278,215	£1,508,368	£1,738,016	£1,968,169	£2,197,817
£25	£792,594	£1,022,748	£1,252,395	£1,482,549	£1,712,196	£1,942,350	£2,171,997
£50	£766,775	£996,928	£1,226,576	£1,456,729	£1,686,377	£1,916,530	£2,146,178
£75	£740,955	£971,109	£1,200,756	£1,430,910	£1,660,557	£1,890,711	£2,120,358
£100	£715,136	£945,289	£1,174,937	£1,405,090	£1,634,738	£1,864,891	£2,094,539
£125	£689,316	£919,470	£1,149,117	£1,379,271	£1,608,918	£1,839,072	£2,068,719
£150	£663,497	£893,650	£1,123,298	£1,353,451	£1,583,099	£1,813,252	£2,042,900
£175	£637,677	£867,831	£1,097,478	£1,327,632	£1,557,279	£1,787,433	£2,017,080
£200	£611,858	£842,011	£1,071,659	£1,301,812	£1,531,460	£1,761,613	£1,991,261
£225	£586,038	£816,192	£1,045,839	£1,275,993	£1,505,640	£1,735,794	£1,965,441
£250	£560,219	£790,372	£1,020,020	£1,250,173	£1,479,821	£1,709,974	£1,939,622
£275	£534,399	£764,553	£994,200	£1,224,354	£1,454,001	£1,684,155	£1,913,802
£300	£508,580	£738,733	£968,381	£1,198,534	£1,428,182	£1,658,335	£1,887,983
£325	£482,760	£712,914	£942,561	£1,172,715	£1,402,362	£1,632,516	£1,862,163
£350	£456,941	£687,094	£916,742	£1,146,895	£1,376,543	£1,606,696	£1,836,344
£375	£431,121	£661,275	£890,922	£1,121,076	£1,350,723	£1,580,877	£1,810,524
£400	£405,302	£635,455	£865,103	£1,095,256	£1,324,904	£1,555,057	£1,784,705
£425	£379,482	£609,636	£839,283	£1,069,437	£1,299,084	£1,529,238	£1,758,885
£450	£353,663	£583,816	£813,464	£1,043,617	£1,273,265	£1,503,418	£1,733,066
£475	£327,843	£557,997	£787,644	£1,017,798	£1,247,445	£1,477,599	£1,707,246
£500	£302,024	£532,177	£761,825	£991,978	£1,221,626	£1,451,779	£1,681,427
	Residual Land Value (£ per hectare)						
£0	£1,423,328	£1,823,595	£2,222,982	£2,623,249	£3,022,636	£3,422,903	£3,822,290
£25	£1,378,425	£1,778,692	£2,178,079	£2,578,346	£2,977,733	£3,378,000	£3,777,387
£50	£1,333,521	£1,733,788	£2,133,175	£2,533,442	£2,932,829	£3,333,096	£3,732,483
£75	£1,288,618	£1,688,885	£2,088,272	£2,488,539	£2,887,926	£3,288,193	£3,687,580
£100	£1,243,714	£1,643,981	£2,043,368	£2,443,635	£2,843,022	£3,243,289	£3,642,676
£125	£1,198,811	£1,599,078	£1,998,465	£2,398,732	£2,798,119	£3,198,386	£3,597,773
£150	£1,153,907	£1,554,174	£1,953,561	£2,353,828	£2,753,215	£3,153,482	£3,552,869
£175	£1,109,004	£1,509,271	£1,908,658	£2,308,925	£2,708,312	£3,108,579	£3,507,966
£200	£1,064,100	£1,464,367	£1,863,754	£2,264,021	£2,663,408	£3,063,675	£3,463,062
£225	£1,019,197	£1,419,464	£1,818,851	£2,219,118	£2,618,505	£3,018,772	£3,418,159
£250	£974,294	£1,374,560	£1,773,948	£2,174,214	£2,573,602	£2,973,868	£3,373,256
£275	£929,390	£1,329,657	£1,729,044	£2,129,311	£2,528,699	£2,928,965	£3,328,352
£300	£884,487	£1,284,753	£1,684,141	£2,084,407	£2,483,795	£2,884,061	£3,283,449
£325	£839,583	£1,239,850	£1,639,237	£2,039,504	£2,438,891	£2,839,158	£3,238,545
£350	£794,680	£1,194,946	£1,594,334	£1,994,600	£2,393,988	£2,794,255	£3,193,642
£375	£749,776	£1,150,043	£1,549,430	£1,949,697	£2,349,084	£2,749,351	£3,148,738
£400	£704,873	£1,105,140	£1,504,527	£1,904,794	£2,304,181	£2,704,448	£3,103,835
£425	£659,969	£1,060,236	£1,459,623	£1,859,890	£2,259,277	£2,659,544	£3,058,931
£450	£615,066	£1,015,333	£1,414,720	£1,814,987	£2,214,374	£2,614,641	£3,014,028
£475	£570,162	£970,429	£1,369,816	£1,770,083	£2,169,470	£2,569,737	£2,969,124
£500	£525,259	£925,526	£1,324,913	£1,725,180	£2,124,567	£2,524,834	£2,924,221

50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	<b>£4,000</b>	<b>£4,250</b>	<b>£4,500</b>	<b>£4,750</b>	<b>£5,000</b>	<b>£5,250</b>	<b>£5,500</b>
	Residual Land Value (£)						
£0	£483,482	£753,313	£1,009,948	£1,254,297	£1,486,815	£1,708,413	£1,920,000
£25	£461,633	£731,796	£988,431	£1,232,780	£1,465,299	£1,686,897	£1,898,484
£50	£439,784	£710,280	£966,915	£1,211,264	£1,443,783	£1,665,380	£1,876,968
£75	£417,935	£688,764	£945,399	£1,189,748	£1,422,266	£1,643,864	£1,855,451
£100	£396,086	£667,248	£923,883	£1,168,232	£1,400,750	£1,622,348	£1,833,935
£125	£374,237	£645,732	£902,366	£1,146,715	£1,379,234	£1,600,832	£1,812,419
£150	£352,387	£624,215	£880,850	£1,125,199	£1,357,718	£1,579,315	£1,790,903
£175	£330,538	£602,699	£859,334	£1,103,683	£1,336,201	£1,557,799	£1,769,386
£200	£308,689	£581,183	£837,818	£1,082,167	£1,314,685	£1,536,283	£1,747,870
£225	£286,840	£559,667	£816,301	£1,060,650	£1,293,169	£1,514,767	£1,726,354
£250	£264,991	£538,150	£794,785	£1,039,134	£1,271,653	£1,493,250	£1,704,838
£275	£243,142	£516,634	£773,269	£1,017,618	£1,250,136	£1,471,734	£1,683,321
£300	£221,293	£495,118	£751,753	£996,102	£1,228,620	£1,450,218	£1,661,805
£325	£199,444	£473,602	£730,236	£974,585	£1,207,104	£1,428,702	£1,640,289
£350	£177,595	£452,085	£708,720	£953,069	£1,185,588	£1,407,185	£1,618,773
£375	£155,745	£430,569	£687,204	£931,553	£1,164,071	£1,385,669	£1,597,256
£400	£133,896	£409,053	£665,688	£910,037	£1,142,555	£1,364,153	£1,575,740
£425	£112,047	£387,537	£644,171	£888,520	£1,121,039	£1,342,637	£1,554,224
£450	£90,198	£366,020	£622,655	£867,004	£1,099,523	£1,321,120	£1,532,708
£475	£68,349	£344,504	£601,139	£845,488	£1,078,006	£1,299,604	£1,511,191
£500	£46,500	£322,988	£579,623	£823,972	£1,056,490	£1,278,088	£1,489,675
	Residual Land Value (£ per hectare)						
£0	£840,839	£1,310,109	£1,756,431	£2,181,385	£2,585,765	£2,971,153	£3,339,131
£25	£802,840	£1,272,690	£1,719,011	£2,143,966	£2,548,346	£2,933,733	£3,301,711
£50	£764,842	£1,235,270	£1,681,591	£2,106,546	£2,510,926	£2,896,314	£3,264,291
£75	£726,843	£1,197,850	£1,644,172	£2,069,127	£2,473,507	£2,858,894	£3,226,872
£100	£688,845	£1,160,431	£1,606,752	£2,031,707	£2,436,087	£2,821,475	£3,189,452
£125	£650,846	£1,123,011	£1,569,333	£1,994,288	£2,398,668	£2,784,055	£3,152,033
£150	£612,848	£1,085,592	£1,531,913	£1,956,868	£2,361,248	£2,746,635	£3,114,613
£175	£574,849	£1,048,172	£1,494,494	£1,919,449	£2,323,828	£2,709,216	£3,077,194
£200	£536,851	£1,010,753	£1,457,074	£1,882,029	£2,286,409	£2,671,796	£3,039,774
£225	£498,852	£973,333	£1,419,654	£1,844,609	£2,248,989	£2,634,377	£3,002,355
£250	£460,854	£935,914	£1,382,235	£1,807,190	£2,211,570	£2,596,957	£2,964,935
£275	£422,855	£898,494	£1,344,815	£1,769,770	£2,174,150	£2,559,538	£2,927,515
£300	£384,857	£861,074	£1,307,396	£1,732,351	£2,136,731	£2,522,118	£2,890,096
£325	£346,859	£823,655	£1,269,976	£1,694,931	£2,099,311	£2,484,699	£2,852,676
£350	£308,860	£786,235	£1,232,557	£1,657,512	£2,061,892	£2,447,279	£2,815,257
£375	£270,862	£748,816	£1,195,137	£1,620,092	£2,024,472	£2,409,859	£2,777,837
£400	£232,863	£711,396	£1,157,718	£1,582,673	£1,987,052	£2,372,440	£2,740,418
£425	£194,865	£673,977	£1,120,298	£1,545,253	£1,949,633	£2,335,020	£2,702,998
£450	£156,866	£636,557	£1,082,878	£1,507,833	£1,912,213	£2,297,601	£2,665,579
£475	£118,868	£599,137	£1,045,459	£1,470,414	£1,874,794	£2,260,181	£2,628,159
£500	£80,869	£561,718	£1,008,039	£1,432,994	£1,837,374	£2,222,762	£2,590,739

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2i: 20 Flats PDL**

Development Scenario	20 Flats
Typical Site Type	PDL
Site Density (dph)*	75.00
Net Land Area (ha)	0.27
Gross Land Area (ha)	0.31

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	-£121,032	£31,331	£175,600	£317,114	£456,240	£595,673	£734,800
£25	-£141,906	£10,674	£155,487	£297,648	£437,269	£576,937	£716,104
£50	-£162,779	-£9,983	£135,375	£278,182	£418,297	£558,201	£697,409
£75	-£183,653	-£30,640	£115,263	£258,717	£399,325	£539,465	£678,714
£100	-£204,526	-£51,297	£95,151	£239,251	£380,354	£520,730	£660,019
£125	-£225,400	-£71,954	£75,039	£219,785	£361,382	£501,994	£641,323
£150	-£246,273	-£92,610	£54,927	£200,320	£342,410	£483,258	£622,628
£175	-£267,147	-£113,267	£34,815	£180,854	£323,439	£464,522	£603,933
£200	-£288,020	-£133,924	£14,703	£161,388	£304,467	£445,786	£585,237
£225	-£308,894	-£154,581	-£5,409	£141,923	£285,495	£427,050	£566,542
£250	-£329,767	-£175,238	-£25,521	£122,457	£266,524	£408,314	£547,847
£275	-£350,640	-£195,895	-£45,633	£102,991	£247,552	£389,578	£529,152
£300	-£371,514	-£216,552	-£65,745	£83,526	£228,581	£370,842	£510,456
£325	-£392,387	-£237,209	-£85,857	£64,060	£209,609	£352,106	£491,761
£350	-£413,261	-£257,866	-£105,969	£44,594	£190,637	£333,370	£473,066
£375	-£434,134	-£278,523	-£126,081	£25,129	£171,666	£314,635	£454,370
£400	-£455,008	-£299,180	-£146,193	£5,663	£152,694	£295,899	£435,675
£425	-£475,881	-£319,837	-£166,305	-£13,803	£133,722	£277,163	£416,980
£450	-£496,755	-£340,493	-£186,417	-£33,269	£114,751	£258,427	£398,285
£475	-£517,628	-£361,150	-£206,529	-£52,734	£95,779	£239,691	£379,589
£500	-£538,502	-£381,807	-£226,641	-£72,200	£76,808	£220,955	£360,894
Residual Land Value (£ per hectare)							
£0	-£394,670	£102,166	£572,607	£1,034,066	£1,487,740	£1,942,412	£2,396,086
£25	-£462,736	£34,807	£507,024	£970,591	£1,425,876	£1,881,317	£2,335,123
£50	-£530,802	-£32,553	£441,442	£907,116	£1,364,012	£1,820,222	£2,274,160
£75	-£598,867	-£99,912	£375,859	£843,641	£1,302,148	£1,759,126	£2,213,197
£100	-£666,933	-£167,272	£310,276	£780,166	£1,240,284	£1,698,031	£2,152,234
£125	-£734,999	-£234,631	£244,693	£716,691	£1,178,420	£1,636,936	£2,091,271
£150	-£803,064	-£301,991	£179,111	£653,216	£1,116,556	£1,575,840	£2,030,309
£175	-£871,130	-£369,350	£113,528	£589,741	£1,054,692	£1,514,745	£1,969,346
£200	-£939,196	-£436,710	£47,945	£526,266	£992,828	£1,453,650	£1,908,383
£225	-£1,007,262	-£504,069	-£17,638	£462,791	£930,964	£1,392,554	£1,847,420
£250	-£1,075,327	-£571,429	-£83,220	£399,316	£869,100	£1,331,459	£1,786,457
£275	-£1,143,393	-£638,788	-£148,803	£335,841	£807,236	£1,270,364	£1,725,494
£300	-£1,211,459	-£706,148	-£214,386	£272,366	£745,372	£1,209,268	£1,664,531
£325	-£1,279,524	-£773,507	-£279,969	£208,891	£683,508	£1,148,173	£1,603,569
£350	-£1,347,590	-£840,867	-£345,551	£145,416	£621,644	£1,087,078	£1,542,606
£375	-£1,415,656	-£908,226	-£411,134	£81,941	£559,780	£1,025,982	£1,481,643
£400	-£1,483,721	-£975,586	-£476,717	£18,466	£497,916	£964,887	£1,420,680
£425	-£1,551,787	-£1,042,945	-£542,300	-£45,009	£436,052	£903,792	£1,359,717
£450	-£1,619,853	-£1,110,305	-£607,882	-£108,484	£374,188	£842,696	£1,298,754
£475	-£1,687,918	-£1,177,664	-£673,465	-£171,959	£312,324	£781,601	£1,237,791
£500	-£1,755,984	-£1,245,024	-£739,048	-£235,434	£250,460	£720,506	£1,176,829

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	-£160,408	-£16,163	£119,817	£253,967	£383,908	£514,136	£644,077
£25	-£179,695	-£35,341	£101,097	£235,755	£366,290	£496,762	£626,819
£50	-£198,982	-£54,519	£82,378	£217,542	£348,672	£479,388	£609,562
£75	-£218,269	-£73,696	£63,658	£199,329	£331,055	£462,014	£592,305
£100	-£237,556	-£92,874	£44,938	£181,117	£313,437	£444,641	£575,048
£125	-£256,842	-£112,051	£26,218	£162,904	£295,819	£427,267	£557,791
£150	-£276,129	-£131,229	£7,499	£144,691	£278,201	£409,893	£540,534
£175	-£295,416	-£150,406	-£11,221	£126,479	£260,583	£392,519	£523,276
£200	-£314,703	-£169,584	-£29,941	£108,266	£242,965	£375,146	£506,019
£225	-£333,990	-£188,762	-£48,661	£90,054	£225,347	£357,772	£488,762
£250	-£353,277	-£207,939	-£67,381	£71,841	£207,729	£340,398	£471,505
£275	-£372,564	-£227,117	-£86,100	£53,628	£190,111	£323,024	£454,248
£300	-£391,851	-£246,294	-£104,820	£35,416	£172,493	£305,651	£436,990
£325	-£411,137	-£265,472	-£123,540	£17,203	£154,875	£288,277	£419,733
£350	-£430,424	-£284,650	-£142,260	-£1,010	£137,257	£270,903	£402,476
£375	-£449,711	-£303,827	-£160,979	-£19,222	£119,639	£253,529	£385,219
£400	-£468,998	-£323,005	-£179,699	-£37,435	£102,022	£236,156	£367,962
£425	-£488,285	-£342,182	-£198,419	-£55,647	£84,404	£218,782	£350,705
£450	-£507,572	-£361,360	-£217,139	-£73,860	£66,786	£201,408	£333,447
£475	-£526,859	-£380,538	-£235,858	-£92,073	£49,168	£184,035	£316,190
£500	-£546,146	-£399,715	-£254,578	-£110,285	£31,550	£166,661	£298,933
Residual Land Value (£ per hectare)							
£0	-£523,070	-£52,706	£390,708	£828,154	£1,251,875	£1,676,529	£2,100,250
£25	-£585,962	-£115,242	£329,665	£768,765	£1,194,425	£1,619,876	£2,043,976
£50	-£648,854	-£177,778	£268,623	£709,376	£1,136,975	£1,563,222	£1,987,703
£75	-£711,746	-£240,313	£207,580	£649,987	£1,079,526	£1,506,569	£1,931,430
£100	-£774,638	-£302,849	£146,537	£590,598	£1,022,076	£1,449,915	£1,875,156
£125	-£837,530	-£365,385	£85,494	£531,209	£964,626	£1,393,262	£1,818,883
£150	-£900,422	-£427,920	£24,452	£471,820	£907,176	£1,336,608	£1,762,609
£175	-£963,314	-£490,456	-£36,591	£412,431	£849,727	£1,279,955	£1,706,336
£200	-£1,026,206	-£552,992	-£97,634	£353,042	£792,277	£1,223,301	£1,650,062
£225	-£1,089,098	-£615,527	-£158,676	£293,653	£734,827	£1,166,648	£1,593,789
£250	-£1,151,990	-£678,063	-£219,719	£234,264	£677,377	£1,109,994	£1,537,516
£275	-£1,214,882	-£740,599	-£280,762	£174,875	£619,928	£1,053,341	£1,481,242
£300	-£1,277,774	-£803,134	-£341,805	£115,486	£562,478	£996,687	£1,424,969
£325	-£1,340,666	-£865,670	-£402,847	£56,097	£505,028	£940,034	£1,368,695
£350	-£1,403,558	-£928,206	-£463,890	-£3,292	£447,578	£883,380	£1,312,422
£375	-£1,466,450	-£990,741	-£524,933	-£62,681	£390,129	£826,727	£1,256,149
£400	-£1,529,342	-£1,053,277	-£585,976	-£122,070	£332,679	£770,073	£1,199,875
£425	-£1,592,233	-£1,115,812	-£647,018	-£181,459	£275,229	£713,420	£1,143,602
£450	-£1,655,125	-£1,178,348	-£708,061	-£240,848	£217,779	£656,766	£1,087,328
£475	-£1,718,017	-£1,240,884	-£769,104	-£300,237	£160,330	£600,113	£1,031,055
£500	-£1,780,909	-£1,303,419	-£830,146	-£359,626	£102,880	£543,459	£974,782

50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	-£245,910	-£114,746	£15,125	£138,129	£259,525	£377,942	£496,098
£25	-£262,029	-£130,758	-£769	£122,659	£244,529	£363,300	£481,657
£50	-£278,148	-£146,770	-£16,663	£107,188	£229,532	£348,658	£467,216
£75	-£294,267	-£162,783	-£32,557	£91,717	£214,535	£334,016	£452,776
£100	-£310,386	-£178,795	-£48,451	£76,246	£199,538	£319,374	£438,335
£125	-£326,505	-£194,808	-£64,345	£60,775	£184,541	£304,733	£423,894
£150	-£342,624	-£210,820	-£80,239	£45,304	£169,544	£290,091	£409,454
£175	-£358,742	-£226,832	-£96,133	£29,833	£154,547	£275,449	£395,013
£200	-£374,861	-£242,845	-£112,027	£14,363	£139,550	£260,807	£380,572
£225	-£390,980	-£258,857	-£127,922	-£1,108	£124,553	£246,165	£366,131
£250	-£407,099	-£274,870	-£143,816	-£16,579	£109,556	£231,523	£351,691
£275	-£423,218	-£290,882	-£159,710	-£32,050	£94,559	£216,881	£337,250
£300	-£439,337	-£306,894	-£175,604	-£47,521	£79,562	£202,239	£322,809
£325	-£455,456	-£322,907	-£191,498	-£62,992	£64,565	£187,598	£308,368
£350	-£471,574	-£338,919	-£207,392	-£78,462	£49,568	£172,956	£293,928
£375	-£487,693	-£354,932	-£223,286	-£93,933	£34,571	£158,314	£279,487
£400	-£503,812	-£370,944	-£239,180	-£109,404	£19,575	£143,672	£265,046
£425	-£519,931	-£386,956	-£255,074	-£124,875	£4,578	£129,030	£250,606
£450	-£536,050	-£402,969	-£270,969	-£140,346	-£10,419	£114,388	£236,165
£475	-£552,169	-£418,981	-£286,863	-£155,817	-£25,416	£99,746	£221,724
£500	-£568,288	-£434,994	-£302,757	-£171,288	-£40,413	£85,105	£207,283
	Residual Land Value (£ per hectare)						
£0	-£801,881	-£374,171	£49,322	£450,422	£846,279	£1,232,419	£1,617,711
£25	-£854,443	-£426,385	-£2,507	£399,973	£797,376	£1,184,674	£1,570,621
£50	-£907,004	-£478,599	-£54,335	£349,525	£748,473	£1,136,929	£1,523,532
£75	-£959,566	-£530,814	-£106,164	£299,077	£699,570	£1,089,183	£1,476,443
£100	-£1,012,128	-£583,028	-£157,992	£248,628	£650,666	£1,041,438	£1,429,353
£125	-£1,064,689	-£635,242	-£209,821	£198,180	£601,763	£993,693	£1,382,264
£150	-£1,117,251	-£687,457	-£261,650	£147,731	£552,860	£945,948	£1,335,175
£175	-£1,169,812	-£739,671	-£313,478	£97,283	£503,957	£898,203	£1,288,085
£200	-£1,222,374	-£791,885	-£365,307	£46,835	£455,054	£850,457	£1,240,996
£225	-£1,274,935	-£844,100	-£417,136	-£3,614	£406,151	£802,712	£1,193,907
£250	-£1,327,497	-£896,314	-£468,964	-£54,062	£357,248	£754,967	£1,146,817
£275	-£1,380,058	-£948,528	-£520,793	-£104,511	£308,345	£707,222	£1,099,728
£300	-£1,432,620	-£1,000,743	-£572,621	-£154,959	£259,442	£659,477	£1,052,639
£325	-£1,485,181	-£1,052,957	-£624,450	-£205,407	£210,539	£611,731	£1,005,549
£350	-£1,537,743	-£1,105,171	-£676,279	-£255,856	£161,636	£563,986	£958,460
£375	-£1,590,304	-£1,157,386	-£728,107	-£306,304	£112,733	£516,241	£911,371
£400	-£1,642,866	-£1,209,600	-£779,936	-£356,753	£63,830	£468,496	£864,281
£425	-£1,695,427	-£1,261,814	-£831,765	-£407,201	£14,927	£420,751	£817,192
£450	-£1,747,989	-£1,314,028	-£883,593	-£457,649	-£33,976	£373,005	£770,103
£475	-£1,800,550	-£1,366,243	-£935,422	-£508,098	-£82,879	£325,260	£723,013
£500	-£1,853,112	-£1,418,457	-£987,250	-£558,546	-£131,782	£277,515	£675,924

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£800,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Dixon Searle Partnership (2024)



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2**  
**Residential Indications: Table 2j: 50 Mixed Greenfield**

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.44

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£1,512,951	£2,073,476	£2,632,768	£3,193,293	£3,752,585	£4,313,109	£4,872,402
£25	£1,445,753	£2,006,391	£2,565,683	£3,126,208	£3,685,500	£4,246,025	£4,805,317
£50	£1,378,555	£1,939,307	£2,498,599	£3,059,123	£3,618,416	£4,178,940	£4,738,232
£75	£1,311,357	£1,872,222	£2,431,514	£2,992,038	£3,551,331	£4,111,855	£4,671,148
£100	£1,244,159	£1,805,137	£2,364,429	£2,924,954	£3,484,247	£4,044,770	£4,604,063
£125	£1,176,961	£1,738,052	£2,297,344	£2,857,869	£3,417,162	£3,977,686	£4,536,978
£150	£1,109,763	£1,670,968	£2,230,260	£2,790,784	£3,350,077	£3,910,601	£4,469,893
£175	£1,042,565	£1,603,883	£2,163,175	£2,723,699	£3,282,993	£3,843,516	£4,402,809
£200	£975,367	£1,536,798	£2,096,090	£2,656,615	£3,215,908	£3,776,431	£4,335,724
£225	£908,169	£1,469,713	£2,029,005	£2,589,530	£3,148,824	£3,709,347	£4,268,639
£250	£840,971	£1,402,628	£1,961,921	£2,522,445	£3,081,739	£3,642,262	£4,201,554
£275	£773,773	£1,335,544	£1,894,836	£2,455,360	£3,014,654	£3,575,177	£4,134,470
£300	£706,575	£1,268,459	£1,827,751	£2,388,276	£2,947,570	£3,508,093	£4,067,385
£325	£639,377	£1,201,374	£1,760,666	£2,321,191	£2,880,485	£3,441,008	£4,000,300
£350	£572,179	£1,134,289	£1,693,582	£2,254,106	£2,813,401	£3,373,923	£3,933,216
£375	£504,981	£1,067,205	£1,626,497	£2,187,021	£2,746,316	£3,306,838	£3,866,131
£400	£437,783	£1,000,120	£1,559,412	£2,119,937	£2,679,231	£3,239,754	£3,799,046
£425	£370,584	£933,035	£1,492,328	£2,052,852	£2,612,147	£3,172,669	£3,731,961
£450	£303,386	£865,950	£1,425,243	£1,985,767	£2,545,062	£3,105,584	£3,664,877
£475	£236,188	£798,866	£1,358,158	£1,918,682	£2,477,978	£3,038,499	£3,597,792
£500	£168,990	£731,781	£1,291,073	£1,851,598	£2,410,893	£2,971,415	£3,530,707
	Residual Land Value (£ per hectare)						
£0	£1,052,488	£1,442,418	£1,831,491	£2,221,421	£2,610,494	£3,000,424	£3,389,497
£25	£1,005,741	£1,395,750	£1,784,823	£2,174,753	£2,563,826	£2,953,756	£3,342,829
£50	£958,995	£1,349,083	£1,738,156	£2,128,086	£2,517,159	£2,907,089	£3,296,162
£75	£912,248	£1,302,415	£1,691,488	£2,081,418	£2,470,491	£2,860,421	£3,249,494
£100	£865,502	£1,255,748	£1,644,820	£2,034,750	£2,423,824	£2,813,753	£3,202,826
£125	£818,755	£1,209,080	£1,598,153	£1,988,083	£2,377,156	£2,767,086	£3,156,159
£150	£772,009	£1,162,412	£1,551,485	£1,941,415	£2,330,489	£2,720,418	£3,109,491
£175	£725,263	£1,115,745	£1,504,817	£1,894,747	£2,283,821	£2,673,750	£3,062,823
£200	£678,516	£1,069,077	£1,458,150	£1,848,080	£2,237,154	£2,627,083	£3,016,156
£225	£631,770	£1,022,409	£1,411,482	£1,801,412	£2,190,486	£2,580,415	£2,969,488
£250	£585,023	£975,742	£1,364,814	£1,754,744	£2,143,818	£2,533,747	£2,922,821
£275	£538,277	£929,074	£1,318,147	£1,708,077	£2,097,151	£2,487,080	£2,876,153
£300	£491,530	£882,406	£1,271,479	£1,661,409	£2,050,483	£2,440,412	£2,829,485
£325	£444,784	£835,739	£1,224,811	£1,614,741	£2,003,816	£2,393,745	£2,782,818
£350	£398,037	£789,071	£1,178,144	£1,568,074	£1,957,148	£2,347,077	£2,736,150
£375	£351,291	£742,403	£1,131,476	£1,521,406	£1,910,481	£2,300,409	£2,689,482
£400	£304,544	£695,736	£1,084,809	£1,474,739	£1,863,813	£2,253,742	£2,642,815
£425	£257,798	£649,068	£1,038,141	£1,428,071	£1,817,146	£2,207,074	£2,596,147
£450	£211,051	£602,400	£991,473	£1,381,403	£1,770,478	£2,160,406	£2,549,479
£475	£164,305	£555,733	£944,806	£1,334,736	£1,723,811	£2,113,739	£2,502,812
£500	£117,559	£509,065	£898,138	£1,288,068	£1,677,143	£2,067,071	£2,456,144

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£1,376,682	£1,905,615	£2,433,385	£2,962,318	£3,490,089	£4,019,021	£4,546,792
£25	£1,313,584	£1,842,723	£2,370,493	£2,899,426	£3,427,197	£3,956,130	£4,483,900
£50	£1,250,487	£1,779,831	£2,307,601	£2,836,534	£3,364,305	£3,893,238	£4,421,008
£75	£1,187,389	£1,716,939	£2,244,709	£2,773,642	£3,301,413	£3,830,346	£4,358,116
£100	£1,124,292	£1,654,047	£2,181,817	£2,710,750	£3,238,521	£3,767,454	£4,295,224
£125	£1,061,194	£1,591,155	£2,118,926	£2,647,858	£3,175,629	£3,704,563	£4,232,332
£150	£998,097	£1,528,263	£2,056,034	£2,584,966	£3,112,737	£3,641,671	£4,169,440
£175	£934,999	£1,465,371	£1,993,142	£2,522,075	£3,049,845	£3,578,779	£4,106,548
£200	£871,901	£1,402,479	£1,930,250	£2,459,183	£2,986,953	£3,515,887	£4,043,656
£225	£808,804	£1,339,587	£1,867,358	£2,396,291	£2,924,061	£3,452,996	£3,980,764
£250	£745,706	£1,276,695	£1,804,466	£2,333,399	£2,861,169	£3,390,104	£3,917,872
£275	£682,609	£1,213,803	£1,741,574	£2,270,507	£2,798,277	£3,327,212	£3,854,980
£300	£619,511	£1,150,912	£1,678,682	£2,207,615	£2,735,385	£3,264,320	£3,792,088
£325	£556,414	£1,088,020	£1,615,790	£2,144,723	£2,672,493	£3,201,428	£3,729,196
£350	£493,316	£1,025,128	£1,552,898	£2,081,831	£2,609,601	£3,138,537	£3,666,305
£375	£430,218	£962,236	£1,490,006	£2,018,939	£2,546,709	£3,075,645	£3,603,413
£400	£367,121	£899,344	£1,427,114	£1,956,047	£2,483,817	£3,012,753	£3,540,521
£425	£304,023	£836,452	£1,364,222	£1,893,155	£2,420,925	£2,949,861	£3,477,629
£450	£240,926	£773,560	£1,301,330	£1,830,263	£2,358,034	£2,886,970	£3,414,737
£475	£177,828	£710,668	£1,238,438	£1,767,371	£2,295,142	£2,824,078	£3,351,845
£500	£114,730	£647,776	£1,175,546	£1,704,479	£2,232,250	£2,761,186	£3,288,953
	Residual Land Value (£ per hectare)						
£0	£957,692	£1,325,645	£1,692,790	£2,060,743	£2,427,888	£2,795,841	£3,162,986
£25	£913,798	£1,281,894	£1,649,039	£2,016,992	£2,384,137	£2,752,090	£3,119,235
£50	£869,904	£1,238,143	£1,605,288	£1,973,241	£2,340,386	£2,708,339	£3,075,484
£75	£826,010	£1,194,392	£1,561,537	£1,929,490	£2,296,635	£2,664,589	£3,031,733
£100	£782,116	£1,150,641	£1,517,786	£1,885,739	£2,252,884	£2,620,838	£2,987,982
£125	£738,222	£1,106,891	£1,474,035	£1,841,988	£2,209,133	£2,577,087	£2,944,231
£150	£694,328	£1,063,140	£1,430,284	£1,798,238	£2,165,382	£2,533,336	£2,900,480
£175	£650,434	£1,019,389	£1,386,533	£1,754,487	£2,121,631	£2,489,585	£2,856,729
£200	£606,540	£975,638	£1,342,782	£1,710,736	£2,077,880	£2,445,835	£2,812,978
£225	£562,646	£931,887	£1,299,031	£1,666,985	£2,034,129	£2,402,084	£2,769,227
£250	£518,752	£888,136	£1,255,281	£1,623,234	£1,990,378	£2,358,333	£2,725,476
£275	£474,858	£844,385	£1,211,530	£1,579,483	£1,946,628	£2,314,582	£2,681,725
£300	£430,964	£800,634	£1,167,779	£1,535,732	£1,902,877	£2,270,831	£2,637,975
£325	£387,070	£756,883	£1,124,028	£1,491,981	£1,859,126	£2,227,081	£2,594,224
£350	£343,176	£713,132	£1,080,277	£1,448,230	£1,815,375	£2,183,330	£2,550,473
£375	£299,282	£669,381	£1,036,526	£1,404,479	£1,771,624	£2,139,579	£2,506,722
£400	£255,388	£625,630	£992,775	£1,360,728	£1,727,873	£2,095,828	£2,462,971
£425	£211,494	£581,880	£949,024	£1,316,977	£1,684,122	£2,052,077	£2,419,220
£450	£167,600	£538,129	£905,273	£1,273,227	£1,640,371	£2,008,327	£2,375,469
£475	£123,706	£494,378	£861,522	£1,229,476	£1,596,620	£1,964,576	£2,331,718
£500	£79,812	£450,627	£817,771	£1,185,725	£1,552,869	£1,920,825	£2,287,967

50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£ per hectare)							
£0	£1,007,025	£1,471,303	£1,934,560	£2,398,839	£2,862,095	£3,326,373	£3,789,630
£25	£953,929	£1,418,893	£1,882,150	£2,346,429	£2,809,685	£3,273,963	£3,737,220
£50	£900,833	£1,366,483	£1,829,740	£2,294,019	£2,757,275	£3,221,553	£3,684,811
£75	£847,737	£1,314,073	£1,777,330	£2,241,609	£2,704,865	£3,169,143	£3,632,401
£100	£794,640	£1,261,663	£1,724,921	£2,189,199	£2,652,455	£3,116,733	£3,579,991
£125	£741,544	£1,209,253	£1,672,511	£2,136,789	£2,600,045	£3,064,323	£3,527,581
£150	£688,448	£1,156,843	£1,620,101	£2,084,379	£2,547,636	£3,011,913	£3,475,172
£175	£635,351	£1,104,433	£1,567,691	£2,031,969	£2,495,226	£2,959,503	£3,422,762
£200	£582,255	£1,052,023	£1,515,281	£1,979,559	£2,442,816	£2,907,093	£3,370,352
£225	£529,159	£999,613	£1,462,871	£1,927,149	£2,390,406	£2,854,683	£3,317,942
£250	£476,062	£947,204	£1,410,461	£1,874,739	£2,337,996	£2,802,273	£3,265,532
£275	£422,966	£894,794	£1,358,051	£1,822,329	£2,285,586	£2,749,863	£3,213,123
£300	£369,870	£842,384	£1,305,641	£1,769,919	£2,233,176	£2,697,453	£3,160,713
£325	£316,774	£789,974	£1,253,231	£1,717,509	£2,180,766	£2,645,044	£3,108,303
£350	£263,677	£737,564	£1,200,821	£1,665,099	£2,128,356	£2,592,634	£3,055,893
£375	£210,581	£685,154	£1,148,411	£1,612,689	£2,075,946	£2,540,224	£3,003,484
£400	£157,485	£632,744	£1,096,001	£1,560,279	£2,023,536	£2,487,814	£2,951,074
£425	£104,388	£580,334	£1,043,591	£1,507,869	£1,971,126	£2,435,404	£2,898,664
£450	£51,292	£527,924	£991,181	£1,455,459	£1,918,716	£2,382,994	£2,846,254
£475	£-1,804	£475,514	£938,771	£1,403,049	£1,866,306	£2,330,584	£2,793,844
£500	£-54,901	£423,104	£886,361	£1,350,639	£1,813,896	£2,278,174	£2,741,435
Residual Land Value (£/ha)							
£0	£700,539	£1,023,515	£1,345,781	£1,668,758	£1,991,023	£2,313,999	£2,636,264
£25	£663,603	£987,056	£1,309,322	£1,632,298	£1,954,564	£2,277,539	£2,599,805
£50	£626,666	£950,597	£1,272,863	£1,595,839	£1,918,105	£2,241,080	£2,563,347
£75	£589,730	£914,138	£1,236,404	£1,559,380	£1,881,645	£2,204,621	£2,526,888
£100	£552,793	£877,679	£1,199,945	£1,522,921	£1,845,186	£2,168,162	£2,490,429
£125	£515,857	£841,220	£1,163,486	£1,486,462	£1,808,727	£2,131,703	£2,453,970
£150	£478,920	£804,761	£1,127,027	£1,450,003	£1,772,268	£2,095,244	£2,417,511
£175	£441,984	£768,301	£1,090,567	£1,413,544	£1,735,809	£2,058,785	£2,381,052
£200	£405,047	£731,842	£1,054,108	£1,377,084	£1,699,350	£2,022,326	£2,344,593
£225	£368,110	£695,383	£1,017,649	£1,340,625	£1,662,891	£1,985,867	£2,308,134
£250	£331,174	£658,924	£981,190	£1,304,166	£1,626,432	£1,949,408	£2,271,675
£275	£294,237	£622,465	£944,731	£1,267,707	£1,589,973	£1,912,948	£2,235,216
£300	£257,301	£586,006	£908,272	£1,231,248	£1,553,514	£1,876,489	£2,198,757
£325	£220,364	£549,547	£871,813	£1,194,789	£1,517,055	£1,840,030	£2,162,298
£350	£183,428	£513,088	£835,354	£1,158,330	£1,480,595	£1,803,571	£2,125,839
£375	£146,491	£476,629	£798,895	£1,121,871	£1,444,136	£1,767,112	£2,089,380
£400	£109,555	£440,170	£762,436	£1,085,411	£1,407,677	£1,730,653	£2,052,921
£425	£72,618	£403,710	£725,976	£1,048,952	£1,371,218	£1,694,194	£2,016,462
£450	£35,681	£367,251	£689,517	£1,012,493	£1,334,759	£1,657,735	£1,980,003
£475	£-1,255	£330,792	£653,058	£976,034	£1,298,300	£1,621,276	£1,943,544
£500	£-38,192	£294,333	£616,599	£939,575	£1,261,841	£1,584,817	£1,907,085

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)



West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2k: 50 Mixed PDL

Development Scenario	50 Mixed
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	£1,842,662	£2,403,186	£2,962,479	£3,523,003	£4,082,295	£4,642,820	£5,202,112
£25	£1,775,577	£2,336,101	£2,895,394	£3,455,918	£4,015,211	£4,575,735	£5,135,028
£50	£1,708,492	£2,269,017	£2,828,309	£3,388,833	£3,948,126	£4,508,650	£5,067,943
£75	£1,641,407	£2,201,932	£2,761,224	£3,321,749	£3,881,041	£4,441,566	£5,000,858
£100	£1,574,323	£2,134,847	£2,694,140	£3,254,664	£3,813,956	£4,374,481	£4,933,773
£125	£1,507,238	£2,067,762	£2,627,055	£3,187,579	£3,746,872	£4,307,396	£4,866,689
£150	£1,440,153	£2,000,678	£2,559,970	£3,120,494	£3,679,787	£4,240,311	£4,799,604
£175	£1,373,068	£1,933,593	£2,492,885	£3,053,410	£3,612,702	£4,173,227	£4,732,519
£200	£1,305,984	£1,866,508	£2,425,801	£2,986,325	£3,545,617	£4,106,142	£4,665,434
£225	£1,238,899	£1,799,423	£2,358,716	£2,919,240	£3,478,533	£4,039,057	£4,598,350
£250	£1,171,814	£1,732,339	£2,291,631	£2,852,155	£3,411,448	£3,971,972	£4,531,265
£275	£1,104,729	£1,665,254	£2,224,546	£2,785,071	£3,344,363	£3,904,888	£4,464,180
£300	£1,037,645	£1,598,169	£2,157,462	£2,717,986	£3,277,278	£3,837,803	£4,397,095
£325	£970,560	£1,531,084	£2,090,377	£2,650,901	£3,210,194	£3,770,718	£4,330,011
£350	£903,475	£1,464,000	£2,023,292	£2,583,817	£3,143,109	£3,703,633	£4,262,926
£375	£836,390	£1,396,915	£1,956,207	£2,516,732	£3,076,024	£3,636,549	£4,195,841
£400	£769,306	£1,329,830	£1,889,123	£2,449,647	£3,008,940	£3,569,464	£4,128,756
£425	£702,221	£1,262,745	£1,822,038	£2,382,562	£2,941,855	£3,502,379	£4,061,672
£450	£635,136	£1,195,661	£1,754,953	£2,315,478	£2,874,770	£3,435,294	£3,994,587
£475	£568,052	£1,128,576	£1,687,868	£2,248,393	£2,807,685	£3,368,210	£3,927,502
£500	£500,967	£1,061,491	£1,620,784	£2,181,308	£2,740,601	£3,301,125	£3,860,417
Residual Land Value (£ per hectare)							
£0	£1,762,546	£2,298,700	£2,833,675	£3,369,829	£3,904,804	£4,440,958	£4,975,933
£25	£1,698,378	£2,234,532	£2,769,507	£3,305,661	£3,840,636	£4,376,790	£4,911,765
£50	£1,634,210	£2,170,364	£2,705,339	£3,241,493	£3,776,468	£4,312,622	£4,847,597
£75	£1,570,042	£2,106,196	£2,641,171	£3,177,325	£3,712,300	£4,248,454	£4,783,429
£100	£1,505,874	£2,042,028	£2,577,003	£3,113,157	£3,648,132	£4,184,286	£4,719,261
£125	£1,441,706	£1,977,860	£2,512,835	£3,048,989	£3,583,964	£4,120,118	£4,655,093
£150	£1,377,538	£1,913,692	£2,448,667	£2,984,821	£3,519,796	£4,055,950	£4,590,925
£175	£1,313,370	£1,849,524	£2,384,499	£2,920,653	£3,455,628	£3,991,782	£4,526,757
£200	£1,249,202	£1,785,356	£2,320,331	£2,856,485	£3,391,460	£3,927,614	£4,462,589
£225	£1,185,034	£1,721,188	£2,256,163	£2,792,317	£3,327,292	£3,863,446	£4,398,421
£250	£1,120,866	£1,657,020	£2,191,995	£2,728,149	£3,263,124	£3,799,278	£4,334,253
£275	£1,056,698	£1,592,852	£2,127,827	£2,663,981	£3,198,956	£3,735,110	£4,270,085
£300	£992,530	£1,528,684	£2,063,659	£2,599,813	£3,134,788	£3,670,942	£4,205,917
£325	£928,362	£1,464,515	£2,000,491	£2,535,645	£3,070,620	£3,606,774	£4,141,749
£350	£864,194	£1,400,347	£1,935,323	£2,471,477	£3,006,452	£3,542,606	£4,077,581
£375	£800,026	£1,336,179	£1,871,155	£2,407,309	£2,942,284	£3,478,438	£4,013,413
£400	£735,858	£1,272,011	£1,806,987	£2,343,141	£2,878,116	£3,414,270	£3,949,245
£425	£671,690	£1,207,843	£1,742,819	£2,278,973	£2,813,948	£3,350,102	£3,885,077
£450	£607,522	£1,143,675	£1,678,651	£2,214,805	£2,749,780	£3,285,934	£3,820,909
£475	£543,354	£1,079,507	£1,614,483	£2,150,637	£2,685,612	£3,221,766	£3,756,741
£500	£479,186	£1,015,339	£1,550,315	£2,086,469	£2,621,444	£3,157,598	£3,692,573

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	£1,578,938	£2,107,871	£2,635,641	£3,164,574	£3,692,345	£4,221,278	£4,749,048
£25	£1,516,046	£2,044,979	£2,572,750	£3,101,682	£3,629,453	£4,158,386	£4,686,156
£50	£1,453,154	£1,982,087	£2,509,858	£3,038,790	£3,566,561	£4,095,494	£4,623,264
£75	£1,390,262	£1,919,195	£2,446,966	£2,975,899	£3,503,669	£4,032,602	£4,560,372
£100	£1,327,370	£1,856,303	£2,384,074	£2,913,007	£3,440,777	£3,969,710	£4,497,480
£125	£1,264,479	£1,793,411	£2,321,182	£2,850,115	£3,377,885	£3,906,818	£4,434,588
£150	£1,201,587	£1,730,519	£2,258,290	£2,787,223	£3,314,994	£3,843,926	£4,371,696
£175	£1,138,695	£1,667,628	£2,195,398	£2,724,331	£3,252,102	£3,781,034	£4,308,804
£200	£1,075,803	£1,604,736	£2,132,506	£2,661,439	£3,189,210	£3,718,142	£4,245,912
£225	£1,012,911	£1,541,844	£2,069,614	£2,598,547	£3,126,318	£3,655,250	£4,183,020
£250	£950,019	£1,478,952	£2,006,722	£2,535,655	£3,063,426	£3,592,358	£4,120,129
£275	£887,127	£1,416,060	£1,943,830	£2,472,763	£3,000,534	£3,529,466	£4,057,237
£300	£824,235	£1,353,168	£1,880,938	£2,409,871	£2,937,642	£3,466,574	£3,994,345
£325	£761,343	£1,290,276	£1,818,046	£2,346,979	£2,874,751	£3,403,682	£3,931,453
£350	£698,451	£1,227,384	£1,755,154	£2,284,087	£2,811,859	£3,340,790	£3,868,561
£375	£635,559	£1,164,492	£1,692,262	£2,221,195	£2,748,967	£3,277,898	£3,805,669
£400	£572,667	£1,101,600	£1,629,370	£2,158,303	£2,686,075	£3,215,007	£3,742,777
£425	£509,775	£1,038,708	£1,566,478	£2,095,411	£2,623,183	£3,152,115	£3,679,885
£450	£446,883	£975,816	£1,503,586	£2,032,519	£2,560,291	£3,089,223	£3,616,993
£475	£383,991	£912,924	£1,440,695	£1,969,627	£2,497,399	£3,026,331	£3,554,101
£500	£321,099	£850,032	£1,377,803	£1,906,735	£2,434,508	£2,963,439	£3,491,209
Residual Land Value (£ per hectare)							
£0	£1,510,289	£2,016,225	£2,521,048	£3,026,984	£3,531,808	£4,037,744	£4,542,568
£25	£1,450,131	£1,956,067	£2,460,891	£2,966,827	£3,471,651	£3,977,586	£4,482,410
£50	£1,389,974	£1,895,910	£2,400,733	£2,906,669	£3,411,493	£3,917,429	£4,422,253
£75	£1,329,816	£1,835,752	£2,340,576	£2,846,512	£3,351,336	£3,857,271	£4,362,095
£100	£1,269,659	£1,775,594	£2,280,418	£2,786,354	£3,291,178	£3,797,114	£4,301,938
£125	£1,209,501	£1,715,437	£2,220,261	£2,726,197	£3,231,021	£3,736,956	£4,241,780
£150	£1,149,344	£1,655,279	£2,160,103	£2,666,039	£3,170,863	£3,676,799	£4,181,623
£175	£1,089,186	£1,595,122	£2,099,946	£2,605,882	£3,110,706	£3,616,641	£4,121,465
£200	£1,029,029	£1,534,964	£2,039,788	£2,545,724	£3,050,549	£3,556,484	£4,061,308
£225	£968,871	£1,474,807	£1,979,631	£2,485,567	£2,990,391	£3,496,326	£4,001,150
£250	£908,714	£1,414,649	£1,919,473	£2,425,409	£2,930,234	£3,436,169	£3,940,993
£275	£848,556	£1,354,492	£1,859,316	£2,365,252	£2,870,076	£3,376,011	£3,880,835
£300	£788,399	£1,294,334	£1,799,158	£2,305,094	£2,809,919	£3,315,854	£3,820,678
£325	£728,241	£1,234,177	£1,739,001	£2,244,937	£2,749,761	£3,255,696	£3,760,520
£350	£668,084	£1,174,019	£1,678,843	£2,184,779	£2,689,604	£3,195,539	£3,700,362
£375	£607,926	£1,113,862	£1,618,686	£2,124,621	£2,629,447	£3,135,381	£3,640,205
£400	£547,769	£1,053,704	£1,558,528	£2,064,464	£2,569,289	£3,075,224	£3,580,047
£425	£487,611	£993,547	£1,498,371	£2,004,306	£2,509,132	£3,015,066	£3,519,890
£450	£427,454	£933,389	£1,438,213	£1,944,149	£2,448,974	£2,954,909	£3,459,732
£475	£367,296	£873,232	£1,378,056	£1,883,991	£2,388,817	£2,894,751	£3,399,575
£500	£307,139	£813,074	£1,317,898	£1,823,834	£2,328,659	£2,834,594	£3,339,417



50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	£1,209,282	£1,673,559	£2,136,817	£2,601,094	£3,064,351	£3,528,629	£3,991,886
£25	£1,156,744	£1,621,149	£2,084,407	£2,548,684	£3,011,942	£3,476,219	£3,939,476
£50	£1,104,206	£1,568,739	£2,031,997	£2,496,274	£2,959,532	£3,423,809	£3,887,066
£75	£1,051,668	£1,516,329	£1,979,587	£2,443,864	£2,907,122	£3,371,400	£3,834,657
£100	£999,130	£1,463,919	£1,927,177	£2,391,454	£2,854,712	£3,318,990	£3,782,247
£125	£946,592	£1,411,510	£1,874,767	£2,339,044	£2,802,302	£3,266,580	£3,729,837
£150	£894,054	£1,359,100	£1,822,357	£2,286,634	£2,749,892	£3,214,170	£3,677,427
£175	£841,516	£1,306,690	£1,769,947	£2,234,225	£2,697,482	£3,161,760	£3,625,017
£200	£788,978	£1,254,280	£1,717,537	£2,181,815	£2,645,072	£3,109,350	£3,572,607
£225	£736,441	£1,201,870	£1,665,127	£2,129,405	£2,592,662	£3,056,941	£3,520,197
£250	£683,903	£1,149,460	£1,612,717	£2,076,995	£2,540,252	£3,004,531	£3,467,787
£275	£631,365	£1,097,050	£1,560,307	£2,024,585	£2,487,842	£2,952,121	£3,415,377
£300	£578,827	£1,044,640	£1,507,897	£1,972,175	£2,435,432	£2,899,711	£3,362,967
£325	£526,289	£992,230	£1,455,487	£1,919,765	£2,383,022	£2,847,301	£3,310,557
£350	£473,751	£939,820	£1,403,077	£1,867,355	£2,330,612	£2,794,891	£3,258,147
£375	£421,213	£887,410	£1,350,667	£1,814,945	£2,278,202	£2,742,481	£3,205,737
£400	£368,675	£835,000	£1,298,257	£1,762,535	£2,225,792	£2,690,072	£3,153,327
£425	£316,137	£782,590	£1,245,847	£1,710,125	£2,173,382	£2,637,662	£3,100,917
£450	£263,600	£730,180	£1,193,437	£1,657,715	£2,120,972	£2,585,252	£3,048,507
£475	£211,062	£677,770	£1,141,027	£1,605,305	£2,068,562	£2,532,842	£2,996,097
£500	£158,524	£625,360	£1,088,617	£1,552,895	£2,016,152	£2,480,432	£2,943,687
Residual Land Value (£ per hectare)							
£0	£1,156,704	£1,600,796	£2,043,911	£2,488,003	£2,931,119	£3,375,210	£3,818,326
£25	£1,106,451	£1,550,665	£1,993,780	£2,437,872	£2,880,988	£3,325,079	£3,768,195
£50	£1,056,197	£1,500,533	£1,943,649	£2,387,741	£2,830,856	£3,274,948	£3,718,064
£75	£1,005,943	£1,450,402	£1,893,518	£2,337,609	£2,780,725	£3,224,817	£3,667,932
£100	£955,690	£1,400,271	£1,843,386	£2,287,478	£2,730,594	£3,174,686	£3,617,801
£125	£905,436	£1,350,140	£1,793,255	£2,237,347	£2,680,462	£3,124,555	£3,567,670
£150	£855,182	£1,300,008	£1,743,124	£2,187,216	£2,630,331	£3,074,424	£3,517,539
£175	£804,929	£1,249,877	£1,692,993	£2,137,084	£2,580,200	£3,024,292	£3,467,407
£200	£754,675	£1,199,746	£1,642,861	£2,086,953	£2,530,069	£2,974,161	£3,417,276
£225	£704,421	£1,149,614	£1,592,730	£2,036,822	£2,479,937	£2,924,030	£3,367,145
£250	£654,168	£1,099,483	£1,542,599	£1,986,691	£2,429,806	£2,873,899	£3,317,014
£275	£603,914	£1,049,352	£1,492,468	£1,936,559	£2,379,675	£2,823,768	£3,266,882
£300	£553,661	£999,221	£1,442,336	£1,886,428	£2,329,544	£2,773,637	£3,216,751
£325	£503,407	£949,089	£1,392,205	£1,836,297	£2,279,412	£2,723,505	£3,166,620
£350	£453,153	£898,958	£1,342,074	£1,786,166	£2,229,281	£2,673,374	£3,116,488
£375	£402,900	£848,827	£1,291,943	£1,736,034	£2,179,150	£2,623,243	£3,066,357
£400	£352,646	£798,696	£1,241,811	£1,685,903	£2,129,019	£2,573,112	£3,016,226
£425	£302,392	£748,564	£1,191,680	£1,635,772	£2,078,887	£2,522,981	£2,966,095
£450	£252,139	£698,433	£1,141,549	£1,585,640	£2,028,756	£2,472,850	£2,915,963
£475	£201,885	£648,302	£1,091,418	£1,535,509	£1,978,625	£2,422,719	£2,865,832
£500	£151,631	£598,171	£1,041,286	£1,485,378	£1,928,494	£2,372,587	£2,815,701

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£800,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2**  
**Residential Indications: Table 2I: 50 Flats PDL**

Development Scenario	50 Flats
Typical Site Type	PDL
Site Density (dph)*	100.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	-£215,058	£151,987	£494,477	£834,973	£1,174,721	£1,515,218	£1,854,965
£25	-£266,440	£101,386	£445,701	£788,030	£1,128,702	£1,469,198	£1,808,946
£50	-£317,821	£50,785	£396,925	£741,086	£1,082,683	£1,423,179	£1,762,927
£75	-£369,203	£183	£348,149	£694,143	£1,036,664	£1,377,160	£1,716,908
£100	-£420,585	-£50,418	£299,372	£647,199	£990,645	£1,331,141	£1,670,889
£125	-£471,966	-£101,020	£250,596	£600,255	£944,626	£1,285,122	£1,624,870
£150	-£523,348	-£151,621	£201,820	£553,312	£898,607	£1,239,103	£1,578,851
£175	-£574,729	-£202,223	£153,044	£506,368	£852,588	£1,193,084	£1,532,831
£200	-£626,111	-£252,824	£104,268	£459,425	£806,569	£1,147,064	£1,486,812
£225	-£677,493	-£303,426	£55,492	£412,481	£760,550	£1,101,045	£1,440,793
£250	-£728,874	-£354,027	£6,716	£365,538	£714,531	£1,055,026	£1,394,774
£275	-£780,256	-£404,629	-£42,060	£318,594	£668,512	£1,009,007	£1,348,755
£300	-£831,637	-£455,230	-£90,836	£271,650	£622,493	£962,988	£1,302,736
£325	-£883,019	-£505,832	-£139,612	£224,707	£576,474	£916,969	£1,256,717
£350	-£934,401	-£556,433	-£188,389	£177,763	£530,455	£870,950	£1,210,697
£375	-£985,782	-£607,035	-£237,165	£130,820	£484,436	£824,930	£1,164,678
£400	-£1,037,164	-£657,636	-£285,941	£83,876	£438,417	£778,911	£1,118,659
£425	-£1,088,545	-£708,238	-£334,717	£36,933	£392,398	£732,892	£1,072,640
£450	-£1,139,927	-£758,839	-£383,493	£10,011	£346,379	£686,873	£1,026,621
£475	-£1,191,309	-£809,441	-£432,269	-£56,954	£300,360	£640,854	£980,602
£500	-£1,242,690	-£860,042	-£481,045	-£103,898	£254,340	£594,835	£934,583
Residual Land Value (£ per hectare)							
£0	-£374,014	£264,326	£859,960	£1,452,127	£2,042,993	£2,635,161	£3,226,027
£25	-£463,374	£176,323	£775,132	£1,370,486	£1,962,960	£2,555,128	£3,145,994
£50	-£552,733	£88,321	£690,304	£1,288,845	£1,882,927	£2,475,094	£3,065,960
£75	-£642,092	£318	£605,476	£1,207,204	£1,802,894	£2,395,061	£2,985,927
£100	-£731,451	-£87,684	£520,648	£1,125,563	£1,722,861	£2,315,028	£2,905,894
£125	-£820,811	-£175,687	£435,820	£1,043,922	£1,642,828	£2,234,994	£2,825,860
£150	-£910,170	-£263,690	£350,992	£962,281	£1,562,795	£2,154,961	£2,745,827
£175	-£999,529	-£351,692	£266,164	£880,640	£1,482,762	£2,074,928	£2,665,794
£200	-£1,088,889	-£439,695	£181,336	£799,000	£1,402,729	£1,994,895	£2,585,761
£225	-£1,178,248	-£527,697	£96,508	£717,359	£1,322,695	£1,914,861	£2,505,727
£250	-£1,267,607	-£615,700	£11,680	£635,718	£1,242,662	£1,834,828	£2,425,694
£275	-£1,356,967	-£703,703	-£73,148	£554,077	£1,162,629	£1,754,795	£2,345,661
£300	-£1,446,326	-£791,705	-£157,976	£472,436	£1,082,596	£1,674,761	£2,265,627
£325	-£1,535,685	-£879,708	-£242,804	£390,795	£1,002,563	£1,594,728	£2,185,594
£350	-£1,625,045	-£967,710	-£327,632	£309,154	£922,530	£1,514,695	£2,105,561
£375	-£1,714,404	-£1,055,713	-£412,460	£227,513	£842,497	£1,434,662	£2,025,528
£400	-£1,803,763	-£1,143,716	-£497,288	£145,872	£762,464	£1,354,628	£1,945,494
£425	-£1,893,122	-£1,231,718	-£582,116	£64,231	£682,431	£1,274,595	£1,865,461
£450	-£1,982,482	-£1,319,721	-£666,944	-£17,410	£602,397	£1,194,562	£1,785,428
£475	-£2,071,841	-£1,407,723	-£751,772	-£99,051	£522,364	£1,114,528	£1,705,394
£500	-£2,161,200	-£1,495,726	-£836,600	-£180,692	£442,331	£1,034,495	£1,625,361

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
Residual Land Value (£)							
£0	-£293,822	£59,015	£386,581	£708,664	£1,030,039	£1,352,122	£1,673,497
£25	-£342,031	£11,271	£340,405	£664,226	£986,777	£1,308,979	£1,630,354
£50	-£390,239	-£36,474	£294,229	£619,789	£943,515	£1,265,836	£1,587,211
£75	-£438,447	-£84,218	£248,053	£575,351	£900,253	£1,222,693	£1,544,068
£100	-£486,656	-£131,962	£201,877	£530,914	£856,991	£1,179,550	£1,500,925
£125	-£534,864	-£179,707	£155,701	£486,476	£813,728	£1,136,407	£1,457,782
£150	-£583,073	-£227,451	£109,525	£442,039	£770,466	£1,093,264	£1,414,639
£175	-£631,281	-£275,196	£63,349	£397,601	£727,204	£1,050,121	£1,371,497
£200	-£679,489	-£322,940	£17,173	£353,163	£683,942	£1,006,978	£1,328,354
£225	-£727,698	-£370,684	-£29,003	£308,726	£640,680	£963,836	£1,285,211
£250	-£775,906	-£418,429	-£75,179	£264,288	£597,418	£920,693	£1,242,068
£275	-£824,115	-£466,173	-£121,355	£219,851	£554,156	£877,550	£1,198,925
£300	-£872,323	-£513,918	-£167,531	£175,413	£510,894	£834,407	£1,155,782
£325	-£920,531	-£561,662	-£213,707	£130,976	£467,632	£791,264	£1,112,639
£350	-£968,740	-£609,406	-£259,883	£86,538	£424,369	£748,121	£1,069,496
£375	-£1,016,948	-£657,151	-£306,059	£42,100	£381,107	£704,978	£1,026,353
£400	-£1,065,157	-£704,895	-£352,235	-£2,337	£337,845	£661,835	£983,210
£425	-£1,113,365	-£752,640	-£398,411	-£46,775	£294,583	£618,692	£940,067
£450	-£1,161,573	-£800,384	-£444,587	-£91,212	£251,321	£575,549	£896,924
£475	-£1,209,782	-£848,128	-£490,763	-£135,650	£208,059	£532,406	£853,781
£500	-£1,257,990	-£895,873	-£536,939	-£180,087	£164,797	£489,263	£810,638
Residual Land Value (£ per hectare)							
£0	-£510,995	£102,635	£672,315	£1,232,459	£1,791,372	£2,351,517	£2,910,430
£25	-£594,836	£19,601	£592,009	£1,155,176	£1,716,134	£2,276,485	£2,835,399
£50	-£678,677	-£63,432	£511,702	£1,077,894	£1,640,895	£2,201,454	£2,760,367
£75	-£762,517	-£146,466	£431,396	£1,000,611	£1,565,657	£2,126,423	£2,685,336
£100	-£846,358	-£229,500	£351,090	£923,328	£1,490,418	£2,051,392	£2,610,305
£125	-£930,199	-£312,534	£270,784	£846,045	£1,415,180	£1,976,361	£2,535,274
£150	-£1,014,039	-£395,567	£190,478	£768,763	£1,339,942	£1,901,329	£2,460,243
£175	-£1,097,880	-£478,601	£110,172	£691,480	£1,264,703	£1,826,298	£2,385,211
£200	-£1,181,721	-£561,635	£29,866	£614,197	£1,189,465	£1,751,267	£2,310,180
£225	-£1,265,561	-£644,669	-£50,440	£536,915	£1,114,226	£1,676,236	£2,235,149
£250	-£1,349,402	-£727,702	-£130,746	£459,632	£1,038,988	£1,601,205	£2,160,118
£275	-£1,433,243	-£810,736	-£211,053	£382,349	£963,749	£1,526,173	£2,085,087
£300	-£1,517,083	-£893,770	-£291,359	£305,066	£888,511	£1,451,142	£2,010,055
£325	-£1,600,924	-£976,803	-£371,665	£227,784	£813,272	£1,376,111	£1,935,024
£350	-£1,684,765	-£1,059,837	-£451,971	£150,501	£738,034	£1,301,080	£1,859,993
£375	-£1,768,605	-£1,142,871	-£532,277	£73,218	£662,795	£1,226,048	£1,784,962
£400	-£1,852,446	-£1,225,905	-£612,583	-£4,065	£587,557	£1,151,017	£1,709,930
£425	-£1,936,287	-£1,308,938	-£692,889	-£81,347	£512,318	£1,075,986	£1,634,899
£450	-£2,020,128	-£1,391,972	-£773,195	-£158,630	£437,080	£1,000,955	£1,559,868
£475	-£2,103,968	-£1,475,006	-£853,501	-£235,913	£361,842	£925,924	£1,484,837
£500	-£2,187,809	-£1,558,040	-£933,808	-£313,195	£286,603	£850,892	£1,409,806



50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	-£505,901	-£185,681	£125,511	£418,323	£706,790	£995,891	£1,284,358
£25	-£546,189	-£225,708	£86,066	£380,288	£670,306	£959,939	£1,248,405
£50	-£586,476	-£265,735	£46,621	£342,252	£633,823	£923,986	£1,212,453
£75	-£626,763	-£305,762	£7,176	£304,216	£597,340	£888,034	£1,176,500
£100	-£667,051	-£345,789	-£32,269	£266,180	£560,857	£852,082	£1,140,548
£125	-£707,338	-£385,817	-£71,715	£228,145	£524,374	£816,129	£1,104,595
£150	-£747,625	-£425,844	-£111,160	£190,109	£487,891	£780,177	£1,068,643
£175	-£787,913	-£465,871	-£150,605	£152,073	£451,407	£744,224	£1,032,690
£200	-£828,200	-£505,898	-£190,050	£114,038	£414,924	£708,272	£996,738
£225	-£868,488	-£545,925	-£229,495	£76,002	£378,441	£672,319	£960,786
£250	-£908,775	-£585,953	-£268,940	£37,966	£341,958	£636,367	£924,833
£275	-£949,062	-£625,980	-£308,385	-£69	£305,475	£600,414	£888,881
£300	-£989,350	-£666,007	-£347,830	-£38,105	£268,991	£564,462	£852,928
£325	-£1,029,637	-£706,034	-£387,275	-£76,141	£232,508	£528,509	£816,976
£350	-£1,069,925	-£746,061	-£426,721	-£114,177	£196,025	£492,557	£781,023
£375	-£1,110,212	-£786,089	-£466,166	-£152,212	£159,542	£456,604	£745,071
£400	-£1,150,499	-£826,116	-£505,611	-£190,248	£123,059	£420,652	£709,118
£425	-£1,190,787	-£866,143	-£545,056	-£228,284	£86,576	£384,700	£673,166
£450	-£1,231,074	-£906,170	-£584,501	-£266,319	£50,092	£348,747	£637,213
£475	-£1,271,361	-£946,197	-£623,946	-£304,355	£13,609	£312,795	£601,261
£500	-£1,311,649	-£986,224	-£663,391	-£342,391	-£22,874	£276,842	£565,309
	Residual Land Value (£ per hectare)						
£0	-£879,828	-£322,923	£218,280	£727,519	£1,229,199	£1,731,985	£2,233,665
£25	-£949,893	-£392,535	£149,680	£661,370	£1,165,750	£1,669,459	£2,171,139
£50	-£1,019,958	-£462,148	£81,080	£595,221	£1,102,301	£1,606,933	£2,108,613
£75	-£1,090,023	-£531,760	£12,479	£529,072	£1,038,852	£1,544,407	£2,046,087
£100	-£1,160,088	-£601,373	-£56,121	£462,923	£975,403	£1,481,881	£1,983,561
£125	-£1,230,153	-£670,985	-£124,721	£396,774	£911,954	£1,419,355	£1,921,035
£150	-£1,300,218	-£740,598	-£193,321	£330,625	£848,505	£1,356,829	£1,858,509
£175	-£1,370,283	-£810,210	-£261,921	£264,475	£785,056	£1,294,303	£1,795,983
£200	-£1,440,348	-£879,823	-£330,522	£198,326	£721,607	£1,231,777	£1,733,457
£225	-£1,510,413	-£949,435	-£399,122	£132,177	£658,158	£1,169,251	£1,670,931
£250	-£1,580,478	-£1,019,048	-£467,722	£66,028	£594,709	£1,106,725	£1,608,405
£275	-£1,650,543	-£1,088,660	-£536,322	-£121	£531,260	£1,044,199	£1,545,879
£300	-£1,720,608	-£1,158,273	-£604,922	-£66,270	£467,811	£981,673	£1,483,353
£325	-£1,790,673	-£1,227,886	-£673,523	-£132,419	£404,362	£919,147	£1,420,827
£350	-£1,860,738	-£1,297,498	-£742,123	-£198,568	£340,913	£856,621	£1,358,301
£375	-£1,930,803	-£1,367,111	-£810,723	-£264,717	£277,464	£794,095	£1,295,775
£400	-£2,000,868	-£1,436,723	-£879,323	-£330,866	£214,015	£731,569	£1,233,249
£425	-£2,070,933	-£1,506,336	-£947,923	-£397,015	£150,566	£669,043	£1,170,723
£450	-£2,140,998	-£1,575,948	-£1,016,524	-£463,164	£87,117	£606,517	£1,108,197
£475	-£2,211,063	-£1,645,561	-£1,085,124	-£529,313	£23,668	£543,991	£1,045,671
£500	-£2,281,128	-£1,715,173	-£1,153,724	-£595,462	-£39,781	£481,465	£983,145

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£800,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values

Dixon Searle Partnership (2024)



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2m: 100 Mixed Greenfield**

Development Scenario	100 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.25

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£3,059,655	£4,087,184	£5,112,454	£6,139,984	£7,165,256	£8,192,787	£9,218,059
£25	£2,933,871	£3,961,400	£4,986,670	£6,014,201	£7,039,472	£8,067,003	£9,092,276
£50	£2,808,087	£3,835,616	£4,860,887	£5,888,417	£6,913,689	£7,941,220	£8,966,492
£75	£2,682,303	£3,709,832	£4,735,103	£5,762,633	£6,787,905	£7,815,436	£8,840,709
£100	£2,556,519	£3,584,048	£4,609,319	£5,636,850	£6,662,122	£7,689,653	£8,714,925
£125	£2,430,735	£3,458,264	£4,483,535	£5,511,066	£6,536,338	£7,563,869	£8,589,142
£150	£2,304,951	£3,332,480	£4,357,752	£5,385,282	£6,410,554	£7,438,086	£8,463,358
£175	£2,179,167	£3,206,696	£4,231,968	£5,259,499	£6,284,771	£7,312,302	£8,337,574
£200	£2,053,383	£3,080,913	£4,106,184	£5,133,715	£6,158,987	£7,186,518	£8,211,791
£225	£1,927,599	£2,955,129	£3,980,400	£5,007,931	£6,033,204	£7,060,735	£8,086,007
£250	£1,801,815	£2,829,345	£3,854,617	£4,882,148	£5,907,420	£6,934,951	£7,960,224
£275	£1,676,031	£2,703,561	£3,728,833	£4,756,364	£5,781,636	£6,809,168	£7,834,440
£300	£1,550,247	£2,577,777	£3,603,049	£4,630,580	£5,655,853	£6,683,384	£7,708,657
£325	£1,424,463	£2,451,993	£3,477,265	£4,504,797	£5,530,069	£6,557,601	£7,582,873
£350	£1,298,679	£2,326,209	£3,351,482	£4,379,013	£5,404,286	£6,431,817	£7,457,089
£375	£1,172,895	£2,200,425	£3,225,698	£4,253,229	£5,278,502	£6,306,033	£7,331,306
£400	£1,047,111	£2,074,642	£3,099,914	£4,127,446	£5,152,718	£6,180,250	£7,205,522
£425	£921,327	£1,948,858	£2,974,131	£4,001,662	£5,026,935	£6,054,466	£7,079,739
£450	£795,542	£1,823,074	£2,848,347	£3,875,878	£4,901,151	£5,928,683	£6,953,955
£475	£669,758	£1,697,290	£2,722,563	£3,750,094	£4,775,368	£5,802,899	£6,828,172
£500	£543,974	£1,571,506	£2,596,779	£3,624,311	£4,649,584	£5,677,115	£6,702,388
	Residual Land Value (£ per hectare)						
£0	£941,432	£1,257,595	£1,573,063	£1,889,226	£2,204,694	£2,520,858	£2,836,326
£25	£902,730	£1,218,892	£1,534,360	£1,850,523	£2,165,992	£2,482,155	£2,797,623
£50	£864,027	£1,180,190	£1,495,657	£1,811,821	£2,127,289	£2,443,452	£2,758,921
£75	£825,324	£1,141,487	£1,456,955	£1,773,118	£2,088,586	£2,404,750	£2,720,218
£100	£786,621	£1,102,784	£1,418,252	£1,734,415	£2,049,884	£2,366,047	£2,681,515
£125	£747,919	£1,064,081	£1,379,549	£1,695,713	£2,011,181	£2,327,344	£2,642,813
£150	£709,216	£1,025,379	£1,340,847	£1,657,010	£1,972,478	£2,288,642	£2,604,110
£175	£670,513	£986,676	£1,302,144	£1,618,307	£1,933,776	£2,249,939	£2,565,408
£200	£631,810	£947,973	£1,263,441	£1,579,605	£1,895,073	£2,211,236	£2,526,705
£225	£593,107	£909,270	£1,224,739	£1,540,902	£1,856,370	£2,172,534	£2,488,002
£250	£554,405	£870,568	£1,186,036	£1,502,199	£1,817,668	£2,133,831	£2,449,300
£275	£515,702	£831,865	£1,147,333	£1,463,497	£1,778,965	£2,095,129	£2,410,597
£300	£476,999	£793,162	£1,108,631	£1,424,794	£1,740,262	£2,056,426	£2,371,894
£325	£438,296	£754,459	£1,069,928	£1,386,091	£1,701,560	£2,017,723	£2,333,192
£350	£399,593	£715,757	£1,031,225	£1,347,389	£1,662,857	£1,979,021	£2,294,489
£375	£360,891	£677,054	£992,522	£1,308,686	£1,624,154	£1,940,318	£2,255,786
£400	£322,188	£638,351	£953,820	£1,269,983	£1,585,452	£1,901,615	£2,217,084
£425	£283,485	£599,648	£915,117	£1,231,281	£1,546,749	£1,862,913	£2,178,381
£450	£244,782	£560,946	£876,414	£1,192,578	£1,508,047	£1,824,210	£2,139,679
£475	£206,080	£522,243	£837,712	£1,153,875	£1,469,344	£1,785,507	£2,100,976
£500	£167,377	£483,540	£799,009	£1,115,173	£1,430,641	£1,746,805	£2,062,273

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£2,712,919	£3,679,040	£4,643,037	£5,609,154	£6,573,151	£7,539,272	£8,503,269
£25	£2,597,617	£3,563,738	£4,527,735	£5,493,853	£6,457,849	£7,423,970	£8,387,967
£50	£2,482,315	£3,448,436	£4,412,433	£5,378,551	£6,342,548	£7,308,668	£8,272,666
£75	£2,367,013	£3,333,134	£4,297,131	£5,263,249	£6,227,246	£7,193,367	£8,157,364
£100	£2,251,711	£3,217,832	£4,181,830	£5,147,948	£6,111,944	£7,078,065	£8,042,062
£125	£2,136,410	£3,102,531	£4,066,528	£5,032,646	£5,996,643	£6,962,764	£7,926,761
£150	£2,021,108	£2,987,229	£3,951,226	£4,917,344	£5,881,341	£6,847,462	£7,811,459
£175	£1,905,806	£2,871,927	£3,835,924	£4,802,043	£5,766,040	£6,732,160	£7,696,158
£200	£1,790,504	£2,756,625	£3,720,622	£4,686,741	£5,650,738	£6,616,859	£7,580,856
£225	£1,675,202	£2,641,323	£3,605,320	£4,571,439	£5,535,436	£6,501,557	£7,465,555
£250	£1,559,900	£2,526,021	£3,490,018	£4,456,138	£5,420,135	£6,386,256	£7,350,253
£275	£1,444,598	£2,410,719	£3,374,717	£4,340,836	£5,304,833	£6,270,954	£7,234,951
£300	£1,329,296	£2,295,417	£3,259,415	£4,225,534	£5,189,531	£6,155,652	£7,119,650
£325	£1,213,994	£2,180,115	£3,144,113	£4,110,233	£5,074,230	£6,040,351	£7,004,348
£350	£1,098,692	£2,064,813	£3,028,811	£3,994,931	£4,958,928	£5,925,049	£6,889,047
£375	£983,391	£1,949,512	£2,913,509	£3,879,629	£4,843,627	£5,809,748	£6,773,745
£400	£868,089	£1,834,210	£2,798,207	£3,764,328	£4,728,325	£5,694,446	£6,658,443
£425	£752,787	£1,718,908	£2,682,905	£3,649,026	£4,613,023	£5,579,144	£6,543,142
£450	£637,485	£1,603,606	£2,567,604	£3,533,724	£4,497,722	£5,463,843	£6,427,840
£475	£522,183	£1,488,304	£2,452,302	£3,418,423	£4,382,420	£5,348,541	£6,312,539
£500	£406,881	£1,373,002	£2,337,000	£3,303,121	£4,267,119	£5,233,240	£6,197,237
	Residual Land Value (£ per hectare)						
£0	£834,744	£1,132,012	£1,428,627	£1,725,894	£2,022,508	£2,319,776	£2,616,390
£25	£799,267	£1,096,535	£1,393,149	£1,690,416	£1,987,031	£2,284,298	£2,580,913
£50	£763,789	£1,061,057	£1,357,672	£1,654,939	£1,951,553	£2,248,821	£2,545,436
£75	£728,312	£1,025,580	£1,322,194	£1,619,461	£1,916,076	£2,213,344	£2,509,958
£100	£692,834	£990,102	£1,286,717	£1,583,984	£1,880,598	£2,177,866	£2,474,481
£125	£657,357	£954,625	£1,251,239	£1,548,506	£1,845,121	£2,142,389	£2,439,003
£150	£621,879	£919,147	£1,215,762	£1,513,029	£1,809,643	£2,106,911	£2,403,526
£175	£586,402	£883,670	£1,180,284	£1,477,552	£1,774,166	£2,071,434	£2,368,049
£200	£550,924	£848,192	£1,144,807	£1,442,074	£1,738,689	£2,035,957	£2,332,571
£225	£515,447	£812,715	£1,109,329	£1,406,597	£1,703,211	£2,000,479	£2,297,094
£250	£479,969	£777,237	£1,073,852	£1,371,119	£1,667,734	£1,965,002	£2,261,616
£275	£444,492	£741,760	£1,038,374	£1,335,642	£1,632,256	£1,929,524	£2,226,139
£300	£409,014	£706,282	£1,002,897	£1,300,164	£1,596,779	£1,894,047	£2,190,661
£325	£373,537	£670,805	£967,419	£1,264,687	£1,561,302	£1,858,569	£2,155,184
£350	£338,059	£635,327	£931,942	£1,229,210	£1,525,824	£1,823,092	£2,119,707
£375	£302,582	£599,850	£896,464	£1,193,732	£1,490,347	£1,787,615	£2,084,229
£400	£267,104	£564,372	£860,987	£1,158,255	£1,454,869	£1,752,137	£2,048,752
£425	£231,627	£528,895	£825,509	£1,122,777	£1,419,392	£1,716,660	£2,013,274
£450	£196,149	£493,417	£790,032	£1,087,300	£1,383,914	£1,681,182	£1,977,797
£475	£160,672	£457,940	£754,554	£1,051,822	£1,348,437	£1,645,705	£1,942,320
£500	£125,194	£422,462	£719,077	£1,016,345	£1,312,960	£1,610,228	£1,906,842

50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	<b>£4,000</b>	<b>£4,250</b>	<b>£4,500</b>	<b>£4,750</b>	<b>£5,000</b>	<b>£5,250</b>	<b>£5,500</b>
	Residual Land Value (£)						
£0	£2,024,759	£2,858,574	£3,690,556	£4,524,369	£5,356,348	£6,190,162	£7,022,145
£25	£1,930,253	£2,764,236	£3,596,218	£4,430,031	£5,262,010	£6,095,825	£6,927,807
£50	£1,835,746	£2,669,898	£3,501,880	£4,335,693	£5,167,673	£6,001,487	£6,833,469
£75	£1,741,240	£2,575,560	£3,407,542	£4,241,356	£5,073,335	£5,907,149	£6,739,132
£100	£1,646,734	£2,481,222	£3,313,204	£4,147,018	£4,978,997	£5,812,812	£6,644,794
£125	£1,552,227	£2,386,885	£3,218,866	£4,052,680	£4,884,660	£5,718,474	£6,550,457
£150	£1,457,721	£2,292,547	£3,124,529	£3,958,342	£4,790,322	£5,624,137	£6,456,119
£175	£1,363,214	£2,198,209	£3,030,191	£3,864,004	£4,695,984	£5,529,799	£6,361,781
£200	£1,268,708	£2,103,871	£2,935,853	£3,769,667	£4,601,647	£5,435,462	£6,267,444
£225	£1,174,201	£2,009,533	£2,841,515	£3,675,329	£4,507,309	£5,341,124	£6,173,106
£250	£1,079,695	£1,915,195	£2,747,177	£3,580,991	£4,412,972	£5,246,786	£6,078,769
£275	£985,188	£1,820,857	£2,652,839	£3,486,653	£4,318,634	£5,152,449	£5,984,431
£300	£890,682	£1,726,519	£2,558,501	£3,392,316	£4,224,296	£5,058,111	£5,890,094
£325	£796,176	£1,632,181	£2,464,163	£3,297,978	£4,129,959	£4,963,774	£5,795,756
£350	£701,669	£1,537,843	£2,369,826	£3,203,640	£4,035,621	£4,869,436	£5,701,418
£375	£607,163	£1,443,505	£2,275,488	£3,109,302	£3,941,284	£4,775,098	£5,607,081
£400	£512,656	£1,349,168	£2,181,150	£3,014,964	£3,846,946	£4,680,761	£5,512,743
£425	£418,150	£1,254,830	£2,086,812	£2,920,627	£3,752,608	£4,586,423	£5,418,406
£450	£323,643	£1,160,492	£1,992,474	£2,826,289	£3,658,271	£4,492,086	£5,324,068
£475	£229,137	£1,066,154	£1,898,136	£2,731,951	£3,563,933	£4,397,748	£5,229,730
£500	£134,630	£971,816	£1,803,798	£2,637,613	£3,469,596	£4,303,411	£5,135,393
	Residual Land Value (£ per hectare)						
£0	£623,003	£879,561	£1,135,556	£1,392,114	£1,648,107	£1,904,665	£2,160,660
£25	£593,924	£850,534	£1,106,529	£1,363,086	£1,619,080	£1,875,638	£2,131,633
£50	£564,845	£821,507	£1,077,502	£1,334,059	£1,590,053	£1,846,611	£2,102,606
£75	£535,766	£792,480	£1,048,475	£1,305,032	£1,561,026	£1,817,584	£2,073,579
£100	£506,687	£763,453	£1,019,447	£1,276,005	£1,531,999	£1,788,558	£2,044,552
£125	£477,608	£734,426	£990,420	£1,246,978	£1,502,972	£1,759,531	£2,015,525
£150	£448,529	£705,399	£961,393	£1,217,951	£1,473,945	£1,730,504	£1,986,498
£175	£419,451	£676,372	£932,366	£1,188,924	£1,444,918	£1,701,477	£1,957,471
£200	£390,372	£647,345	£903,339	£1,159,897	£1,415,891	£1,672,450	£1,928,444
£225	£361,293	£618,318	£874,312	£1,130,870	£1,386,864	£1,643,423	£1,899,417
£250	£332,214	£589,291	£845,285	£1,101,843	£1,357,837	£1,614,396	£1,870,390
£275	£303,135	£560,264	£816,258	£1,072,816	£1,328,810	£1,585,369	£1,841,363
£300	£274,056	£531,237	£787,231	£1,043,789	£1,299,784	£1,556,342	£1,812,336
£325	£244,977	£502,210	£758,204	£1,014,762	£1,270,757	£1,527,315	£1,783,310
£350	£215,898	£473,183	£729,177	£985,735	£1,241,730	£1,498,288	£1,754,283
£375	£186,819	£444,156	£700,150	£956,708	£1,212,703	£1,469,261	£1,725,256
£400	£157,740	£415,128	£671,123	£927,681	£1,183,676	£1,440,234	£1,696,229
£425	£128,661	£386,101	£642,096	£898,654	£1,154,649	£1,411,207	£1,667,202
£450	£99,583	£357,074	£613,069	£869,627	£1,125,622	£1,382,180	£1,638,175
£475	£70,504	£328,047	£584,042	£840,600	£1,096,595	£1,353,153	£1,609,148
£500	£41,425	£299,020	£555,015	£811,573	£1,067,568	£1,324,126	£1,580,121

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)



**West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2n: 250 Mixed Greenfield**

Development Scenario	250 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	6.25
Gross Land Area (ha)	8.13

\*based on residential net developable area

35% AH (Low Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£4,404,204	£7,690,252	£10,815,599	£13,791,329	£16,622,983	£19,321,643	£21,898,392
£25	£4,081,456	£7,377,888	£10,503,236	£13,478,966	£16,310,619	£19,009,279	£21,586,029
£50	£3,758,709	£7,065,525	£10,190,873	£13,166,602	£15,998,256	£18,696,916	£21,273,665
£75	£3,435,961	£6,753,162	£9,878,509	£12,854,239	£15,685,893	£18,384,553	£20,961,302
£100	£3,113,214	£6,440,798	£9,566,146	£12,541,876	£15,373,529	£18,072,189	£20,648,939
£125	£2,790,467	£6,128,435	£9,253,783	£12,229,512	£15,061,166	£17,759,826	£20,336,575
£150	£2,467,719	£5,816,072	£8,941,419	£11,917,149	£14,748,803	£17,447,463	£20,024,212
£175	£2,144,972	£5,503,708	£8,629,056	£11,604,786	£14,436,439	£17,135,099	£19,711,849
£200	£1,822,225	£5,191,345	£8,316,693	£11,292,422	£14,124,076	£16,822,736	£19,399,485
£225	£1,499,477	£4,878,982	£8,004,329	£10,980,059	£13,811,713	£16,510,373	£19,087,122
£250	£1,176,730	£4,566,618	£7,691,966	£10,667,696	£13,499,349	£16,198,009	£18,774,759
£275	£853,982	£4,254,255	£7,379,603	£10,355,333	£13,186,986	£15,885,646	£18,462,395
£300	£531,235	£3,941,892	£7,067,239	£10,042,969	£12,874,623	£15,573,283	£18,150,032
£325	£208,488	£3,629,528	£6,754,876	£9,730,606	£12,562,259	£15,260,919	£17,837,669
£350	£-114,260	£3,317,165	£6,442,513	£9,418,243	£12,249,896	£14,948,556	£17,525,305
£375	£-437,007	£3,004,802	£6,130,149	£9,105,879	£11,937,533	£14,636,193	£17,212,942
£400	£-759,755	£2,692,438	£5,817,786	£8,793,516	£11,625,169	£14,323,829	£16,900,579
£425	£-1,082,502	£2,380,075	£5,505,423	£8,481,153	£11,312,806	£14,011,466	£16,588,215
£450	£-1,405,249	£2,067,712	£5,193,059	£8,168,789	£11,000,443	£13,699,103	£16,275,852
£475	£-1,727,997	£1,755,348	£4,880,696	£7,856,426	£10,688,079	£13,386,740	£15,963,489
£500	£-2,050,744	£1,442,985	£4,568,333	£7,544,063	£10,375,716	£13,074,376	£15,651,125
	Residual Land Value (£ per hectare)						
£0	£542,056	£946,493	£1,331,151	£1,697,394	£2,045,906	£2,378,048	£2,695,187
£25	£502,333	£908,048	£1,292,706	£1,658,950	£2,007,461	£2,339,604	£2,656,742
£50	£462,610	£869,603	£1,254,261	£1,620,505	£1,969,016	£2,301,159	£2,618,297
£75	£422,888	£831,158	£1,215,817	£1,582,060	£1,930,571	£2,262,714	£2,579,853
£100	£383,165	£792,714	£1,177,372	£1,543,615	£1,892,127	£2,224,269	£2,541,408
£125	£343,442	£754,269	£1,138,927	£1,505,171	£1,853,682	£2,185,825	£2,502,963
£150	£303,719	£715,824	£1,100,482	£1,466,726	£1,815,237	£2,147,380	£2,464,518
£175	£263,997	£677,379	£1,062,038	£1,428,281	£1,776,793	£2,108,935	£2,426,074
£200	£224,274	£638,935	£1,023,593	£1,389,837	£1,738,348	£2,070,491	£2,387,629
£225	£184,551	£600,490	£985,148	£1,351,392	£1,699,903	£2,032,046	£2,349,184
£250	£144,828	£562,045	£946,704	£1,312,947	£1,661,458	£1,993,601	£2,310,740
£275	£105,106	£523,601	£908,259	£1,274,502	£1,623,014	£1,955,156	£2,272,295
£300	£65,383	£485,156	£869,814	£1,236,058	£1,584,569	£1,916,712	£2,233,850
£325	£25,660	£446,711	£831,369	£1,197,613	£1,546,124	£1,878,267	£2,195,405
£350	£-14,063	£408,266	£792,925	£1,159,168	£1,507,680	£1,839,822	£2,156,961
£375	£-53,785	£369,822	£754,480	£1,120,724	£1,469,235	£1,801,378	£2,118,516
£400	£-93,508	£331,377	£716,035	£1,082,279	£1,430,790	£1,762,933	£2,080,071
£425	£-133,231	£292,932	£677,590	£1,043,834	£1,392,345	£1,724,488	£2,041,627
£450	£-172,954	£254,488	£639,146	£1,005,389	£1,353,901	£1,686,043	£2,003,182
£475	£-212,677	£216,043	£600,701	£966,945	£1,315,456	£1,647,599	£1,964,737
£500	£-252,399	£177,598	£562,256	£928,500	£1,277,011	£1,609,154	£1,926,292

40% AH (Medium Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£5,944,069	£8,310,968	£10,672,642	£13,039,530	£15,401,215	£17,768,103	£20,129,788
£25	£5,656,791	£8,023,760	£10,385,436	£12,752,323	£15,114,009	£17,480,896	£19,842,582
£50	£5,369,512	£7,736,553	£10,098,229	£12,465,116	£14,826,802	£17,193,689	£19,555,375
£75	£5,082,233	£7,449,346	£9,811,022	£12,177,910	£14,539,595	£16,906,483	£19,268,168
£100	£4,794,955	£7,162,139	£9,523,816	£11,890,703	£14,252,389	£16,619,276	£18,980,962
£125	£4,507,676	£6,874,932	£9,236,609	£11,603,497	£13,965,182	£16,332,070	£18,693,755
£150	£4,220,398	£6,587,725	£8,949,403	£11,316,290	£13,677,976	£16,044,863	£18,406,549
£175	£3,933,119	£6,300,518	£8,662,196	£11,029,084	£13,390,769	£15,757,657	£18,119,342
£200	£3,645,840	£6,013,311	£8,374,990	£10,741,877	£13,103,563	£15,470,450	£17,832,136
£225	£3,358,562	£5,726,104	£8,087,783	£10,454,671	£12,816,356	£15,183,244	£17,544,929
£250	£3,071,283	£5,438,897	£7,800,577	£10,167,464	£12,529,150	£14,896,037	£17,257,723
£275	£2,784,005	£5,151,689	£7,513,370	£9,880,258	£12,241,943	£14,608,831	£16,970,516
£300	£2,496,726	£4,864,482	£7,226,164	£9,593,051	£11,954,736	£14,321,624	£16,683,309
£325	£2,209,448	£4,577,275	£6,938,957	£9,305,844	£11,667,530	£14,034,417	£16,396,103
£350	£1,922,169	£4,290,068	£6,651,750	£9,018,638	£11,380,323	£13,747,211	£16,108,896
£375	£1,634,890	£4,002,861	£6,364,544	£8,731,431	£11,093,117	£13,460,004	£15,821,690
£400	£1,347,612	£3,715,654	£6,077,337	£8,444,225	£10,805,910	£13,172,798	£15,534,483
£425	£1,060,333	£3,428,447	£5,790,131	£8,157,018	£10,518,704	£12,885,591	£15,247,277
£450	£773,055	£3,141,240	£5,502,924	£7,869,812	£10,231,497	£12,598,385	£14,960,070
£475	£485,776	£2,854,033	£5,215,718	£7,582,605	£9,944,291	£12,311,178	£14,672,864
£500	£198,498	£2,566,826	£4,928,511	£7,295,399	£9,657,084	£12,023,972	£14,385,657
	Residual Land Value (£ per hectare)						
£0	£731,578	£1,022,888	£1,313,556	£1,604,865	£1,895,534	£2,186,843	£2,477,512
£25	£696,220	£987,540	£1,278,207	£1,569,517	£1,860,186	£2,151,495	£2,442,164
£50	£660,863	£952,191	£1,242,859	£1,534,168	£1,824,837	£2,116,146	£2,406,815
£75	£625,506	£916,843	£1,207,510	£1,498,820	£1,789,489	£2,080,798	£2,371,467
£100	£590,148	£881,494	£1,172,162	£1,463,471	£1,754,140	£2,045,449	£2,336,118
£125	£554,791	£846,145	£1,136,813	£1,428,123	£1,718,792	£2,010,101	£2,300,770
£150	£519,434	£810,797	£1,101,465	£1,392,774	£1,683,443	£1,974,752	£2,265,421
£175	£484,076	£775,448	£1,066,116	£1,357,426	£1,648,095	£1,939,404	£2,230,073
£200	£448,719	£740,100	£1,030,768	£1,322,077	£1,612,746	£1,904,055	£2,194,724
£225	£413,361	£704,751	£995,419	£1,286,729	£1,577,398	£1,868,707	£2,159,376
£250	£378,004	£669,403	£960,071	£1,251,380	£1,542,049	£1,833,358	£2,124,027
£275	£342,647	£634,054	£924,722	£1,216,032	£1,506,701	£1,798,010	£2,088,679
£300	£307,289	£598,706	£889,374	£1,180,683	£1,471,352	£1,762,661	£2,053,330
£325	£271,932	£563,357	£854,025	£1,145,335	£1,436,004	£1,727,313	£2,017,982
£350	£236,575	£528,008	£818,677	£1,109,986	£1,400,655	£1,691,964	£1,982,633
£375	£201,217	£492,660	£783,328	£1,074,638	£1,365,307	£1,656,616	£1,947,285
£400	£165,860	£457,311	£747,980	£1,039,289	£1,329,958	£1,621,267	£1,911,936
£425	£130,503	£421,963	£712,631	£1,003,941	£1,294,610	£1,585,919	£1,876,588
£450	£95,145	£386,614	£677,283	£968,592	£1,259,261	£1,550,570	£1,841,239
£475	£59,788	£351,266	£641,934	£933,244	£1,223,913	£1,515,222	£1,805,891
£500	£24,430	£315,917	£606,586	£897,895	£1,188,564	£1,479,873	£1,770,542

50% AH (High Value Zone)	Value Level 1	Value Level 2	Value Level 3	Value Level 4	Value Level 5	Value Level 6	Value Level 7
CIL Test £ per sq. m.	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500
	Residual Land Value (£)						
£0	£4,178,136	£6,430,408	£8,272,781	£10,322,333	£12,367,395	£14,416,962	£16,462,024
£25	£3,940,088	£6,195,611	£8,037,984	£10,087,536	£12,132,598	£14,182,165	£16,227,228
£50	£3,702,040	£5,960,814	£7,803,186	£9,852,739	£11,897,802	£13,947,369	£15,992,431
£75	£3,463,992	£5,726,018	£7,568,389	£9,617,943	£11,663,005	£13,712,572	£15,757,634
£100	£3,225,944	£5,491,221	£7,333,592	£9,383,146	£11,428,208	£13,477,775	£15,522,838
£125	£2,987,896	£5,256,425	£7,098,794	£9,148,350	£11,193,412	£13,242,979	£15,288,041
£150	£2,749,848	£5,021,628	£6,863,997	£8,913,553	£10,958,615	£13,008,182	£15,053,245
£175	£2,511,800	£4,786,831	£6,629,200	£8,678,756	£10,723,819	£12,773,386	£14,818,448
£200	£2,273,751	£4,552,035	£6,394,402	£8,443,960	£10,489,022	£12,538,589	£14,583,651
£225	£2,035,703	£4,317,238	£6,159,605	£8,209,163	£10,254,226	£12,303,792	£14,348,855
£250	£1,797,655	£4,082,442	£5,924,807	£7,974,367	£10,019,429	£12,068,996	£14,114,058
£275	£1,559,607	£3,847,645	£5,690,010	£7,739,570	£9,784,632	£11,834,199	£13,879,262
£300	£1,321,559	£3,612,849	£5,455,213	£7,504,773	£9,549,836	£11,599,403	£13,644,465
£325	£1,083,511	£3,378,052	£5,220,415	£7,269,977	£9,315,039	£11,364,606	£13,409,668
£350	£845,463	£3,143,255	£4,985,618	£7,035,180	£9,080,243	£11,129,809	£13,174,872
£375	£607,415	£2,908,459	£4,750,821	£6,800,384	£8,845,446	£10,895,013	£12,940,075
£400	£369,367	£2,673,662	£4,516,023	£6,565,587	£8,610,649	£10,660,216	£12,705,279
£425	£131,319	£2,438,866	£4,281,226	£6,330,790	£8,375,853	£10,425,420	£12,470,482
£450	£-106,730	£2,204,069	£4,046,428	£6,095,994	£8,141,056	£10,190,623	£12,235,685
£475	£-344,778	£1,969,272	£3,811,631	£5,861,197	£7,906,260	£9,955,827	£12,000,889
£500	£-582,826	£1,734,476	£3,576,834	£5,626,401	£7,671,463	£9,721,030	£11,766,092
	Residual Land Value (£ per hectare)						
£0	£514,232	£791,435	£1,018,188	£1,270,441	£1,522,141	£1,774,395	£2,026,095
£25	£484,934	£762,537	£989,290	£1,241,543	£1,493,243	£1,745,497	£1,997,197
£50	£455,636	£733,639	£960,392	£1,212,645	£1,464,345	£1,716,599	£1,968,299
£75	£426,337	£704,741	£931,494	£1,183,747	£1,435,447	£1,687,701	£1,939,401
£100	£397,039	£675,843	£902,596	£1,154,849	£1,406,549	£1,658,803	£1,910,503
£125	£367,741	£646,945	£873,698	£1,125,951	£1,377,651	£1,629,905	£1,881,605
£150	£338,443	£618,047	£844,800	£1,097,053	£1,348,753	£1,601,007	£1,852,707
£175	£309,145	£589,148	£815,901	£1,068,155	£1,319,855	£1,572,109	£1,823,809
£200	£279,846	£560,250	£787,003	£1,039,257	£1,290,957	£1,543,211	£1,794,911
£225	£250,548	£531,352	£758,105	£1,010,359	£1,262,059	£1,514,313	£1,766,013
£250	£221,250	£502,454	£729,207	£981,461	£1,233,160	£1,485,415	£1,737,115
£275	£191,952	£473,556	£700,309	£952,562	£1,204,262	£1,456,517	£1,708,217
£300	£162,653	£444,658	£671,411	£923,664	£1,175,364	£1,427,619	£1,679,319
£325	£133,355	£415,760	£642,513	£894,766	£1,146,466	£1,398,721	£1,650,421
£350	£104,057	£386,862	£613,615	£865,868	£1,117,568	£1,369,823	£1,621,523
£375	£74,759	£357,964	£584,716	£836,970	£1,088,670	£1,340,925	£1,592,625
£400	£45,461	£329,066	£555,818	£808,072	£1,059,772	£1,312,027	£1,563,727
£425	£16,162	£300,168	£526,920	£779,174	£1,030,874	£1,283,129	£1,534,829
£450	£-13,136	£271,270	£498,022	£750,276	£1,001,976	£1,254,231	£1,505,931
£475	£-42,434	£242,372	£469,124	£721,378	£973,078	£1,225,333	£1,477,033
£500	£-71,732	£213,474	£440,226	£692,480	£944,180	£1,196,434	£1,448,134

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 3 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)



West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2o: 30 Flats Sheltered PDL

Development Scenario	30 Flats Sheltered
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.20
Gross Land Area (ha)	0.23

\*based on residential net developable area

0% AH (Low Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	£636,292	£944,165	£1,251,178	£1,558,192	£2,172,218	£2,786,245
£25	£581,354	£890,939	£1,198,894	£1,505,970	£2,119,996	£2,734,023
£50	£526,416	£837,712	£1,146,610	£1,453,747	£2,067,774	£2,681,801
£75	£471,478	£784,485	£1,094,325	£1,401,525	£2,015,552	£2,629,578
£100	£416,539	£731,259	£1,042,041	£1,349,303	£1,963,330	£2,577,356
£125	£361,601	£678,032	£989,756	£1,297,081	£1,911,107	£2,525,134
£150	£306,663	£624,805	£937,472	£1,244,859	£1,858,885	£2,472,912
£175	£251,725	£571,579	£885,187	£1,192,636	£1,806,663	£2,420,690
£200	£196,787	£518,352	£832,903	£1,140,414	£1,754,441	£2,368,467
£225	£141,849	£465,126	£780,619	£1,088,192	£1,702,219	£2,316,245
£250	£86,911	£411,899	£728,334	£1,035,970	£1,649,996	£2,264,023
£275	£31,973	£358,672	£676,050	£983,748	£1,597,774	£2,211,801
£300	£-22,965	£305,446	£623,765	£931,526	£1,545,552	£2,159,579
£325	£-77,903	£252,219	£571,481	£879,303	£1,493,330	£2,107,356
£350	£-132,842	£198,992	£519,196	£827,081	£1,441,108	£2,055,134
£375	£-187,780	£145,766	£466,912	£774,859	£1,388,886	£2,002,912
£400	£-242,718	£92,539	£414,627	£722,637	£1,336,663	£1,950,690
£425	£-297,656	£39,313	£362,343	£670,415	£1,284,441	£1,898,468
£450	£-352,594	£-13,914	£310,059	£618,192	£1,232,219	£1,846,246
£475	£-407,532	£-67,141	£257,774	£565,970	£1,179,997	£1,794,023
£500	£-462,470	£-120,367	£205,490	£513,748	£1,127,775	£1,741,801
Residual Land Value (£ per hectare)						
£0	£2,766,487	£4,105,066	£5,439,906	£6,774,747	£9,444,427	£12,114,108
£25	£2,527,625	£3,873,646	£5,212,583	£6,547,694	£9,217,374	£11,887,055
£50	£2,288,764	£3,642,226	£4,985,259	£6,320,641	£8,990,321	£11,660,002
£75	£2,049,903	£3,410,806	£4,757,935	£6,093,588	£8,763,268	£11,432,949
£100	£1,811,041	£3,179,386	£4,530,612	£5,866,535	£8,536,216	£11,205,896
£125	£1,572,180	£2,947,965	£4,303,288	£5,639,482	£8,309,163	£10,978,843
£150	£1,333,319	£2,716,545	£4,075,964	£5,412,429	£8,082,110	£10,751,790
£175	£1,094,457	£2,485,125	£3,848,641	£5,185,376	£7,855,057	£10,524,737
£200	£855,596	£2,253,705	£3,621,317	£4,958,323	£7,628,004	£10,297,684
£225	£616,735	£2,022,285	£3,393,994	£4,731,270	£7,400,951	£10,070,631
£250	£377,873	£1,790,865	£3,166,670	£4,504,217	£7,173,898	£9,843,578
£275	£139,012	£1,559,445	£2,939,346	£4,277,164	£6,946,845	£9,616,525
£300	£-99,849	£1,328,025	£2,712,023	£4,050,111	£6,719,792	£9,389,472
£325	£-338,711	£1,096,604	£2,484,699	£3,823,058	£6,492,739	£9,162,419
£350	£-577,572	£865,184	£2,257,375	£3,596,005	£6,265,686	£8,935,367
£375	£-816,433	£633,764	£2,030,052	£3,368,952	£6,038,633	£8,708,314
£400	£-1,055,294	£402,344	£1,802,728	£3,141,899	£5,811,580	£8,481,261
£425	£-1,294,156	£170,924	£1,575,404	£2,914,846	£5,584,527	£8,254,208
£450	£-1,533,017	£-60,496	£1,348,081	£2,687,793	£5,357,474	£8,027,155
£475	£-1,771,878	£-291,916	£1,120,757	£2,460,740	£5,130,421	£7,800,102
£500	£-2,010,740	£-523,336	£893,433	£2,233,687	£4,903,368	£7,573,049

35% AH (Low Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	£-199,535	£62,387	£307,986	£547,519	£1,026,587	£1,505,655
£25	£-236,547	£25,794	£272,511	£513,367	£993,513	£1,472,581
£50	£-273,559	£-10,799	£237,037	£479,215	£960,439	£1,439,507
£75	£-310,570	£-47,392	£201,563	£445,063	£927,365	£1,406,433
£100	£-347,582	£-83,984	£166,089	£410,911	£894,291	£1,373,359
£125	£-384,594	£-120,577	£130,614	£376,759	£861,217	£1,340,285
£150	£-421,605	£-157,170	£95,140	£342,607	£828,143	£1,307,211
£175	£-458,617	£-193,763	£59,666	£308,454	£795,069	£1,274,137
£200	£-495,628	£-230,356	£24,192	£274,302	£761,995	£1,241,062
£225	£-532,640	£-266,949	£-11,282	£240,150	£728,921	£1,207,988
£250	£-569,652	£-303,541	£-46,757	£205,998	£695,847	£1,174,914
£275	£-606,663	£-340,134	£-82,231	£171,846	£662,773	£1,141,840
£300	£-643,675	£-376,727	£-117,705	£137,694	£629,699	£1,108,766
£325	£-680,686	£-413,320	£-153,179	£103,542	£596,625	£1,075,692
£350	£-717,698	£-449,913	£-188,654	£69,390	£563,550	£1,042,618
£375	£-754,710	£-486,506	£-224,128	£35,237	£530,476	£1,009,544
£400	£-791,721	£-523,098	£-259,602	£1,085	£497,402	£976,470
£425	£-828,733	£-559,691	£-295,076	£-33,067	£464,328	£943,396
£450	£-865,745	£-596,284	£-330,551	£-67,219	£431,254	£910,322
£475	£-902,756	£-632,877	£-366,025	£-101,371	£398,180	£877,248
£500	£-939,768	£-669,470	£-401,499	£-135,523	£365,106	£844,174
Residual Land Value (£ per hectare)						
£0	£-867,545	£271,247	£1,339,068	£2,380,519	£4,463,422	£6,546,326
£25	£-1,028,465	£112,148	£1,184,832	£2,232,032	£4,319,622	£6,402,525
£50	£-1,189,386	£-46,951	£1,030,596	£2,083,544	£4,175,822	£6,258,725
£75	£-1,350,306	£-206,051	£876,360	£1,935,057	£4,032,022	£6,114,925
£100	£-1,511,226	£-365,150	£722,125	£1,786,569	£3,888,222	£5,971,125
£125	£-1,672,146	£-524,249	£567,889	£1,638,082	£3,744,421	£5,827,324
£150	£-1,833,066	£-683,348	£413,653	£1,489,594	£3,600,621	£5,683,524
£175	£-1,993,986	£-842,447	£259,417	£1,341,107	£3,456,821	£5,539,724
£200	£-2,154,906	£-1,001,547	£105,182	£1,192,619	£3,313,021	£5,395,924
£225	£-2,315,826	£-1,160,646	£-49,054	£1,044,131	£3,169,220	£5,252,124
£250	£-2,476,746	£-1,319,745	£-203,290	£895,644	£3,025,420	£5,108,323
£275	£-2,637,666	£-1,478,844	£-357,526	£747,156	£2,881,620	£4,964,523
£300	£-2,798,586	£-1,637,944	£-511,762	£598,669	£2,737,820	£4,820,723
£325	£-2,959,506	£-1,797,043	£-665,997	£450,181	£2,594,020	£4,676,923
£350	£-3,120,427	£-1,956,142	£-820,233	£301,694	£2,450,219	£4,533,123
£375	£-3,281,347	£-2,115,241	£-974,469	£153,206	£2,306,419	£4,389,322
£400	£-3,442,267	£-2,274,341	£-1,128,705	£4,719	£2,162,619	£4,245,522
£425	£-3,603,187	£-2,433,440	£-1,282,940	£-143,769	£2,018,819	£4,101,722
£450	£-3,764,107	£-2,592,539	£-1,437,176	£-292,256	£1,875,019	£3,957,922
£475	£-3,925,027	£-2,751,638	£-1,591,412	£-440,744	£1,731,218	£3,814,121
£500	£-4,085,947	£-2,910,738	£-1,745,648	£-589,231	£1,587,418	£3,670,321



40% AH (Medium Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	-£302,881	-£48,055	£192,700	£423,599	£882,191	£1,340,783
£25	-£338,013	-£82,984	£158,586	£390,708	£850,858	£1,309,450
£50	-£373,145	-£117,913	£124,472	£357,817	£819,525	£1,278,116
£75	-£408,276	-£152,842	£90,358	£324,926	£788,191	£1,246,783
£100	-£443,408	-£187,771	£56,244	£292,035	£756,858	£1,215,450
£125	-£478,540	-£222,700	£22,130	£259,144	£725,525	£1,184,116
£150	-£513,671	-£257,629	-£11,984	£226,253	£694,192	£1,152,783
£175	-£548,803	-£292,558	-£46,098	£193,362	£662,858	£1,121,450
£200	-£583,934	-£327,487	-£80,213	£160,471	£631,525	£1,090,117
£225	-£619,066	-£362,416	-£114,327	£127,580	£600,192	£1,058,783
£250	-£654,198	-£397,345	-£148,441	£94,689	£568,859	£1,027,450
£275	-£689,329	-£432,274	-£182,555	£61,798	£537,525	£996,117
£300	-£724,461	-£467,203	-£216,669	£28,907	£506,192	£964,783
£325	-£759,593	-£502,132	-£250,783	-£3,983	£474,859	£933,450
£350	-£794,724	-£537,062	-£284,897	-£36,874	£443,526	£902,117
£375	-£829,856	-£571,991	-£319,011	-£69,765	£412,193	£870,783
£400	-£864,987	-£606,920	-£353,125	-£102,656	£380,859	£839,450
£425	-£900,119	-£641,849	-£387,239	-£135,547	£349,526	£808,117
£450	-£935,251	-£676,778	-£421,353	-£168,438	£318,193	£776,783
£475	-£970,382	-£711,707	-£455,468	-£201,329	£286,860	£745,450
£500	-£1,005,514	-£746,636	-£489,582	-£234,220	£255,526	£714,117
Residual Land Value (£ per hectare)						
£0	-£1,316,876	-£208,933	£837,827	£1,841,735	£3,835,613	£5,829,492
£25	-£1,469,622	-£360,799	£689,505	£1,698,730	£3,699,382	£5,693,260
£50	-£1,622,368	-£512,664	£541,182	£1,555,726	£3,563,150	£5,557,028
£75	-£1,775,114	-£664,530	£392,860	£1,412,722	£3,426,919	£5,420,796
£100	-£1,927,861	-£816,395	£244,538	£1,269,718	£3,290,687	£5,284,564
£125	-£2,080,607	-£968,261	£96,216	£1,126,714	£3,154,456	£5,148,333
£150	-£2,233,353	-£1,120,126	-£52,106	£983,710	£3,018,224	£5,012,101
£175	-£2,386,099	-£1,271,992	-£200,428	£840,705	£2,881,993	£4,875,869
£200	-£2,538,845	-£1,423,857	-£348,750	£697,701	£2,745,761	£4,739,637
£225	-£2,691,592	-£1,575,723	-£497,072	£554,697	£2,609,530	£4,603,405
£250	-£2,844,338	-£1,727,588	-£645,395	£411,693	£2,473,299	£4,467,174
£275	-£2,997,084	-£1,879,454	-£793,717	£268,689	£2,337,067	£4,330,942
£300	-£3,149,830	-£2,031,319	-£942,039	£125,685	£2,200,836	£4,194,710
£325	-£3,302,576	-£2,183,185	-£1,090,361	-£17,320	£2,064,604	£4,058,478
£350	-£3,455,323	-£2,335,050	-£1,238,683	-£160,324	£1,928,373	£3,922,247
£375	-£3,608,069	-£2,486,916	-£1,387,005	-£303,328	£1,792,141	£3,786,015
£400	-£3,760,815	-£2,638,781	-£1,535,327	-£446,332	£1,655,910	£3,649,783
£425	-£3,913,561	-£2,790,647	-£1,683,649	-£589,336	£1,519,678	£3,513,551
£450	-£4,066,308	-£2,942,512	-£1,831,972	-£732,340	£1,383,447	£3,377,319
£475	-£4,219,054	-£3,094,378	-£1,980,294	-£875,345	£1,247,216	£3,241,088
£500	-£4,371,800	-£3,246,243	-£2,128,616	-£1,018,349	£1,110,984	£3,104,856

50% AH (High Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	-£545,933	-£306,626	-£69,669	£156,676	£586,873	£1,014,383
£25	-£575,324	-£335,879	-£98,747	£128,241	£560,451	£988,272
£50	-£604,715	-£365,132	-£127,824	£99,807	£534,030	£962,161
£75	-£634,105	-£394,385	-£156,902	£71,373	£507,608	£936,050
£100	-£663,496	-£423,639	-£185,979	£42,938	£481,186	£909,939
£125	-£692,887	-£452,892	-£215,057	£14,504	£454,765	£883,828
£150	-£722,278	-£482,145	-£244,134	-£13,931	£428,343	£857,716
£175	-£751,668	-£511,398	-£273,212	-£42,365	£401,921	£831,605
£200	-£781,059	-£540,652	-£302,289	-£70,799	£375,500	£805,494
£225	-£810,450	-£569,905	-£331,367	-£99,234	£349,078	£779,383
£250	-£839,840	-£599,158	-£360,444	-£127,668	£322,656	£753,272
£275	-£869,231	-£628,411	-£389,522	-£156,102	£296,234	£727,161
£300	-£898,622	-£657,664	-£418,599	-£184,537	£269,813	£701,050
£325	-£928,013	-£686,918	-£447,677	-£212,971	£243,391	£674,939
£350	-£957,403	-£716,171	-£476,754	-£241,406	£216,969	£648,828
£375	-£986,794	-£745,424	-£505,832	-£269,840	£190,548	£622,717
£400	-£1,016,185	-£774,677	-£534,909	-£298,274	£164,126	£596,606
£425	-£1,045,576	-£803,931	-£563,987	-£326,709	£137,704	£570,494
£450	-£1,074,966	-£833,184	-£593,064	-£355,143	£111,283	£544,383
£475	-£1,104,357	-£862,437	-£622,142	-£383,577	£84,861	£518,272
£500	-£1,133,748	-£891,690	-£651,219	-£412,012	£58,439	£492,161
Residual Land Value (£ per hectare)						
£0	-£2,373,622	-£1,333,155	-£302,911	£681,198	£2,551,622	£4,410,361
£25	-£2,501,408	-£1,460,343	-£429,335	£557,571	£2,436,745	£4,296,834
£50	-£2,629,194	-£1,587,531	-£555,759	£433,943	£2,321,868	£4,183,308
£75	-£2,756,980	-£1,714,719	-£682,182	£310,315	£2,206,991	£4,069,782
£100	-£2,884,766	-£1,841,907	-£808,606	£186,688	£2,092,115	£3,956,255
£125	-£3,012,551	-£1,969,095	-£935,030	£63,060	£1,977,238	£3,842,729
£150	-£3,140,337	-£2,096,283	-£1,061,454	-£60,568	£1,862,361	£3,729,202
£175	-£3,268,123	-£2,223,471	-£1,187,878	-£184,196	£1,747,484	£3,615,676
£200	-£3,395,909	-£2,350,659	-£1,314,302	-£307,823	£1,632,607	£3,502,149
£225	-£3,523,694	-£2,477,847	-£1,440,726	-£431,451	£1,517,730	£3,388,623
£250	-£3,651,480	-£2,605,035	-£1,567,150	-£555,079	£1,402,853	£3,275,096
£275	-£3,779,266	-£2,732,223	-£1,693,574	-£678,706	£1,287,976	£3,161,570
£300	-£3,907,052	-£2,859,411	-£1,819,998	-£802,334	£1,173,099	£3,048,043
£325	-£4,034,838	-£2,986,599	-£1,946,422	-£925,962	£1,058,222	£2,934,517
£350	-£4,162,623	-£3,113,787	-£2,072,846	-£1,049,589	£943,345	£2,820,990
£375	-£4,290,409	-£3,240,974	-£2,199,269	-£1,173,217	£828,468	£2,707,464
£400	-£4,418,195	-£3,368,162	-£2,325,693	-£1,296,845	£713,591	£2,593,937
£425	-£4,545,981	-£3,495,350	-£2,452,117	-£1,420,472	£598,714	£2,480,411
£450	-£4,673,766	-£3,622,538	-£2,578,541	-£1,544,100	£483,837	£2,366,884
£475	-£4,801,552	-£3,749,726	-£2,704,965	-£1,667,728	£368,960	£2,253,358
£500	-£4,929,338	-£3,876,914	-£2,831,389	-£1,791,355	£254,083	£2,139,831

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUVA+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£800,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values



West Oxfordshire DC - Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2  
Residential Indications: Table 2p: 60 Flats Extra Care PDL

Development Scenario	60 Flats Extra Care
Typical Site Type	PDL
Site Density (dph)*	150.00
Net Land Area (ha)	0.40
Gross Land Area (ha)	0.46

\*based on residential net developable area

0% AH (Low Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	£282,602	£922,802	£1,561,214	£2,199,626	£3,476,451	£4,753,275
£25	£152,817	£797,064	£1,439,293	£2,081,220	£3,359,282	£4,636,106
£50	£23,033	£671,325	£1,317,372	£1,962,813	£3,242,113	£4,518,938
£75	-£106,752	£545,586	£1,195,450	£1,844,406	£3,124,945	£4,401,769
£100	-£236,536	£419,848	£1,073,529	£1,725,999	£3,007,776	£4,284,600
£125	-£366,321	£294,109	£951,607	£1,607,592	£2,890,608	£4,167,432
£150	-£496,105	£168,370	£829,686	£1,489,185	£2,773,439	£4,050,263
£175	-£625,890	£42,632	£707,765	£1,370,778	£2,656,271	£3,933,095
£200	-£755,675	-£83,107	£585,843	£1,252,371	£2,539,102	£3,815,926
£225	-£885,459	-£208,846	£463,922	£1,133,964	£2,421,934	£3,698,758
£250	-£1,015,244	-£334,584	£342,001	£1,015,557	£2,304,765	£3,581,589
£275	-£1,145,028	-£460,323	£220,079	£897,150	£2,187,596	£3,464,421
£300	-£1,274,813	-£586,062	£98,158	£778,743	£2,070,428	£3,347,252
£325	-£1,404,597	-£711,801	-£23,764	£660,336	£1,953,259	£3,230,083
£350	-£1,534,382	-£837,539	-£145,685	£541,929	£1,836,091	£3,112,915
£375	-£1,664,167	-£963,278	-£267,606	£423,523	£1,718,922	£2,995,746
£400	-£1,793,951	-£1,089,017	-£389,528	£305,116	£1,601,754	£2,878,578
£425	-£1,923,736	-£1,214,755	-£511,449	£186,709	£1,484,585	£2,761,409
£450	-£2,053,520	-£1,340,494	-£633,370	£68,302	£1,367,417	£2,644,241
£475	-£2,183,305	-£1,466,233	-£755,292	-£50,105	£1,250,248	£2,527,072
£500	-£2,313,089	-£1,591,971	-£877,213	-£168,512	£1,133,079	£2,409,904
Residual Land Value (£ per hectare)						
£0	£614,352	£2,006,092	£3,393,944	£4,781,797	£7,557,501	£10,333,206
£25	£332,212	£1,732,747	£3,128,898	£4,524,390	£7,302,787	£10,078,492
£50	£50,071	£1,459,402	£2,863,851	£4,266,984	£7,048,073	£9,823,777
£75	-£232,069	£1,186,057	£2,598,805	£4,009,578	£6,793,358	£9,569,063
£100	-£514,209	£912,712	£2,333,758	£3,752,171	£6,538,644	£9,314,349
£125	-£796,350	£639,367	£2,068,712	£3,494,765	£6,283,930	£9,059,635
£150	-£1,078,490	£366,022	£1,803,665	£3,237,358	£6,029,216	£8,804,920
£175	-£1,360,630	£92,677	£1,538,619	£2,979,952	£5,774,502	£8,550,206
£200	-£1,642,771	-£180,668	£1,273,572	£2,722,546	£5,519,787	£8,295,492
£225	-£1,924,911	-£454,013	£1,008,526	£2,465,139	£5,265,073	£8,040,778
£250	-£2,207,051	-£727,358	£743,480	£2,207,733	£5,010,359	£7,786,063
£275	-£2,489,192	-£1,000,703	£478,433	£1,950,327	£4,755,645	£7,531,349
£300	-£2,771,332	-£1,274,047	£213,387	£1,692,920	£4,500,930	£7,276,635
£325	-£3,053,473	-£1,547,392	-£51,660	£1,435,514	£4,246,216	£7,021,921
£350	-£3,335,613	-£1,820,737	-£316,706	£1,178,107	£3,991,502	£6,767,206
£375	-£3,617,753	-£2,094,082	-£581,753	£920,701	£3,736,788	£6,512,492
£400	-£3,899,894	-£2,367,427	-£846,799	£663,295	£3,482,073	£6,257,778
£425	-£4,182,034	-£2,640,772	-£1,111,846	£405,888	£3,227,359	£6,003,064
£450	-£4,464,174	-£2,914,117	-£1,376,892	£148,482	£2,972,645	£5,748,349
£475	-£4,746,315	-£3,187,462	-£1,641,939	-£108,924	£2,717,931	£5,493,635
£500	-£5,028,455	-£3,460,807	-£1,906,985	-£366,331	£2,463,216	£5,238,921

10% AH (Low Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	-£90,115	£550,262	£1,171,749	£1,793,236	£3,036,210	£4,279,184
£25	-£208,124	£435,372	£1,060,639	£1,685,619	£2,930,758	£4,173,732
£50	-£326,132	£320,481	£949,529	£1,578,003	£2,825,306	£4,068,280
£75	-£444,141	£205,591	£838,419	£1,470,387	£2,719,854	£3,962,828
£100	-£562,150	£90,701	£727,309	£1,362,771	£2,614,403	£3,857,377
£125	-£680,158	-£24,189	£616,199	£1,255,155	£2,508,951	£3,751,925
£150	-£798,167	-£139,079	£505,089	£1,147,539	£2,403,499	£3,646,473
£175	-£916,175	-£253,969	£393,979	£1,039,923	£2,298,048	£3,541,022
£200	-£1,034,184	-£368,859	£282,869	£932,307	£2,192,596	£3,435,570
£225	-£1,152,193	-£483,749	£171,759	£824,691	£2,087,144	£3,330,118
£250	-£1,270,201	-£598,639	£60,649	£717,075	£1,981,693	£3,224,667
£275	-£1,388,210	-£713,529	-£50,461	£609,459	£1,876,241	£3,119,215
£300	-£1,506,218	-£828,419	-£161,570	£501,843	£1,770,789	£3,013,763
£325	-£1,624,227	-£943,309	-£272,680	£394,227	£1,665,337	£2,908,311
£350	-£1,742,236	-£1,058,199	-£383,790	£286,611	£1,559,886	£2,802,860
£375	-£1,860,244	-£1,173,089	-£494,900	£178,995	£1,454,434	£2,697,408
£400	-£1,978,253	-£1,287,979	-£606,010	£71,379	£1,348,982	£2,591,956
£425	-£2,096,261	-£1,402,869	-£717,120	-£36,238	£1,243,531	£2,486,505
£450	-£2,214,270	-£1,517,759	-£828,230	-£143,854	£1,138,079	£2,381,053
£475	-£2,332,279	-£1,632,649	-£939,340	-£251,470	£1,032,627	£2,275,601
£500	-£2,450,287	-£1,747,539	-£1,050,450	-£359,086	£927,176	£2,170,150
Residual Land Value (£ per hectare)						
£0	-£195,903	£1,196,221	£2,547,279	£3,898,338	£6,600,456	£9,302,573
£25	-£452,443	£946,460	£2,305,736	£3,664,390	£6,371,213	£9,073,330
£50	-£708,984	£696,699	£2,064,193	£3,430,442	£6,141,970	£8,844,087
£75	-£965,524	£446,938	£1,822,650	£3,196,494	£5,912,727	£8,614,845
£100	-£1,222,065	£197,177	£1,581,106	£2,962,546	£5,683,484	£8,385,602
£125	-£1,478,605	-£52,584	£1,339,563	£2,728,598	£5,454,241	£8,156,359
£150	-£1,735,145	-£302,345	£1,098,020	£2,494,650	£5,224,999	£7,927,116
£175	-£1,991,686	-£552,106	£856,476	£2,260,702	£4,995,756	£7,697,873
£200	-£2,248,226	-£801,867	£614,933	£2,026,754	£4,766,513	£7,468,630
£225	-£2,504,767	-£1,051,627	£373,390	£1,792,806	£4,537,270	£7,239,388
£250	-£2,761,307	-£1,301,388	£131,847	£1,558,858	£4,308,027	£7,010,145
£275	-£3,017,847	-£1,551,149	-£109,697	£1,324,911	£4,078,784	£6,780,902
£300	-£3,274,388	-£1,800,910	-£351,240	£1,090,963	£3,849,542	£6,551,659
£325	-£3,530,928	-£2,050,671	-£592,783	£857,015	£3,620,299	£6,322,416
£350	-£3,787,469	-£2,300,432	-£834,327	£623,067	£3,391,056	£6,093,173
£375	-£4,044,009	-£2,550,193	-£1,075,870	£389,119	£3,161,813	£5,863,931
£400	-£4,300,550	-£2,799,954	-£1,317,413	£155,171	£2,932,570	£5,634,688
£425	-£4,557,090	-£3,049,715	-£1,558,957	-£78,777	£2,703,328	£5,405,445
£450	-£4,813,630	-£3,299,476	-£1,800,500	-£312,725	£2,474,085	£5,176,202
£475	-£5,070,171	-£3,549,237	-£2,042,043	-£546,673	£2,244,842	£4,946,959
£500	-£5,326,711	-£3,798,997	-£2,283,586	-£780,621	£2,015,599	£4,717,716



35% AH (Medium Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	-£1,683,666	-£1,155,304	-£631,276	-£110,851	£847,559	£1,786,805
£25	-£1,769,711	-£1,241,110	-£716,710	-£195,843	£767,252	£1,710,645
£50	-£1,855,756	-£1,326,915	-£802,143	-£280,835	£686,945	£1,634,486
£75	-£1,941,800	-£1,412,721	-£887,577	-£365,827	£606,637	£1,558,326
£100	-£2,027,845	-£1,498,527	-£973,010	-£450,819	£526,330	£1,482,167
£125	-£2,113,890	-£1,584,332	-£1,058,444	-£535,811	£446,023	£1,406,007
£150	-£2,199,935	-£1,670,138	-£1,143,877	-£620,803	£365,715	£1,329,848
£175	-£2,285,979	-£1,755,944	-£1,229,310	-£705,795	£285,408	£1,253,688
£200	-£2,372,024	-£1,841,750	-£1,314,744	-£790,787	£205,101	£1,177,529
£225	-£2,458,069	-£1,927,555	-£1,400,177	-£875,779	£124,794	£1,101,369
£250	-£2,544,114	-£2,013,361	-£1,485,611	-£960,772	£44,486	£1,025,209
£275	-£2,630,159	-£2,099,167	-£1,571,044	-£1,045,764	-£35,821	£949,050
£300	-£2,716,203	-£2,184,972	-£1,656,478	-£1,130,756	-£116,128	£872,890
£325	-£2,802,248	-£2,270,778	-£1,741,911	-£1,215,748	-£196,436	£796,731
£350	-£2,888,293	-£2,356,584	-£1,827,345	-£1,300,740	-£276,743	£720,571
£375	-£2,974,338	-£2,442,390	-£1,912,778	-£1,385,732	-£357,050	£644,412
£400	-£3,060,383	-£2,528,195	-£1,998,212	-£1,470,724	-£437,357	£568,252
£425	-£3,146,427	-£2,614,001	-£2,083,645	-£1,555,716	-£517,665	£492,093
£450	-£3,232,472	-£2,699,807	-£2,169,079	-£1,640,708	-£597,972	£415,933
£475	-£3,318,517	-£2,785,612	-£2,254,512	-£1,725,700	-£678,279	£339,773
£500	-£3,404,562	-£2,871,418	-£2,339,945	-£1,810,693	-£758,587	£263,614
Residual Land Value (£ per hectare)						
£0	-£3,660,143	-£2,511,530	-£1,372,340	-£240,979	£1,842,520	£3,884,359
£25	-£3,847,197	-£2,698,064	-£1,558,065	-£425,745	£1,667,939	£3,718,795
£50	-£4,034,251	-£2,884,598	-£1,743,789	-£610,510	£1,493,358	£3,553,230
£75	-£4,221,305	-£3,071,133	-£1,929,514	-£795,276	£1,318,777	£3,387,666
£100	-£4,408,359	-£3,257,667	-£2,115,239	-£980,041	£1,144,196	£3,222,102
£125	-£4,595,413	-£3,444,201	-£2,300,964	-£1,164,807	£969,615	£3,056,537
£150	-£4,782,467	-£3,630,735	-£2,486,689	-£1,349,572	£795,034	£2,890,973
£175	-£4,969,521	-£3,817,269	-£2,672,414	-£1,534,338	£620,453	£2,725,409
£200	-£5,156,574	-£4,003,803	-£2,858,139	-£1,719,103	£445,872	£2,559,845
£225	-£5,343,628	-£4,190,338	-£3,043,864	-£1,903,868	£271,290	£2,394,280
£250	-£5,530,682	-£4,376,872	-£3,229,589	-£2,088,634	£96,709	£2,228,716
£275	-£5,717,736	-£4,563,406	-£3,415,314	-£2,273,399	-£77,872	£2,063,152
£300	-£5,904,790	-£4,749,940	-£3,601,039	-£2,458,165	-£252,453	£1,897,588
£325	-£6,091,844	-£4,936,474	-£3,786,764	-£2,642,930	-£427,034	£1,732,023
£350	-£6,278,898	-£5,123,008	-£3,972,488	-£2,827,696	-£601,615	£1,566,459
£375	-£6,465,952	-£5,309,543	-£4,158,213	-£3,012,461	-£776,196	£1,400,895
£400	-£6,653,006	-£5,496,077	-£4,343,938	-£3,197,226	-£950,777	£1,235,331
£425	-£6,840,059	-£5,682,611	-£4,529,663	-£3,381,992	-£1,125,358	£1,069,766
£450	-£7,027,113	-£5,869,145	-£4,715,388	-£3,566,757	-£1,299,939	£904,202
£475	-£7,214,167	-£6,055,679	-£4,901,113	-£3,751,523	-£1,474,520	£738,638
£500	-£7,401,221	-£6,242,213	-£5,086,838	-£3,936,288	-£1,649,101	£573,074

45% AH (High Value Zone)	Value Level 6	Value Level 7	Value Level 8	Value Level 9	Value Level 10	Value Level 11
CIL Test £ per sq. m.	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
Residual Land Value (£)						
£0	-£2,301,601	-£1,822,747	-£1,346,931	-£873,565	£60,590	£911,819
£25	-£2,374,531	-£1,895,569	-£1,419,580	-£945,935	-£10,908	£844,882
£50	-£2,447,461	-£1,968,392	-£1,492,229	-£1,018,306	-£82,407	£777,946
£75	-£2,520,391	-£2,041,214	-£1,564,878	-£1,090,676	-£153,905	£711,009
£100	-£2,593,321	-£2,114,036	-£1,637,527	-£1,163,046	-£225,403	£644,072
£125	-£2,666,251	-£2,186,858	-£1,710,176	-£1,235,417	-£296,902	£577,136
£150	-£2,739,181	-£2,259,680	-£1,782,825	-£1,307,787	-£368,400	£510,199
£175	-£2,812,111	-£2,332,502	-£1,855,474	-£1,380,157	-£439,899	£443,263
£200	-£2,885,041	-£2,405,325	-£1,928,123	-£1,452,528	-£511,397	£376,326
£225	-£2,957,971	-£2,478,147	-£2,000,772	-£1,524,898	-£582,896	£309,389
£250	-£3,030,901	-£2,550,969	-£2,073,421	-£1,597,268	-£654,394	£242,453
£275	-£3,103,831	-£2,623,791	-£2,146,070	-£1,669,638	-£725,892	£175,516
£300	-£3,176,761	-£2,696,613	-£2,218,719	-£1,742,009	-£797,391	£108,579
£325	-£3,249,691	-£2,769,435	-£2,291,368	-£1,814,379	-£868,889	£41,643
£350	-£3,322,621	-£2,842,258	-£2,364,017	-£1,886,749	-£940,388	-£25,294
£375	-£3,395,551	-£2,915,080	-£2,436,666	-£1,959,120	-£1,011,886	-£92,231
£400	-£3,468,481	-£2,987,902	-£2,509,315	-£2,031,490	-£1,083,385	-£159,167
£425	-£3,541,411	-£3,060,724	-£2,581,964	-£2,103,860	-£1,154,883	-£226,104
£450	-£3,614,341	-£3,133,546	-£2,654,613	-£2,176,231	-£1,226,381	-£293,041
£475	-£3,687,271	-£3,206,368	-£2,727,262	-£2,248,601	-£1,297,880	-£359,977
£500	-£3,760,201	-£3,279,191	-£2,799,911	-£2,320,971	-£1,369,378	-£426,914
Residual Land Value (£ per hectare)						
£0	-£5,003,481	-£3,962,494	-£2,928,111	-£1,899,054	£131,718	£1,982,215
£25	-£5,162,025	-£4,120,803	-£3,086,043	-£2,056,381	-£23,713	£1,836,701
£50	-£5,320,568	-£4,279,112	-£3,243,976	-£2,213,708	-£179,145	£1,691,186
£75	-£5,479,112	-£4,437,421	-£3,401,909	-£2,371,035	-£334,576	£1,545,672
£100	-£5,637,655	-£4,595,730	-£3,559,841	-£2,528,361	-£490,007	£1,400,158
£125	-£5,796,199	-£4,754,039	-£3,717,774	-£2,685,688	-£645,439	£1,254,643
£150	-£5,954,742	-£4,912,348	-£3,875,706	-£2,843,015	-£800,870	£1,109,129
£175	-£6,113,286	-£5,070,657	-£4,033,639	-£3,000,342	-£956,302	£963,614
£200	-£6,271,829	-£5,228,966	-£4,191,571	-£3,157,669	-£1,111,733	£818,100
£225	-£6,430,373	-£5,387,276	-£4,349,504	-£3,314,995	-£1,267,164	£672,585
£250	-£6,588,916	-£5,545,585	-£4,507,437	-£3,472,322	-£1,422,596	£527,071
£275	-£6,747,460	-£5,703,894	-£4,665,369	-£3,629,649	-£1,578,027	£381,557
£300	-£6,906,003	-£5,862,203	-£4,823,302	-£3,786,976	-£1,733,458	£236,042
£325	-£7,064,547	-£6,020,512	-£4,981,234	-£3,944,302	-£1,888,890	£90,528
£350	-£7,223,090	-£6,178,821	-£5,139,167	-£4,101,629	-£2,044,321	-£54,987
£375	-£7,381,634	-£6,337,130	-£5,297,100	-£4,258,956	-£2,199,753	-£200,501
£400	-£7,540,177	-£6,495,439	-£5,455,032	-£4,416,283	-£2,355,184	-£346,016
£425	-£7,698,721	-£6,653,748	-£5,612,965	-£4,573,609	-£2,510,615	-£491,530
£450	-£7,857,264	-£6,812,057	-£5,770,897	-£4,730,936	-£2,666,047	-£637,045
£475	-£8,015,808	-£6,970,366	-£5,928,830	-£4,888,263	-£2,821,478	-£782,559
£500	-£8,174,351	-£7,128,675	-£6,086,762	-£5,045,590	-£2,976,909	-£928,073

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £800,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £800,000 to £1,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£800,000	
£1,500,000	PDL - industrial/commercial
£2,000,000	
£2,500,000	Upper PDL/residential land values



**For: West Oxfordshire District Council**



**Viability Assessment to inform the  
Community Infrastructure Levy  
Charging Schedule**

**Appendix 2 – Appraisals  
Summaries**

**May 2024**

**DSP23835**

5 Houses  
West Oxfordshire DC

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5 Houses @ £300 CIL  
GF/PDL  
VL2 - £4,250 per sq. meter  
0% AH

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**5 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	5	487.00	4,250.40	413,989	2,069,945	0	2,069,945

**NET REALISATION** **2,069,945**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.16 Ha @ 1,952,551.77 /Hect)			312,408				
Stamp Duty			6,620				312,408
Effective Stamp Duty Rate		2.12%					
Agent Fee		1.50%	4,686				
Legal Fee		0.75%	2,343				
							13,650

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	487.00	1,506.00	733,422
Contingency		5.00%	49,036
Site Works & Infrastructure	5.00 un	16,429.00 /un	82,145
CIL		1.00%	146,100
S106	5.00 un	3,000.00 /un	15,000
			1,025,703
<b>Other Construction</b>			
Externals		15.00%	110,013
Sustainability/Carbon Reduction		3.50%	25,670
Electric Vehicle Charging (market)	5.00 un	865.00 /un	4,325
M4(2) 100%	487.00 m <sup>2</sup>	15.50	7,548
BNG		2.40%	17,602
			165,159

**PROFESSIONAL FEES**

Professional Fees		10.00%	98,073				98,073
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	62,098				
Sales Legal Fee	5.00 un	750.00 /un	3,750				
							65,848

**MISCELLANEOUS FEES**

Market Profit		17.50%	362,240				362,240
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)							
Total Finance Cost							26,864

**TOTAL COSTS** **2,069,945**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

5 Houses  
West Oxfordshire DC

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5 Houses @ £300 CIL  
GF/PDL  
VL3 - £4,500 per sq. meter  
0% AH

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**5 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	5	487.00	4,500.10	438,310	2,191,549

**NET REALISATION** **2,191,549**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.16 Ha @ 2,486,626.21 /Hect)			397,860		397,860
Stamp Duty			10,893		
Effective Stamp Duty Rate		2.74%			
Agent Fee		1.50%	5,968		
Legal Fee		0.75%	2,984		
					19,845

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	487.00	1,506.00	733,422
Contingency		5.00%	49,036
Site Works & Infrastructure	5.00 un	16,429.00 /un	82,145
CIL		1.00%	146,100
S106	5.00 un	3,000.00 /un	15,000
			1,025,703
<b>Other Construction</b>			
Externals		15.00%	110,013
Sustainability/Carbon Reduction		3.50%	25,670
Electric Vehicle Charging (market)	5.00 un	865.00 /un	4,325
M4(2) 100%	487.00 m <sup>2</sup>	15.50	7,548
BNG		2.40%	17,602
			165,159

**PROFESSIONAL FEES**

Professional Fees		10.00%	98,073		98,073
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	65,746		
Sales Legal Fee	5.00 un	750.00 /un	3,750		
					69,496

**MISCELLANEOUS FEES**

Market Profit		17.50%	383,521		383,521
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					31,892

**TOTAL COSTS** **2,191,549**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

5 Houses  
West Oxfordshire DC

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5 Houses @ £300 CIL  
GF/PDL  
VL4 - £4,750 per sq. meter  
0% AH

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**5 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	5	487.00	4,750.35	462,684	2,313,420

**NET REALISATION** **2,313,420**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.16 Ha @ 3,021,877.02 /Hect)			483,500		483,500
Stamp Duty			15,175		
Effective Stamp Duty Rate		3.14%			
Agent Fee		1.50%	7,253		
Legal Fee		0.75%	3,626		
					26,054

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	487.00	1,506.00	733,422
Contingency		5.00%	49,036
Site Works & Infrastructure	5.00 un	16,429.00 /un	82,145
CIL		1.00%	146,100
S106	5.00 un	3,000.00 /un	15,000
			1,025,703
<b>Other Construction</b>			
Externals		15.00%	110,013
Sustainability/Carbon Reduction		3.50%	25,670
Electric Vehicle Charging (market)	5.00 un	865.00 /un	4,325
M4(2) 100%	487.00 m <sup>2</sup>	15.50	7,548
BNG		2.40%	17,602
			165,159

**PROFESSIONAL FEES**

Professional Fees		10.00%	98,073		98,073
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	69,403		
Sales Legal Fee	5.00 un	750.00 /un	3,750		
					73,153

**MISCELLANEOUS FEES**

Market Profit		17.50%	404,849		404,849
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					36,931

**TOTAL COSTS** **2,313,420**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

10 Houses  
West Oxfordshire DC

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10 Houses @ £250 CIL  
PDL  
VL2 - £4,250 per sq. meter  
AHFC

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**10 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	10	974.00	4,250.40	413,989	4,139,890

**NET REALISATION** **4,139,890**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.33 Ha @ 1,741,661.88 /Hect)			574,748		574,748
Stamp Duty			19,737		
Effective Stamp Duty Rate		3.43%			
Agent Fee		1.50%	8,621		
Legal Fee		0.75%	4,311		
					32,669

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	974.00	1,506.00	1,466,844
Contingency		5.00%	96,679
Site Works & Infrastructure	10.00 un	16,429.00 /un	164,290
CIL		1.00%	243,500
S106	10.00 un	3,000.00 /un	30,000
AHFC	974.00 m <sup>2</sup>	100.00	97,400
			2,098,713
<b>Other Construction</b>			
Externals		15.00%	220,027
Sustainability/Carbon Reduction		3.50%	51,340
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650
M4(2) 100%	974.00 m <sup>2</sup>	15.50	15,097
BNG		0.50%	7,334
			302,447

**PROFESSIONAL FEES**

Professional Fees		10.00%	193,358		193,358
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	124,197		
Sales Legal Fee	10.00 un	750.00 /un	7,500		
					131,697

**MISCELLANEOUS FEES**

Market Profit		17.50%	724,481		724,481
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					81,776

**TOTAL COSTS** **4,139,890**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

10 Houses  
West Oxfordshire DC

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10 Houses @ £250 CIL  
PDL  
VL3 - £4,500 per sq. meter  
AHFC

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**10 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	10	974.00	4,500.10	438,310	4,383,097	0	4,383,097

**NET REALISATION 4,383,097**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.33 Ha @ 2,249,564.24 /Hect)					742,356		
Stamp Duty					28,118		
Effective Stamp Duty Rate		3.79%					
Agent Fee		1.50%			11,135		
Legal Fee		0.75%			5,568		
							44,821

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	974.00	1,506.00	1,466,844
Contingency		5.00%	96,679
Site Works & Infrastructure	10.00 un	16,429.00 /un	164,290
CIL		1.00%	243,500
S106	10.00 un	3,000.00 /un	30,000
AHFC	974.00 m <sup>2</sup>	100.00	97,400
			2,098,713

**Other Construction**

Externals		15.00%	220,027
Sustainability/Carbon Reduction		3.50%	51,340
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650
M4(2) 100%	974.00 m <sup>2</sup>	15.50	15,097
BNG		0.50%	7,334
			302,447

**PROFESSIONAL FEES**

Professional Fees		10.00%	193,358
			193,358

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	131,493
Sales Legal Fee	10.00 un	750.00 /un	7,500
			138,993

**MISCELLANEOUS FEES**

Market Profit		17.50%	767,042
			767,042

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			95,367

**TOTAL COSTS 4,383,097**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

10 Houses  
West Oxfordshire DC

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10 Houses @ £250 CIL  
PDL  
VL4 - £4,750 per sq. meter  
AHFC

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**10 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	10	974.00	5,500.00	535,700	5,357,000

**NET REALISATION 5,357,000**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.33 Ha @ 4,283,411.16 /Hect)			1,413,526		
					1,413,526
Stamp Duty			61,676		
Effective Stamp Duty Rate		4.36%			
Agent Fee		1.50%	21,203		
Legal Fee		0.75%	10,601		
					93,481

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	974.00	1,506.00	1,466,844	
Contingency		5.00%	96,679	
Site Works & Infrastructure	10.00 un	16,429.00 /un	164,290	
CIL		1.00%	243,500	
S106	10.00 un	3,000.00 /un	30,000	
AHFC	974.00 m <sup>2</sup>	100.00	97,400	
				2,098,713

**Other Construction**

Externals		15.00%	220,027	
Sustainability/Carbon Reduction		3.50%	51,340	
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650	
M4(2) 100%	974.00 m <sup>2</sup>	15.50	15,097	
BNG		0.50%	7,334	
				302,447

**PROFESSIONAL FEES**

Professional Fees		10.00%	193,358	
				193,358

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	160,710	
Sales Legal Fee	10.00 un	750.00 /un	7,500	
				168,210

**MISCELLANEOUS FEES**

Market Profit		17.50%	937,475	
				937,475

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				149,790

**TOTAL COSTS 5,357,000**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

11 Houses  
West Oxfordshire DC

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11 Houses @ £225 CIL  
GF  
VL2 - £4,250 per sq. meter  
35% AH (LVZ)

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**11 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	7	681.80	4,250.40	413,989	2,897,923	0	2,897,923
AH - AR	3	264.00	2,612.00	229,856	689,568	0	689,568
AH - FH	1	79.00	2,975.28	235,047	235,047	0	235,047
<b>Totals</b>	<b>11</b>	<b>1,024.80</b>			<b>3,822,538</b>	<b>0</b>	<b>3,822,538</b>

**NET REALISATION 3,822,538**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.36 Ha @ 1,290,906.97 /Hect)			464,727				
Stamp Duty			14,236				
Effective Stamp Duty Rate		3.06%					
Agent Fee		1.50%	6,971				
Legal Fee		0.75%	3,485				
							24,693

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	681.80	1,506.00	1,026,791
AH - AR	264.00	1,506.00	397,584
AH - FH	79.00	1,506.00	118,974
<b>Totals</b>	<b>1,024.80 m<sup>2</sup></b>		<b>1,543,349</b>
Contingency		5.00%	103,998
Site Works & Infrastructure	11.00 un	16,429.00 /un	180,719
CIL		1.00%	153,405
S106	11.00 un	3,000.00 /un	33,000
			2,014,471

**Other Construction**

Externals		15.00%	231,502
Sustainability/Carbon Reduction		3.50%	54,017
Electric Vehicle Charging (market)	7.00 un	865.00 /un	6,055
Electric Vehicle Charging (AH)	4.00 un	865.00 /un	3,460
M4(2) 100%	1,024.80 m <sup>2</sup>	15.50	15,884
M4(3) 5%	1,024.80 m <sup>2</sup>	7.75	7,942
BNG		2.40%	37,040
			355,901

**PROFESSIONAL FEES**

Professional Fees		10.00%	207,997
			207,997

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	114,676
Sales Legal Fee	11.00 un	750.00 /un	8,250
			122,926

**MISCELLANEOUS FEES**

AH Profit		6.00%	41,374
Market Profit		17.50%	507,136
First Homes Profit		12.00%	28,206
			576,716

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			55,107

**TOTAL COSTS 3,822,538**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

11 Houses  
West Oxfordshire DC

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11 Houses @ £225 CIL  
GF  
VL3 - £4,500 per sq. meter  
40% AH (MVZ)

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**11 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	7	681.80	4,500.10	438,310	3,068,168
AH - AR	3	264.00	2,612.00	229,856	689,568
AH - FH	1	79.00	3,150.07	248,856	248,856
<b>Totals</b>	<b>11</b>	<b>1,024.80</b>			<b>4,006,592</b>

**NET REALISATION 4,006,592**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.36 Ha @ 1,645,061.01 /Hect)		592,222		592,222
Stamp Duty		20,611		
Effective Stamp Duty Rate	3.48%			
Agent Fee	1.50%	8,883		
Legal Fee	0.75%	4,442		
				33,936

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost
Market Housing	681.80	1,506.00	1,026,791
AH - AR	264.00	1,506.00	397,584
AH - FH	79.00	1,506.00	118,974
<b>Totals</b>	<b>1,024.80 m²</b>		<b>1,543,349</b>
Contingency		5.00%	103,998
Site Works & Infrastructure	11.00 un	16,429.00 /un	180,719
CIL		1.00%	153,405
S106	11.00 un	3,000.00 /un	33,000
			2,014,471

**Other Construction**

Externals		15.00%	231,502
Sustainability/Carbon Reduction		3.50%	54,017
Electric Vehicle Charging (market)	7.00 un	865.00 /un	6,055
Electric Vehicle Charging (AH)	4.00 un	865.00 /un	3,460
M4(2) 100%	1,024.80 m²	15.50	15,884
M4(3) 5%	1,024.80 m²	7.75	7,942
BNG		2.40%	37,040
			355,901

**PROFESSIONAL FEES**

Professional Fees		10.00%	207,997
			207,997

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	120,198
Sales Legal Fee	11.00 un	750.00 /un	8,250
			128,448

**MISCELLANEOUS FEES**

AH Profit		6.00%	41,374
Market Profit		17.50%	536,929
First Homes Profit		12.00%	29,863
			608,166

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			65,450

**TOTAL COSTS 4,006,592**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

11 Houses  
West Oxfordshire DC

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11 Houses @ £225 CIL  
GF  
VL4 - £4,750 per sq. meter  
50% AH (HVZ)

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**11 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	6	584.40	4,750.35	462,684	2,776,105	0	2,776,105
AH - AR	4	352.00	2,612.00	229,856	919,424	0	919,424
AH - FH	1	79.00	3,325.25	262,694	262,694	0	262,694
<b>Totals</b>	<b>11</b>	<b>1,015.40</b>			<b>3,958,223</b>	<b>0</b>	<b>3,958,223</b>

**NET REALISATION 3,958,223**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.36 Ha @ 1,731,544.33 /Hect)			623,356		623,356		
Stamp Duty			22,168				
Effective Stamp Duty Rate		3.56%					
Agent Fee		1.50%	9,350				
Legal Fee		0.75%	4,675				
							36,193

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	584.40	1,506.00	880,106	
AH - AR	352.00	1,506.00	530,112	
AH - FH	79.00	1,506.00	118,974	
<b>Totals</b>	<b>1,015.40 m<sup>2</sup></b>		<b>1,529,192</b>	
Contingency		5.00%	103,132	
Site Works & Infrastructure	11.00 un	16,429.00 /un	180,719	
CIL		1.00%	131,490	
S106	11.00 un	3,000.00 /un	33,000	1,977,533
<b>Other Construction</b>				
Externals		15.00%	229,379	
Sustainability/Carbon Reduction		3.50%	53,522	
Electric Vehicle Charging (market)	6.00 un	865.00 /un	5,190	
Electric Vehicle Charging (AH)	5.00 un	865.00 /un	4,325	
M4(2) 100%	1,015.40 m <sup>2</sup>	15.50	15,739	
M4(3) 5%	1,015.40 m <sup>2</sup>	7.75	7,869	
BNG		2.40%	36,701	352,724

**PROFESSIONAL FEES**

Professional Fees		10.00%	206,264	206,264
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	118,747	
Sales Legal Fee	11.00 un	750.00 /un	8,250	126,997

**MISCELLANEOUS FEES**

AH Profit		6.00%	55,165	
Market Profit		17.50%	485,818	
First Homes Profit		12.00%	31,523	572,507

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				62,649

**TOTAL COSTS 3,958,223**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A



20 Houses  
West Oxfordshire DC

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20 Houses @ £225 CIL  
GF  
VL2 - £4,250 per sq. meter  
35% AH (LVZ)

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**20 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	13	1,266.20	4,250.40	413,989	5,381,856
AH - AR	4	352.00	2,612.00	229,856	919,424
AH - SO	1	88.00	2,762.76	243,123	243,123
AH - FH	2	158.00	2,975.28	235,047	470,094
<b>Totals</b>	<b>20</b>	<b>1,864.20</b>			<b>7,014,498</b>

**NET REALISATION** **7,014,498**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.58 Ha @ 1,520,321.86 /Hect)			881,787		
Stamp Duty			35,089		881,787
Effective Stamp Duty Rate		3.98%			
Agent Fee		1.50%	13,227		
Legal Fee		0.75%	6,613		
					54,929

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost	
Market Housing	1,266.20	1,506.00	1,906,897	
AH - AR	352.00	1,506.00	530,112	
AH - SO	88.00	1,506.00	132,528	
AH - FH	158.00	1,506.00	237,948	
<b>Totals</b>	<b>1,864.20 m²</b>		<b>2,807,485</b>	
Contingency		5.00%	187,120	
Site Works & Infrastructure	20.00 un	14,375.00 /un	287,500	
CIL		1.00%	284,895	
S106	20.00 un	3,000.00 /un	60,000	
				3,627,000
<b>Other Construction</b>				
Externals		15.00%	421,123	
Sustainability/Carbon Reduction		3.50%	98,262	
Electric Vehicle Charging (market)	13.00 un	865.00 /un	11,245	
Electric Vehicle Charging (AH)	7.00 un	865.00 /un	6,055	
M4(2) 100%	1,864.20 m²	15.50	28,895	
M4(3) 5%	1,864.20 m²	7.75	14,448	
BNG		2.40%	67,380	
				647,407

**PROFESSIONAL FEES**

Professional Fees		10.00%	374,239		
					374,239

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	210,435		
Sales Legal Fee	20.00 un	750.00 /un	15,000		
					225,435

**MISCELLANEOUS FEES**

AH Profit		6.00%	69,753		
Market Profit		17.50%	941,825		
First Homes Profit		12.00%	56,411		
					1,067,989

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					135,711

**TOTAL COSTS** **7,014,498**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

20 Houses  
West Oxfordshire DC

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20 Houses @ £225 CIL  
GF  
VL3 - £4,500 per sq. meter  
40% AH (MVZ)

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**20 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	12	1,168.80	4,500.10	438,310	5,259,717
AH - AR	5	440.00	2,612.00	229,856	1,149,280
AH - SO	1	88.00	2,925.07	257,406	257,406
AH - FH	2	158.00	3,150.07	248,856	497,711
<b>Totals</b>	<b>20</b>	<b>1,854.80</b>			<b>7,164,114</b>

**NET REALISATION** 7,164,114

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.58 Ha @ 1,803,171.25 /Hect)		1,045,839			1,045,839
Stamp Duty		43,292			
Effective Stamp Duty Rate		4.14%			
Agent Fee		15,688			
Legal Fee		7,844			
					66,823

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost
Market Housing	1,168.80	1,506.00	1,760,213
AH - AR	440.00	1,506.00	662,640
AH - SO	88.00	1,506.00	132,528
AH - FH	158.00	1,506.00	237,948
<b>Totals</b>	<b>1,854.80 m²</b>		<b>2,793,329</b>
Contingency		5.00%	186,253
Site Works & Infrastructure	20.00 un	14,375.00 /un	287,500
CIL		1.00%	262,980
S106	20.00 un	3,000.00 /un	60,000
			3,590,062
<b>Other Construction</b>			
Externals		15.00%	418,999
Sustainability/Carbon Reduction		3.50%	97,767
Electric Vehicle Charging (market)	12.00 un	865.00 /un	10,380
Electric Vehicle Charging (AH)	8.00 un	865.00 /un	6,920
M4(2) 100%	1,854.80 m²	15.50	28,749
M4(3) 5%	1,854.80 m²	7.75	14,375
BNG		2.40%	67,040
			644,230

**PROFESSIONAL FEES**

Professional Fees		10.00%	372,506		372,506
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	214,923		
Sales Legal Fee	20.00 un	750.00 /un	15,000		
					229,923

**MISCELLANEOUS FEES**

AH Profit		6.00%	84,401		
Market Profit		17.50%	920,450		
First Homes Profit		12.00%	59,725		
					1,064,577

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					150,153

**TOTAL COSTS** 7,164,114

**PROFIT**

0

**Performance Measures**

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

Profit Erosion (finance rate 6.500) N/A

20 Houses  
West Oxfordshire DC

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20 Houses @ £225 CIL  
GF  
VL4 - £4,750 per sq. meter  
50% AH (HVZ)

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**20 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	10	974.00	4,695.35	457,327	4,573,271
AH - AR	6	528.00	2,612.00	229,856	1,379,136
AH - SO	1	88.00	3,051.98	268,574	268,574
AH - FH	3	237.00	3,286.75	259,653	778,959
<b>Totals</b>	<b>20</b>	<b>1,827.00</b>			<b>6,999,939</b>

**NET REALISATION 6,999,939**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.58 Ha @ 1,828,707.66 /Hect)		1,060,650			1,060,650
Stamp Duty		44,032			
Effective Stamp Duty Rate	4.15%				
Agent Fee	1.50%	15,910			
Legal Fee	0.75%	7,955			
					67,897

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost
Market Housing	974.00	1,506.00	1,466,844
AH - AR	528.00	1,506.00	795,168
AH - SO	88.00	1,506.00	132,528
AH - FH	237.00	1,506.00	356,922
<b>Totals</b>	<b>1,827.00 m²</b>		<b>2,751,462</b>
Contingency		5.00%	183,690
Site Works & Infrastructure	20.00 un	14,375.00 /un	287,500
CIL		1.00%	219,150
S106	20.00 un	3,000.00 /un	60,000
			3,501,802

**Other Construction**

Externals		15.00%	412,719
Sustainability/Carbon Reduction		3.50%	96,301
Electric Vehicle Charging (market)	10.00 un	865.00 /un	8,650
Electric Vehicle Charging (AH)	10.00 un	865.00 /un	8,650
M4(2) 100%	1,827.00 m²	15.50	28,318
M4(3) 5%	1,827.00 m²	7.75	14,159
BNG		2.40%	66,035
			634,833

**PROFESSIONAL FEES**

Professional Fees		10.00%	367,380
			367,380

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	209,998
Sales Legal Fee	20.00 un	750.00 /un	15,000
			224,998

**MISCELLANEOUS FEES**

AH Profit		6.00%	98,863
Market Profit		17.50%	800,322
First Homes Profit		12.00%	93,475
			992,660

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			149,719

**TOTAL COSTS 6,999,939**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths



50 Mixed (Flats & Houses)  
West Oxfordshire DC

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50 Mixed (Flats & Houses) @ £225 CIL  
GF  
VL2 - £4,250 per sq. meter  
35% AH (LVZ)

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**50 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	32	2,982.40	4,250.40	396,137	12,676,393	0	12,676,393
AH - AR	11	843.70	2,612.00	200,340	2,203,744	0	2,203,744
AH - SO	2	153.40	2,762.76	211,904	423,807	0	423,807
AH - FH	5	283.00	2,975.28	168,401	842,004	0	842,004
<b>Totals</b>	<b>50</b>	<b>4,262.50</b>			<b>16,145,949</b>	<b>0</b>	<b>16,145,949</b>

**NET REALISATION**

**16,145,949**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (1.44 Ha @ 1,020,633.99 /Hect)		1,469,713					
Stamp Duty		64,486			1,469,713		
Effective Stamp Duty Rate	4.39%						
Agent Fee	1.50%	22,046					
Legal Fee	0.75%	11,023					
					97,554		

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	3,036.80	1,540.00	4,676,672
AH - AR	878.90	1,540.00	1,353,506
AH - SO	159.80	1,540.00	246,092
AH - FH	325.50	1,540.00	501,270
<b>Totals</b>	<b>4,401.00 m<sup>2</sup></b>		<b>6,777,540</b>
Contingency		5.00%	453,663
Site Works & Infrastructure	50.00 un	14,375.00 /un	718,750
CIL		1.00%	683,280
S106	50.00 un	3,000.00 /un	150,000
			8,783,233
<b>Other Construction</b>			
Externals		15.00%	1,016,631
Sustainability/Carbon Reduction		3.50%	237,214
Electric Vehicle Charging (market)	32.00 un	1,084.00 /un	34,688
Electric Vehicle Charging (AH)	18.00 un	1,303.00 /un	23,454
M4(2) 100%	4,401.00 m <sup>2</sup>	15.50	68,215
M4(3) 5%	4,401.00 m <sup>2</sup>	7.75	34,108
BNG		2.40%	162,661
			1,576,971

**PROFESSIONAL FEES**

Professional Fees	10.00%	907,326					
					907,326		

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	484,378				
Sales Legal Fee	50.00 un	750.00 /un	37,500				
					521,878		

**MISCELLANEOUS FEES**

AH Profit		6.00%	157,653				
Market Profit		17.50%	2,218,369				
First Homes Profit		12.00%	101,041				
					2,477,062		

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)							
Total Finance Cost					312,211		

**TOTAL COSTS**

**16,145,949**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

50 Mixed (Flats & Houses)  
West Oxfordshire DC

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50 Mixed (Flats & Houses) @ £225 CIL  
GF  
VL3 - £4,500 per sq. meter  
40% AH (MVZ)

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**50 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	30	2,796.00	4,500.10	419,409	12,582,280
AH - AR	13	997.10	2,612.00	200,340	2,604,425
AH - SO	2	153.40	2,925.07	224,352	448,705
AH - FH	5	283.00	3,150.07	178,294	891,470
<b>Totals</b>	<b>50</b>	<b>4,229.50</b>			<b>16,526,880</b>

**NET REALISATION**

**16,526,880**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (1.44 Ha @ 1,296,776.23 /Hect)			1,867,358		
				1,867,358	
Stamp Duty			84,368		
Effective Stamp Duty Rate		4.52%			
Agent Fee		1.50%	28,010		
Legal Fee		0.75%	14,005		
					126,383

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	2,847.00	1,540.00	4,384,380	
AH - AR	1,038.70	1,540.00	1,599,598	
AH - SO	159.80	1,540.00	246,092	
AH - FH	325.50	1,540.00	501,270	
<b>Totals</b>	<b>4,371.00 m<sup>2</sup></b>		<b>6,731,340</b>	
Contingency		5.00%	450,857	
Site Works & Infrastructure	50.00 un	14,375.00 /un	718,750	
CIL		1.00%	640,575	
S106	50.00 un	3,000.00 /un	150,000	
				8,691,522
<b>Other Construction</b>				
Externals		15.00%	1,009,701	
Sustainability/Carbon Reduction		3.50%	235,597	
Electric Vehicle Charging (market)	30.00 un	1,084.00 /un	32,520	
Electric Vehicle Charging (AH)	20.00 un	1,303.00 /un	26,060	
M4(2) 100%	4,371.00 m <sup>2</sup>	15.50	67,750	
M4(3) 5%	4,371.00 m <sup>2</sup>	7.75	33,875	
BNG		2.40%	161,552	
				1,567,056

**PROFESSIONAL FEES**

Professional Fees		10.00%	901,715		
				901,715	

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	495,806		
Sales Legal Fee	50.00 un	750.00 /un	37,500		
					533,306

**MISCELLANEOUS FEES**

AH Profit		6.00%	183,188		
Market Profit		17.50%	2,201,899		
First Homes Profit		12.00%	106,976		
					2,492,063

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					347,476

**TOTAL COSTS**

**16,526,880**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

50 Mixed (Flats & Houses)  
West Oxfordshire DC

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50 Mixed (Flats & Houses) @ £225 CIL  
GF  
VL4 - £4,750 per sq. meter  
50% AH (HVZ)

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**50 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	25	2,330.00	4,750.35	442,733	11,068,316	0	11,068,315
AH - AR	16	1,227.20	2,612.00	200,340	3,205,446	0	3,205,446
AH - SO	2	153.40	3,087.73	236,829	473,657	0	473,657
AH - FH	7	396.20	3,325.25	188,209	1,317,462	0	1,317,462
<b>Totals</b>	<b>50</b>	<b>4,106.80</b>			<b>16,064,881</b>	<b>0</b>	<b>16,064,881</b>

**NET REALISATION**

**16,064,881**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (1.44 Ha @ 1,338,297.50 /Hect)		1,927,148					
Stamp Duty		87,357					
Effective Stamp Duty Rate	4.53%						
Agent Fee	1.50%	28,907					
Legal Fee	0.75%	14,454					
							130,718

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	2,372.50	1,540.00	3,653,650	
AH - AR	1,278.40	1,540.00	1,968,736	
AH - SO	159.80	1,540.00	246,092	
AH - FH	455.70	1,540.00	701,778	
<b>Totals</b>	<b>4,266.40 m<sup>2</sup></b>		<b>6,570,256</b>	
Contingency		5.00%	441,053	
Site Works & Infrastructure	50.00 un	14,375.00 /un	718,750	
CIL		1.00%	533,813	
S106	50.00 un	3,000.00 /un	150,000	
				8,413,871
<b>Other Construction</b>				
Externals		15.00%	985,538	
Sustainability/Carbon Reduction		3.50%	229,959	
Electric Vehicle Charging (market)	25.00 un	1,084.00 /un	27,100	
Electric Vehicle Charging (AH)	25.00 un	1,303.00 /un	32,575	
M4(2) 100%	4,266.40 m <sup>2</sup>	15.50	66,129	
M4(3) 5%	4,266.40 m <sup>2</sup>	7.75	33,065	
BNG		2.40%	157,686	
				1,532,052

**PROFESSIONAL FEES**

Professional Fees	10.00%	882,106				
						882,106

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	481,946			
Sales Legal Fee	50.00 un	750.00 /un	37,500			
						519,446

**MISCELLANEOUS FEES**

AH Profit		6.00%	220,746			
Market Profit		17.50%	1,936,955			
First Homes Profit		12.00%	158,095			
						2,315,797

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)						
Total Finance Cost						343,742

**TOTAL COSTS**

**16,064,881**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A



100 Mixed (Flats & Houses)  
West Oxfordshire DC

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100 Mixed (Flats & Houses) @ £225 CIL  
GF  
VL2 - £4,250 per sq. meter  
35% AH (LVZ)

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**100 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	60	5,592.00	4,250.40	396,137	23,768,237	0	23,768,237
AH - AR	23	1,764.10	2,612.00	200,340	4,607,829	0	4,607,829
AH - SO	3	230.10	2,762.76	211,904	635,711	0	635,711
AH - FH	9	509.40	2,975.28	168,401	1,515,608	0	1,515,608
5% self-build	5	0.00	0.00	125,000	625,000	0	625,000
<b>Totals</b>	<b>100</b>	<b>8,095.60</b>			<b>31,152,385</b>	<b>0</b>	<b>31,152,385</b>

**NET REALISATION 31,152,385**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (3.25 Ha @ 909,270.38 /Hect)		2,955,129					
Stamp Duty		138,756					
Effective Stamp Duty Rate	4.70%						
Agent Fee	1.50%	44,327					
Legal Fee	0.75%	22,163					
							205,247

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	5,694.00	1,540.00	8,768,760
AH - AR	1,837.70	1,540.00	2,830,058
AH - SO	239.70	1,540.00	369,138
AH - FH	585.90	1,540.00	902,286
<b>Totals</b>	<b>8,357.30 m<sup>2</sup></b>		<b>12,870,242</b>
Contingency		5.00%	874,504
Site Works & Infrastructure	100.00 un	16,250.00 /un	1,625,000
CIL		1.00%	1,281,150
S106	100.00 un	3,000.00 /un	300,000
			16,950,896

**Other Construction**

Externals		15.00%	1,930,536
Sustainability/Carbon Reduction		3.50%	450,458
Electric Vehicle Charging (market)	60.00 un	1,084.00 /un	65,040
Electric Vehicle Charging (AH)	35.00 un	1,303.00 /un	45,605
M4(2) 100%	8,357.30 m <sup>2</sup>	15.50	129,538
M4(3) 5%	8,357.30 m <sup>2</sup>	7.75	64,769
BNG		2.40%	308,886
			2,994,833

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,749,007
			1,749,007

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	934,572
Sales Legal Fee	95.00 un	750.00 /un	71,250
			1,005,822

**MISCELLANEOUS FEES**

AH Profit		6.00%	314,612
Market Profit		17.50%	4,159,441
First Homes Profit		12.00%	181,873
			4,655,927

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			635,525

**TOTAL COSTS 31,152,385**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

100 Mixed (Flats & Houses)  
West Oxfordshire DC

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100 Mixed (Flats & Houses) @ £225 CIL  
GF  
VL3 - £4,500 per sq. meter  
40% AH (MVZ)

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**100 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	55	5,126.00	4,500.10	419,409	23,067,513	0	23,067,513
AH - AR	26	1,994.20	2,612.00	200,340	5,208,850	0	5,208,850
AH - SO	4	306.80	2,925.07	224,352	897,410	0	897,410
AH - FH	10	566.00	3,150.07	178,294	1,782,940	0	1,782,940
5% self-build	5	0.00	0.00	125,000	625,000	0	625,000
<b>Totals</b>	<b>100</b>	<b>7,993.00</b>			<b>31,581,713</b>	<b>0</b>	<b>31,581,713</b>

**NET REALISATION 31,581,713**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (3.25 Ha @ 1,109,329.45 /Hect)			3,605,321				
Stamp Duty			171,266				
Effective Stamp Duty Rate		4.75%					
Agent Fee		1.50%	54,080				
Legal Fee		0.75%	27,040				
							252,386

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	5,219.50	1,540.00	8,038,030	
AH - AR	2,077.40	1,540.00	3,199,196	
AH - SO	319.60	1,540.00	492,184	
AH - FH	651.00	1,540.00	1,002,540	
<b>Totals</b>	<b>8,267.50 m<sup>2</sup></b>		<b>12,731,950</b>	
Contingency		5.00%	866,094	
Site Works & Infrastructure	100.00 un	16,250.00 /un	1,625,000	
CIL		1.00%	1,174,388	
S106	100.00 un	3,000.00 /un	300,000	
				16,697,432

**Other Construction**

Externals		15.00%	1,909,792	
Sustainability/Carbon Reduction		3.50%	445,618	
Electric Vehicle Charging (market)	55.00 un	1,084.00 /un	59,620	
Electric Vehicle Charging (AH)	40.00 un	1,303.00 /un	52,120	
M4(2) 100%	8,267.50 m <sup>2</sup>	15.50	128,146	
M4(3) 5%	8,267.50 m <sup>2</sup>	7.75	64,073	
BNG		2.40%	305,567	
				2,964,937

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,732,189	
				1,732,189

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	947,451	
Sales Legal Fee	95.00 un	750.00 /un	71,250	
				1,018,701

**MISCELLANEOUS FEES**

AH Profit		6.00%	366,376	
Market Profit		17.50%	4,036,815	
First Homes Profit		12.00%	213,953	
				4,617,143

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				693,604

**TOTAL COSTS 31,581,712**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

100 Mixed (Flats & Houses)  
West Oxfordshire DC

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100 Mixed (Flats & Houses) @ £225 CIL  
GF  
VL4 - £4,750 per sq. meter  
50% AH (HVZ)

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**100 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	45	4,194.00	4,750.35	442,733	19,922,968
AH - AR	33	2,531.10	2,612.00	200,340	6,611,233
AH - SO	5	383.50	3,087.73	236,829	1,184,143
AH - FH	12	679.20	3,325.25	188,209	2,258,506
5% self-build	5	0.00	0.00	125,000	625,000
<b>Totals</b>	<b>100</b>	<b>7,787.80</b>			<b>30,601,851</b>

**NET REALISATION**

**30,601,851**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (3.25 Ha @ 1,130,870.87 /Hect)		3,675,330		3,675,330
Stamp Duty		174,766		
Effective Stamp Duty Rate	4.76%			
Agent Fee	1.50%	55,130		
Legal Fee	0.75%	27,565		
				257,461

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost
Market Housing	4,270.50	1,540.00	6,576,570
AH - AR	2,636.70	1,540.00	4,060,518
AH - SO	399.50	1,540.00	615,230
AH - FH	781.20	1,540.00	1,203,048
<b>Totals</b>	<b>8,087.90 m²</b>		<b>12,455,366</b>
Contingency		5.00%	849,276
Site Works & Infrastructure	100.00 un	16,250.00 /un	1,625,000
CIL		1.00%	960,863
S106	100.00 un	3,000.00 /un	300,000
			16,190,504

**Other Construction**

Externals		15.00%	1,868,305
Sustainability/Carbon Reduction		3.50%	435,938
Electric Vehicle Charging (market)	45.00 un	1,084.00 /un	48,780
Electric Vehicle Charging (AH)	50.00 un	1,303.00 /un	65,150
M4(2) 100%	8,087.90 m²	15.50	125,362
M4(3) 5%	8,087.90 m²	7.75	62,681
BNG		2.40%	298,929
			2,905,145

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,698,551
			1,698,551

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	918,056
Sales Legal Fee	95.00 un	750.00 /un	71,250
			989,306

**MISCELLANEOUS FEES**

AH Profit		6.00%	467,723
Market Profit		17.50%	3,486,519
First Homes Profit		12.00%	271,021
			4,225,263

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			660,291

**TOTAL COSTS**

**30,601,851**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

11 Houses  
West Oxfordshire DC

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11 Houses @ £125 CIL  
PDL  
VL2 - £4,250 per sq. meter  
35% AH (LVZ)

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**11 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	7	681.80	4,250.40	413,989	2,897,923	0	2,897,923
AH - AR	3	264.00	2,612.00	229,856	689,568	0	689,568
AH - FH	1	79.00	2,975.28	235,047	235,047	0	235,047
<b>Totals</b>	<b>11</b>	<b>1,024.80</b>			<b>3,822,538</b>	<b>0</b>	<b>3,822,538</b>

**NET REALISATION 3,822,538**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.36 Ha @ 1,540,215.21 /Hect)			554,477				
Stamp Duty			18,724				
Effective Stamp Duty Rate		3.38%					
Agent Fee		1.50%	8,317				
Legal Fee		0.75%	4,159				
							31,200

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	681.80	1,506.00	1,026,791
AH - AR	264.00	1,506.00	397,584
AH - FH	79.00	1,506.00	118,974
<b>Totals</b>	<b>1,024.80 m<sup>2</sup></b>		<b>1,543,349</b>
Contingency		5.00%	102,532
Site Works & Infrastructure	11.00 un	16,429.00 /un	180,719
CIL		1.00%	85,225
S106	11.00 un	3,000.00 /un	33,000
			1,944,825

**Other Construction**

Externals		15.00%	231,502
Sustainability/Carbon Reduction		3.50%	54,017
Electric Vehicle Charging (market)	7.00 un	865.00 /un	6,055
Electric Vehicle Charging (AH)	4.00 un	865.00 /un	3,460
M4(2) 100%	1,024.80 m <sup>2</sup>	15.50	15,884
M4(3) 5%	1,024.80 m <sup>2</sup>	7.75	7,942
BNG		0.50%	7,717
			326,578

**PROFESSIONAL FEES**

Professional Fees		10.00%	205,065
			205,065

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	114,676
Sales Legal Fee	11.00 un	750.00 /un	8,250
			122,926

**MISCELLANEOUS FEES**

AH Profit		6.00%	41,374
Market Profit		17.50%	507,136
First Homes Profit		12.00%	28,206
			576,716

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			60,751

**TOTAL COSTS 3,822,538**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

11 Houses  
West Oxfordshire DC

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11 Houses @ £125 CIL  
PDL  
VL3 - £4,500 per sq. meter  
40% AH (MVZ)

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**11 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	7	681.80	4,500.10	438,310	3,068,168
AH - AR	3	264.00	2,612.00	229,856	689,568
AH - FH	1	79.00	3,150.07	248,856	248,856
<b>Totals</b>	<b>11</b>	<b>1,024.80</b>			<b>4,006,592</b>

**NET REALISATION 4,006,592**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.36 Ha @ 1,894,366.49 /Hect)		681,972		681,972
Stamp Duty		25,099		
Effective Stamp Duty Rate	3.68%			
Agent Fee	1.50%	10,230		
Legal Fee	0.75%	5,115		
				40,443

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost
Market Housing	681.80	1,506.00	1,026,791
AH - AR	264.00	1,506.00	397,584
AH - FH	79.00	1,506.00	118,974
<b>Totals</b>	<b>1,024.80 m²</b>		<b>1,543,349</b>
Contingency		5.00%	102,532
Site Works & Infrastructure	11.00 un	16,429.00 /un	180,719
CIL		1.00%	85,225
S106	11.00 un	3,000.00 /un	33,000
			1,944,825

**Other Construction**

Externals		15.00%	231,502
Sustainability/Carbon Reduction		3.50%	54,017
Electric Vehicle Charging (market)	7.00 un	865.00 /un	6,055
Electric Vehicle Charging (AH)	4.00 un	865.00 /un	3,460
M4(2) 100%	1,024.80 m²	15.50	15,884
M4(3) 5%	1,024.80 m²	7.75	7,942
BNG		0.50%	7,717
			326,578

**PROFESSIONAL FEES**

Professional Fees		10.00%	205,065
			205,065

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	120,198
Sales Legal Fee	11.00 un	750.00 /un	8,250
			128,448

**MISCELLANEOUS FEES**

AH Profit		6.00%	41,374
Market Profit		17.50%	536,929
First Homes Profit		12.00%	29,863
			608,166

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			71,095

**TOTAL COSTS 4,006,592**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

11 Houses  
West Oxfordshire DC

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11 Houses @ £125 CIL  
PDL  
VL4 - £4,750 per sq. meter  
50% AH (HVZ)

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**11 Houses  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	6	584.40	4,750.35	462,684	2,776,105	0	2,776,105
AH - AR	4	352.00	2,612.00	229,856	919,424	0	919,424
AH - FH	1	79.00	3,325.25	262,694	262,694	0	262,694
<b>Totals</b>	<b>11</b>	<b>1,015.40</b>			<b>3,958,223</b>	<b>0</b>	<b>3,958,223</b>

**NET REALISATION 3,958,223**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.36 Ha @ 1,956,193.85 /Hect)			704,230		704,230		
Stamp Duty			26,211				
Effective Stamp Duty Rate		3.72%					
Agent Fee		1.50%	10,563				
Legal Fee		0.75%	5,282				
							42,057

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	584.40	1,506.00	880,106	
AH - AR	352.00	1,506.00	530,112	
AH - FH	79.00	1,506.00	118,974	
<b>Totals</b>	<b>1,015.40 m<sup>2</sup></b>		<b>1,529,192</b>	
Contingency		5.00%	101,679	
Site Works & Infrastructure	11.00 un	16,429.00 /un	180,719	
CIL		1.00%	73,050	
S106	11.00 un	3,000.00 /un	33,000	1,917,640
<b>Other Construction</b>				
Externals		15.00%	229,379	
Sustainability/Carbon Reduction		3.50%	53,522	
Electric Vehicle Charging (market)	6.00 un	865.00 /un	5,190	
Electric Vehicle Charging (AH)	5.00 un	865.00 /un	4,325	
M4(2) 100%	1,015.40 m <sup>2</sup>	15.50	15,739	
M4(3) 5%	1,015.40 m <sup>2</sup>	7.75	7,869	
BNG		0.50%	7,646	323,670

**PROFESSIONAL FEES**

Professional Fees		10.00%	203,358	203,358
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	118,747	
Sales Legal Fee	11.00 un	750.00 /un	8,250	126,997

**MISCELLANEOUS FEES**

AH Profit		6.00%	55,165	
Market Profit		17.50%	485,818	
First Homes Profit		12.00%	31,523	572,507

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				67,765

**TOTAL COSTS 3,958,223**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

30 Flats Sheltered  
West Oxfordshire DC

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30 Flats Sheltered @ £0 CIL  
PDL  
VL9 - £6,000 per sq. meter  
35% AH (LVZ)

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**30 Flats Sheltered  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	19	1,197.00	6,000.40	378,025	7,182,479
AH - AR	5	315.00	2,612.00	164,556	822,780
AH - SO	6	378.00	3,900.26	245,716	1,474,298
<b>Totals</b>	<b>30</b>	<b>1,890.00</b>			<b>9,479,557</b>

**NET REALISATION 9,479,557**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.23 Ha @ 2,380,519.29 /Hect)			547,519		547,519
Stamp Duty			18,376		
Effective Stamp Duty Rate		3.36%			
Agent Fee			8,213		
Legal Fee		0.75%	4,106		
					30,695

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost	
Market Housing	1,497.20	2,085.00	3,121,662	
AH - AR	394.00	2,085.00	821,490	
AH - SO	472.80	2,085.00	985,788	
<b>Totals</b>	<b>2,364.00 m²</b>		<b>4,928,940</b>	
Contingency		5.00%	286,228	
Site Works & Infrastructure	30.00 un	3,833.00 /un	114,990	
S106	30.00 un	3,000.00 /un	90,000	
				5,420,158

**Other Construction**

Externals		7.50%	369,670	
Sustainability/Carbon Reduction		3.50%	172,513	
Electric Vehicle Charging (market)	19.00 un	1,961.00 /un	37,259	
Electric Vehicle Charging (AH)	11.00 un	1,961.00 /un	21,571	
M4(2) 100%	2,364.00 m²	15.50	36,642	
M4(3) 5%	2,364.00 m²	7.75	18,321	
BNG		0.50%	24,645	
Empty Property Costs	30.00 un	2,000.00 /un	60,000	
				740,621

**PROFESSIONAL FEES**

Professional Fees		10.00%	572,455	
				572,455

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	284,387	
Sales Legal Fee	30.00 un	750.00 /un	22,500	
				306,887

**MISCELLANEOUS FEES**

AH Profit		6.00%	137,825	
Market Profit		17.50%	1,256,934	
				1,394,758

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				466,464

**TOTAL COSTS 9,479,557**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

30 Flats Sheltered  
West Oxfordshire DC

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30 Flats Sheltered @ £0 CIL  
PDI  
VL9 - £6,000 per sq. meter  
40% AH (MVZ)

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**30 Flats Sheltered  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	18	1,134.00	6,000.40	378,025	6,804,454
AH - AR	6	378.00	2,612.00	164,556	987,336
AH - SO	6	378.00	3,900.26	245,716	1,474,298
<b>Totals</b>	<b>30</b>	<b>1,890.00</b>			<b>9,266,088</b>

**NET REALISATION 9,266,088**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.23 Ha @ 1,841,734.66 /Hect)			423,599		423,599
Stamp Duty			12,180		
Effective Stamp Duty Rate		2.88%			
Agent Fee		1.50%	6,354		
Legal Fee		0.75%	3,177		
					21,711

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost	
Market Housing	1,418.40	2,085.00	2,957,364	
AH - AR	472.80	2,085.00	985,788	
AH - SO	472.80	2,085.00	985,788	
<b>Totals</b>	<b>2,364.00 m²</b>		<b>4,928,940</b>	
Contingency		5.00%	286,228	
Site Works & Infrastructure	30.00 un	3,833.00 /un	114,990	
S106	30.00 un	3,000.00 /un	90,000	
				5,420,158

**Other Construction**

Externals		7.50%	369,670	
Sustainability/Carbon Reduction		3.50%	172,513	
Electric Vehicle Charging (market)	18.00 un	1,961.00 /un	35,298	
Electric Vehicle Charging (AH)	12.00 un	1,961.00 /un	23,532	
M4(2) 100%	2,364.00 m²	15.50	36,642	
M4(3) 5%	2,364.00 m²	7.75	18,321	
BNG		0.50%	24,645	
Empty Property Costs	30.00 un	2,000.00 /un	60,000	
				740,621

**PROFESSIONAL FEES**

Professional Fees		10.00%	572,455	
				572,455

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	277,983	
Sales Legal Fee	30.00 un	750.00 /un	22,500	
				300,483

**MISCELLANEOUS FEES**

AH Profit		6.00%	147,698	
Market Profit		17.50%	1,190,779	
				1,338,477

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				448,584

**TOTAL COSTS 9,266,088**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

30 Flats Sheltered  
West Oxfordshire DC

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30 Flats Sheltered @ £0 CIL  
PDL  
VL9 - £6,000 per sq. meter  
50% AH (HVZ)

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**30 Flats Sheltered  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	15	945.00	6,000.40	378,025	5,670,378
AH - AR	7	441.00	2,612.00	164,556	1,151,892
AH - SO	8	504.00	3,900.26	245,716	1,965,731
<b>Totals</b>	<b>30</b>	<b>1,890.00</b>			<b>8,788,001</b>

**NET REALISATION 8,788,001**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.23 Ha @ 681,198.31 /Hect)			156,676		156,676
Stamp Duty			1,634		
Effective Stamp Duty Rate		1.04%			
Agent Fee			2,350		
Legal Fee		0.75%	1,175		
					5,159

**CONSTRUCTION COSTS**

Construction	m²	Build Rate m²	Cost	
Market Housing	1,182.00	2,085.00	2,464,470	
AH - AR	551.60	2,085.00	1,150,086	
AH - SO	630.40	2,085.00	1,314,384	
<b>Totals</b>	<b>2,364.00 m²</b>		<b>4,928,940</b>	
Contingency		5.00%	286,228	
Site Works & Infrastructure	30.00 un	3,833.00 /un	114,990	
S106	30.00 un	3,000.00 /un	90,000	
				5,420,158

**Other Construction**

Externals		7.50%	369,670	
Sustainability/Carbon Reduction		3.50%	172,513	
Electric Vehicle Charging (market)	15.00 un	1,961.00 /un	29,415	
Electric Vehicle Charging (AH)	15.00 un	1,961.00 /un	29,415	
M4(2) 100%	2,364.00 m²	15.50	36,642	
M4(3) 5%	2,364.00 m²	7.75	18,321	
BNG		0.50%	24,645	
Empty Property Costs	30.00 un	2,000.00 /un	60,000	
				740,621

**PROFESSIONAL FEES**

Professional Fees		10.00%	572,455		572,455
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	263,640		
Sales Legal Fee	30.00 un	750.00 /un	22,500		
					286,140

**MISCELLANEOUS FEES**

AH Profit		6.00%	187,057		
Market Profit		17.50%	992,316		
					1,179,374

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					427,419

**TOTAL COSTS 8,788,001**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

50 Flats  
West Oxfordshire DC

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50 Flats @ £0 CIL  
PDL  
VL3 - £4,500 per sq. meter  
35% AH (LVZ)

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**50 Flats  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	32	1,811.20	4,500.10	254,706	8,150,581
AH - AR	11	598.40	2,612.00	142,093	1,563,021
AH - SO	2	108.80	2,925.07	159,124	318,247
AH - FH	5	272.00	3,150.07	171,364	856,819
<b>Totals</b>	<b>50</b>	<b>2,790.40</b>			<b>10,888,668</b>

**NET REALISATION** **10,888,668**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.58 Ha @ 852,546.38 /Hect)			494,477		494,477
Stamp Duty			15,724		
Effective Stamp Duty Rate		3.18%			
Agent Fee		1.50%	7,417		
Legal Fee		0.75%	3,709		
					26,850

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	2,083.20	1,699.00	3,539,357	
AH - AR	688.60	1,699.00	1,169,931	
AH - SO	125.20	1,699.00	212,715	
AH - FH	325.50	1,699.00	553,024	
<b>Totals</b>	<b>3,222.50 m<sup>2</sup></b>		<b>5,475,027</b>	
Contingency		5.00%	335,100	
Site Works & Infrastructure	50.00 un	5,750.00 /un	287,500	
S106	50.00 un	3,000.00 /un	150,000	
				6,247,628
<b>Other Construction</b>				
Externals		10.00%	547,503	
Sustainability/Carbon Reduction		3.50%	191,626	
Electric Vehicle Charging (market)	32.00 un	1,961.00 /un	62,752	
Electric Vehicle Charging (AH)	18.00 un	1,961.00 /un	35,298	
M4(2) 100%	3,222.50 m <sup>2</sup>	15.50	49,949	
M4(3) 5%	3,222.50 m <sup>2</sup>	7.75	24,974	
BNG		0.50%	27,375	
				939,477

**PROFESSIONAL FEES**

Professional Fees		10.00%	670,200		670,200
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	326,660		
Sales Legal Fee	50.00 un	750.00 /un	37,500		
					364,160

**MISCELLANEOUS FEES**

AH Profit		6.00%	112,876		
Market Profit		17.50%	1,426,352		
First Homes Profit		12.00%	102,818		
					1,642,046

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					503,830

**TOTAL COSTS** **10,888,668**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

50 Flats  
West Oxfordshire DC

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50 Flats @ £0 CIL  
PDL  
VL4 - £4,750 per sq. meter  
40% AH (MVZ)

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**50 Flats  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	30	1,698.00	4,750.35	268,870	8,066,094
AH - AR	13	707.20	2,612.00	142,093	1,847,206
AH - SO	2	108.80	3,087.73	167,972	335,945
AH - FH	5	272.00	3,325.25	180,893	904,467
<b>Totals</b>	<b>50</b>	<b>2,786.00</b>			<b>11,153,712</b>

**NET REALISATION** 11,153,712

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.58 Ha @ 1,221,834.37 /Hect)			708,664		708,664
Stamp Duty			26,433		
Effective Stamp Duty Rate		3.73%			
Agent Fee		1.50%	10,630		
Legal Fee		0.75%	5,315		
					42,378

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	1,953.00	1,699.00	3,318,147	
AH - AR	813.80	1,699.00	1,382,646	
AH - SO	125.20	1,699.00	212,715	
AH - FH	325.50	1,699.00	553,024	
<b>Totals</b>	<b>3,217.50 m<sup>2</sup></b>		<b>5,466,532</b>	
Contingency		5.00%	334,610	
Site Works & Infrastructure	50.00 un	5,750.00 /un	287,500	
S106	50.00 un	3,000.00 /un	150,000	
				6,238,643
<b>Other Construction</b>				
Externals		10.00%	546,653	
Sustainability/Carbon Reduction		3.50%	191,329	
Electric Vehicle Charging (market)	30.00 un	1,961.00 /un	58,830	
Electric Vehicle Charging (AH)	20.00 un	1,961.00 /un	39,220	
M4(2) 100%	3,217.50 m <sup>2</sup>	15.50	49,871	
M4(3) 5%	3,217.50 m <sup>2</sup>	7.75	24,936	
BNG		0.50%	27,333	
				938,171

**PROFESSIONAL FEES**

Professional Fees		10.00%	669,220		669,220
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	334,611		
Sales Legal Fee	50.00 un	750.00 /un	37,500		
					372,111

**MISCELLANEOUS FEES**

AH Profit		6.00%	130,989		
Market Profit		17.50%	1,411,567		
First Homes Profit		12.00%	108,536		
					1,651,092

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					533,433

**TOTAL COSTS** 11,153,712

**PROFIT**

0

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

50 Flats  
West Oxfordshire DC

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50 Flats @ £0 CIL  
PDL  
VL5 - £5,000 per sq. meter  
50% AH (HVZ)

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**50 Flats  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	25	1,415.00	5,000.05	283,003	7,075,071
AH - AR	16	870.40	2,612.00	142,093	2,273,485
AH - SO	2	108.80	3,250.03	176,802	353,604
AH - FH	7	380.80	3,500.04	190,402	1,332,813
<b>Totals</b>	<b>50</b>	<b>2,775.00</b>			<b>11,034,972</b>

**NET REALISATION** **11,034,972**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.58 Ha @ 1,218,602.78 /Hect)			706,790		706,790
Stamp Duty			26,339		
Effective Stamp Duty Rate		3.73%			
Agent Fee		1.50%	10,602		
Legal Fee		0.75%	5,301		
					42,242

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	1,627.50	1,699.00	2,765,122	
AH - AR	1,001.60	1,699.00	1,701,718	
AH - SO	125.20	1,699.00	212,715	
AH - FH	455.70	1,699.00	774,234	
<b>Totals</b>	<b>3,210.00 m<sup>2</sup></b>		<b>5,453,790</b>	
Contingency		5.00%	333,875	
Site Works & Infrastructure	50.00 un	5,750.00 /un	287,500	
S106	50.00 un	3,000.00 /un	150,000	
				6,225,165
<b>Other Construction</b>				
Externals		10.00%	545,379	
Sustainability/Carbon Reduction		3.50%	190,883	
Electric Vehicle Charging (market)	25.00 un	1,961.00 /un	49,025	
Electric Vehicle Charging (AH)	25.00 un	1,961.00 /un	49,025	
M4(2) 100%	3,210.00 m <sup>2</sup>	15.50	49,755	
M4(3) 5%	3,210.00 m <sup>2</sup>	7.75	24,877	
BNG		0.50%	27,269	
				936,213

**PROFESSIONAL FEES**

Professional Fees		10.00%	667,750		667,750
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	331,049		
Sales Legal Fee	50.00 un	750.00 /un	37,500		
					368,549

**MISCELLANEOUS FEES**

AH Profit		6.00%	157,625		
Market Profit		17.50%	1,238,137		
First Homes Profit		12.00%	159,938		
					1,555,700

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					532,563

**TOTAL COSTS** **11,034,972**

**PROFIT**

**0**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	0 mths

50 Mixed (Flats & Houses)  
West Oxfordshire DC

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50 Mixed (Flats & Houses) @ £125 CIL  
PDL  
VL2 - £4,250 per sq. meter  
35% AH (LVZ)

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**50 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	32	2,982.40	4,250.40	396,137	12,676,393	0	12,676,393
AH - AR	11	843.70	2,612.00	200,340	2,203,744	0	2,203,744
AH - SO	2	153.40	2,762.76	211,904	423,807	0	423,807
AH - FH	5	283.00	2,975.28	168,401	842,004	0	842,004
<b>Totals</b>	<b>50</b>	<b>4,262.50</b>			<b>16,145,949</b>	<b>0</b>	<b>16,145,949</b>

**NET REALISATION**

**16,145,949**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (1.05 Ha @ 1,969,297.87 /Hect)			2,067,763				
					2,067,763		
Stamp Duty			94,388				
Effective Stamp Duty Rate		4.56%					
Agent Fee		1.50%	31,016				
Legal Fee		0.75%	15,508				
						140,913	

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	3,036.80	1,540.00	4,676,672	
AH - AR	878.90	1,540.00	1,353,506	
AH - SO	159.80	1,540.00	246,092	
AH - FH	325.50	1,540.00	501,270	
<b>Totals</b>	<b>4,401.00 m<sup>2</sup></b>		<b>6,777,540</b>	
Contingency		5.00%	437,424	
Site Works & Infrastructure	50.00 un	10,455.00 /un	522,750	
CIL		1.00%	379,600	
S106	50.00 un	3,000.00 /un	150,000	
				8,267,314
<b>Other Construction</b>				
Externals		15.00%	1,016,631	
Sustainability/Carbon Reduction		3.50%	237,214	
Electric Vehicle Charging (market)	32.00 un	1,084.00 /un	34,688	
Electric Vehicle Charging (AH)	18.00 un	1,303.00 /un	23,454	
M4(2) 100%	4,401.00 m <sup>2</sup>	15.50	68,215	
M4(3) 5%	4,401.00 m <sup>2</sup>	7.75	34,108	
BNG		0.50%	33,888	
				1,448,198

**PROFESSIONAL FEES**

Professional Fees		10.00%	874,849				
						874,849	

**DISPOSAL FEES**

Marketing & Sales Agent Fees			3.00%	484,378			
Sales Legal Fee	50.00 un	750.00 /un		37,500			
						521,878	

**MISCELLANEOUS FEES**

AH Profit			6.00%	157,653			
Market Profit			17.50%	2,218,369			
First Homes Profit			12.00%	101,041			
						2,477,062	

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)							
Total Finance Cost						347,972	

**TOTAL COSTS**

**16,145,950**

**PROFIT**

**(1)**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

50 Mixed (Flats & Houses)  
West Oxfordshire DC

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50 Mixed (Flats & Houses) @ £125 CIL  
PDL  
VL3 - £4,500 per sq. meter  
40% AH (MVZ)

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**50 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	30	2,796.00	4,500.10	419,409	12,582,280
AH - AR	13	997.10	2,612.00	200,340	2,604,425
AH - SO	2	153.40	2,925.07	224,352	448,705
AH - FH	5	283.00	3,150.07	178,294	891,470
<b>Totals</b>	<b>50</b>	<b>4,229.50</b>			<b>16,526,880</b>

**NET REALISATION**

**16,526,880**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (1.05 Ha @ 2,210,650.10 /Hect)		2,321,183		2,321,183
Stamp Duty		107,059		
Effective Stamp Duty Rate	4.61%			
Agent Fee	1.50%	34,818		
Legal Fee	0.75%	17,409		
				159,286

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	2,847.00	1,540.00	4,384,380	
AH - AR	1,038.70	1,540.00	1,599,598	
AH - SO	159.80	1,540.00	246,092	
AH - FH	325.50	1,540.00	501,270	
<b>Totals</b>	<b>4,371.00 m<sup>2</sup></b>		<b>6,731,340</b>	
Contingency		5.00%	441,057	
Site Works & Infrastructure	50.00 un	10,455.00 /un	522,750	
CIL		1.00%	355,875	
S106	50.00 un	3,000.00 /un	150,000	
				8,201,022
<b>Other Construction</b>				
Externals		15.00%	1,009,701	
Sustainability/Carbon Reduction		3.50%	235,597	
Electric Vehicle Charging (market)	30.00 un	1,084.00 /un	32,520	
Electric Vehicle Charging (AH)	20.00 un	1,303.00 /un	26,060	
M4(2) 100%	4,371.00 m <sup>2</sup>	15.50	67,750	
M4(3) 5%	4,371.00 m <sup>2</sup>	7.75	33,875	
BNG		2.40%	161,552	
				1,567,056

**PROFESSIONAL FEES**

Professional Fees	10.00%	882,115		882,115
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	495,806	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
				533,306

**MISCELLANEOUS FEES**

AH Profit		6.00%	183,188	
Market Profit		17.50%	2,201,899	
First Homes Profit		12.00%	106,976	
				2,492,063

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				370,850

**TOTAL COSTS**

**16,526,881**

**PROFIT**

**(1)**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A



50 Mixed (Flats & Houses)  
West Oxfordshire DC

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50 Mixed (Flats & Houses) @ £125 CIL  
PDL  
VL4 - £4,750 per sq. meter  
50% AH (MVZ)

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**50 Mixed (Flats & Houses)  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	25	2,330.00	4,750.35	442,733	11,068,316	0	11,068,315
AH - AR	16	1,227.20	2,612.00	200,340	3,205,446	0	3,205,446
AH - SO	2	153.40	3,087.73	236,829	473,657	0	473,657
AH - FH	7	396.20	3,325.25	188,209	1,317,462	0	1,317,462
<b>Totals</b>	<b>50</b>	<b>4,106.80</b>			<b>16,064,881</b>	<b>0</b>	<b>16,064,881</b>

**NET REALISATION**

**16,064,881**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (1.05 Ha @ 2,227,662.24 /Hect)	2,339,045			2,339,045
Stamp Duty	107,952			
Effective Stamp Duty Rate	4.62%			
Agent Fee	35,086			
Legal Fee	17,543			
				160,581

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	2,372.50	1,540.00	3,653,650
AH - AR	1,278.40	1,540.00	1,968,736
AH - SO	159.80	1,540.00	246,092
AH - FH	455.70	1,540.00	701,778
<b>Totals</b>	<b>4,266.40 m<sup>2</sup></b>		<b>6,570,256</b>
Contingency		5.00%	431,253
Site Works & Infrastructure	50.00 un	10,455.00 /un	522,750
CIL		1.00%	296,563
S106	50.00 un	3,000.00 /un	150,000
			7,970,821
<b>Other Construction</b>			
Externals		15.00%	985,538
Sustainability/Carbon Reduction		3.50%	229,959
Electric Vehicle Charging (market)	25.00 un	1,084.00 /un	27,100
Electric Vehicle Charging (AH)	25.00 un	1,303.00 /un	32,575
M4(2) 100%	4,266.40 m <sup>2</sup>	15.50	66,129
M4(3) 5%	4,266.40 m <sup>2</sup>	7.75	33,065
BNG		2.40%	157,686
			1,532,052

**PROFESSIONAL FEES**

Professional Fees	10.00%	862,506	862,506
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**DISPOSAL FEES**

Marketing & Sales Agent Fees	3.00%	481,946	
Sales Legal Fee	50.00 un	750.00 /un	37,500
			519,446

**MISCELLANEOUS FEES**

AH Profit	6.00%	220,746	
Market Profit	17.50%	1,936,955	
First Homes Profit	12.00%	158,095	
			2,315,797

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			364,634

**TOTAL COSTS**

**16,064,882**

**PROFIT**

**(1)**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A

60 Flats Sheltered  
West Oxfordshire DC

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60 Flats Sheltered @ £0 CIL  
PDL  
VL9 - £6,000 per sq. meter  
10% AH (LVZ)

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**60 Flats Sheltered  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	54	3,537.00	6,000.40	393,026	21,223,415
AH - SO	6	393.00	3,900.26	255,467	1,532,802
<b>Totals</b>	<b>60</b>	<b>3,930.00</b>			<b>22,756,217</b>

**NET REALISATION**

**22,756,217**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.46 Ha @ 3,898,338.14 /Hect)		1,793,236		1,793,236
Stamp Duty		80,662		
Effective Stamp Duty Rate	4.50%			
Agent Fee	1.50%	26,899		
Legal Fee	0.75%	13,449		
				121,010

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	4,773.60	2,085.00	9,952,956
AH - SO	530.40	2,085.00	1,105,884
<b>Totals</b>	<b>5,304.00 m<sup>2</sup></b>		<b>11,058,840</b>
Contingency		5.00%	640,078
Site Works & Infrastructure	60.00 un	3,833.00 /un	229,980
S106	60.00 un	3,000.00 /un	180,000
			12,108,898

**Other Construction**

Externals		7.50%	829,413
Sustainability/Carbon Reduction		3.50%	387,059
Electric Vehicle Charging (market)	54.00 un	1,961.00 /un	105,894
Electric Vehicle Charging (AH)	6.00 un	1,961.00 /un	11,766
M4(2) 100%	5,304.00 m <sup>2</sup>	15.50	82,212
M4(3) 5%	5,304.00 m <sup>2</sup>	7.75	41,106
BNG		0.50%	55,294
Empty Property Costs	60.00 un	5,000.00 /un	300,000
			1,812,745

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,280,156
			1,280,156

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	682,687
Sales Legal Fee	60.00 un	750.00 /un	45,000
			727,687

**MISCELLANEOUS FEES**

AH Profit		6.00%	91,968
Market Profit		17.50%	3,714,098
			3,806,066

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			1,106,420

**TOTAL COSTS**

**22,756,217**

**PROFIT**

**0**

**Performance Measures**

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

Profit Erosion (finance rate 6.500) N/A

60 Flats Sheltered  
West Oxfordshire DC

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60 Flats Sheltered @ £0 CIL  
PDL  
VL9 - £6,000 per sq. meter  
35% AH (MVZ)

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**60 Flats Sheltered  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	39	2,554.50	6,000.40	393,026	15,328,022
AH - AR	14	917.00	2,612.00	171,086	2,395,204
AH - SO	7	458.50	3,900.26	255,467	1,788,269
<b>Totals</b>	<b>60</b>	<b>3,930.00</b>			<b>19,511,495</b>

**NET REALISATION** 19,511,495

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (Negative land)	(110,851)	(110,851)
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**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	3,447.60	2,085.00	7,188,246
AH - AR	1,237.60	2,085.00	2,580,396
AH - SO	618.80	2,085.00	1,290,198
<b>Totals</b>	<b>5,304.00 m<sup>2</sup></b>		<b>11,058,840</b>

Contingency	5.00%	640,078
Site Works & Infrastructure	60.00 un 3,833.00 /un	229,980
S106	60.00 un 3,000.00 /un	180,000
		1,050,058

**Other Construction**

Externals	7.50%	829,413
Sustainability/Carbon Reduction	3.50%	387,059
Electric Vehicle Charging (market)	39.00 un 1,961.00 /un	76,479
Electric Vehicle Charging (AH)	21.00 un 1,961.00 /un	41,181
M4(2) 100%	5,304.00 m <sup>2</sup> 15.50	82,212
M4(3) 5%	5,304.00 m <sup>2</sup> 7.75	41,106
BNG	0.50%	55,294
Empty Property Costs	60.00 un 5,000.00 /un	300,000
		1,812,745

**PROFESSIONAL FEES**

Professional Fees	10.00%	1,280,156
		1,280,156

**DISPOSAL FEES**

Marketing & Sales Agent Fees	3.00%	585,345
Sales Legal Fee	60.00 un 750.00 /un	45,000
		630,345

**MISCELLANEOUS FEES**

AH Profit	6.00%	251,008
Market Profit	17.50%	2,682,404
		2,933,412

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)		
Total Finance Cost		856,789

**TOTAL COSTS** 19,511,495

**PROFIT**

0

**Performance Measures**

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

Profit Erosion (finance rate 6.500) N/A

60 Flats Sheltered  
West Oxfordshire DC

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60 Flats Sheltered @ £0 CIL  
PDL  
VL9 - £6,000 per sq. meter  
45% AH (HVZ)

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**60 Flats Sheltered  
West Oxfordshire DC**

Appraisal Summary for Phase 1 All Phases

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	33	2,161.50	6,000.40	393,026	12,969,865
AH - AR	18	1,179.00	2,612.00	171,086	3,079,548
AH - SO	9	589.50	3,900.26	255,467	2,299,203
<b>Totals</b>	<b>60</b>	<b>3,930.00</b>			<b>18,348,616</b>

**NET REALISATION** **18,348,616**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (Negative land)	(873,565)	(873,565)
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**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	2,917.20	2,085.00	6,082,362
AH - AR	1,591.20	2,085.00	3,317,652
AH - SO	795.60	2,085.00	1,658,826
<b>Totals</b>	<b>5,304.00 m<sup>2</sup></b>		<b>11,058,840</b>
Contingency		5.00%	640,078
Site Works & Infrastructure	60.00 un	3,833.00 /un	229,980
S106	60.00 un	3,000.00 /un	180,000
			1,050,058
<b>Other Construction</b>			
Externals		7.50%	829,413
Sustainability/Carbon Reduction		3.50%	387,059
Electric Vehicle Charging (market)	33.00 un	1,961.00 /un	64,713
Electric Vehicle Charging (AH)	27.00 un	1,961.00 /un	52,947
M4(2) 100%	5,304.00 m <sup>2</sup>	15.50	82,212
M4(3) 5%	5,304.00 m <sup>2</sup>	7.75	41,106
BNG		0.50%	55,294
Empty Property Costs	60.00 un	5,000.00 /un	300,000
			1,812,745

**PROFESSIONAL FEES**

Professional Fees	10.00%	1,280,156	1,280,156
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	550,458
Sales Legal Fee	60.00 un	750.00 /un	45,000
			595,458

**MISCELLANEOUS FEES**

AH Profit		6.00%	322,725
Market Profit		17.50%	2,269,726
			2,592,451

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			832,472

**TOTAL COSTS** **18,348,617**

**PROFIT**

**(1)**

**Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 6.500)	N/A