

Gross Development Value

Policy Compliant Developmen: 18 x Affordable Housing Units

Plot	Accommodation	Unit Type	Storeys	Bedrooms	Ensuite	Parking	Feature	Size		Tenure	Applicant Values		BK Unit Values		BK Market Values		Difference
								m2	Sq Ft		Value	Eper Sq Ft	Unit Value	Eper Sq Ft	Market Value	Eper Sq Ft	
1	Detached	Hyde	2	3	1	2	Garage and view over open space	113.3	1220	Market	£500,000	£410	£575,000	£471	£575,000	£471	£75,000
2	Semi Detached	Pemberley	2	2	0	2	Garage and view over open space	81.3	875	Market	£350,000	£400	£420,000	£480	£420,000	£480	£70,000
3	Semi Detached	Pemberley	2	2	0	2	Garage and view over open space	81.3	875	Market	£350,000	£400	£420,000	£480	£420,000	£480	£70,000
4	Semi Detached	Dean	2	3	1	2	Garage and view over open space. Large garden.	110.8	1193	Market	£475,000	£398	£565,000	£474	£565,000	£474	£90,000
5	Terrace	Vyne	2	2	0	2	No garage view over open space	80.4	865	Affordable Rent	£138,027	£159	£182,771	£211	£400,000	£462	£44,744
6	Terrace	Longstock	2	3	0	2	No garage view over open space	93.5	1006	Affordable Rent	£200,107	£199	£206,138	£205	£460,000	£457	£6,031
7	Terrace	Vyne	2	2	0	2	No garage view over open space	80.4	865	Affordable Rent	£138,027	£159	£182,771	£211	£400,000	£462	£44,744
8	Semi Detached	Longstock	2	3	0	2	Garage. Central position.	93.5	1006	Affordable Rent	£200,107	£199	£206,138	£205	£460,000	£457	£6,031
9	Semi Detached	Longstock	2	3	0	2	Garage. Central position.	93.5	1006	Affordable Rent	£200,107	£199	£206,138	£205	£460,000	£457	£6,031
10	Detached	Alverstoke	2	4	2	3	Garage. Central position.	164.1	1766	Market	£700,000	£396	£785,000	£444	£785,000	£444	£85,000
11	Detached	Ormeley DG	2	5	2	4	Garage and view over open space	205.2	2209	Market	£850,000	£385	£895,000	£405	£895,000	£405	£45,000
12	Detached	Oakleigh	2	4	1	3	Garage and view over open space	147.3	1586	Market	£625,000	£394	£710,000	£448	£710,000	£448	£85,000
13	Detached	Omerley	2	5	2	4	Garage and view over open space	193.8	2086	Market	£800,000	£383	£860,000	£412	£860,000	£412	£60,000
14	Detached	Hillier	2	4	2	3	Garage and view over open space	165.7	1784	Market	£700,000	£392	£795,000	£446	£795,000	£446	£95,000
15	Detached	Avington	2	4	2	4	Garage and view over open space	164.6	1772	Market	£700,000	£395	£795,000	£449	£795,000	£449	£95,000
16	Detached	Hillier	2	4	2	3	Garage. Central position.	165.7	1784	Market	£700,000	£392	£760,000	£426	£760,000	£426	£60,000
17	Semi Detached	Vyne	2	2	0	2	Garage. Central position.	80.4	865	Affordable Rent	£138,027	£159	£182,771	£211	£405,000	£468	£44,744
18	Semi Detached	Vyne	2	2	0	2	Garage. Central position.	80.4	865	Shared Ownership	£210,119	£243	£284,092	£328	£405,000	£468	£73,973
19	Semi Detached	Vyne	2	2	0	2	View over open space	80.4	865	Affordable Rent	£138,027	£159	£182,771	£211	£405,000	£468	£44,744
20	Semi Detached	Longstock	2	3	0	2	Garage and view over open space.	93.5	1006	Shared Ownership	£242,381	£241	£330,474	£328	£475,000	£472	£88,093
21	Semi Detached	Vyne	2	2	0	1	Garage and view over open space.	80.4	865	Shared Ownership	£210,119	£243	£284,092	£328	£410,000	£474	£73,973
22	Semi Detached	Vyne	2	2	0	1	View over open space.	80.4	865	Shared Ownership	£210,119	£243	£284,092	£328	£410,000	£474	£73,973
23	Detached	Vyne	2	2	0	1	Garage and view over open space.	80.4	865	Affordable Rent	£138,027	£159	£182,771	£211	£425,000	£491	£44,744
24	Detached	Houghton	2	3	1	1	Garage and view over open space.	114.9	1237	Market	£435,000	£352	£585,000	£473	£585,000	£473	£150,000
25	Semi Detached	Pemberley	2	2	0	2	Garage and view over open space.	81.3	875	Market	£350,000	£400	£420,000	£480	£420,000	£480	£70,000
26	Semi Detached	Dean	2	3	0	2	Garage and view over open space.	110.8	1193	Market	£475,000	£398	£555,000	£465	£555,000	£465	£80,000
27	Detached	Alverstoke	2	4	2	3	Garage and view over open space.	164.1	1766	Market	£700,000	£396	£795,000	£450	£795,000	£450	£95,000
28	Detached	Ormerley	2	5	2	4	Garage and view over pond. Large garden	193.8	2086	Market	£800,000	£383	£870,000	£417	£870,000	£417	£70,000
29	Detached	Avington	2	4	2	4	Garage and view over open space.	164.6	1772	Market	£700,000	£395	£795,000	£449	£795,000	£449	£95,000
30	Semi Detached	Dean	2	3	1	2	Garage and view over open space. Large garden.	110.8	1193	Market	£475,000	£398	£565,000	£474	£565,000	£474	£90,000
31	Semi Detached	Dean	2	3	1	2	Garage and view over open space. Large garden.	110.8	1193	Market	£475,000	£398	£565,000	£474	£565,000	£474	£90,000
32	Terrace	Longstock	2	3	0	2	No garage view over open space	93.5	1006	Affordable Rent	£200,107	£199	£206,138	£205	£460,000	£457	£6,031
33	Terrace	Vyne	2	2	0	2	No garage view over open space	80.4	865	Affordable Rent	£138,027	£159	£182,771	£211	£410,000	£474	£44,744
34	Terrace	Longstock	2	3	0	2	No garage view over open space	93.5	1006	Affordable Rent	£200,107	£199	£206,138	£205	£460,000	£457	£6,031
35	Semi Detached	Vyne	2	2	0	2	No garage view over open space	80.4	865	Affordable Rent	£138,027	£159	£182,771	£211	£410,000	£474	£44,744
36	Apartment	Romsey	GF	1	0	1	No garage view over open space. Garden.	50.8	547	Affordable Rent	£93,684	£171	£123,235	£225	£275,000	£503	£29,551
37	Apartment	Romsey	FF	1	0	1	No garage view over open space. Garden.	50.8	547	Affordable Rent	£93,684	£171	£123,235	£225	£275,000	£503	£29,551
								4110.8	44249		£14,186,830	£321	£16,469,307	£372	£20,135,000	£455	£2,282,477

Bruton Knowles		Net Sales Area		
Values	Market Housing	£12,730,000	28462	£447.26
	Affordable Housing	£3,739,307	15786	£236.87
		£16,469,307	44249	
Applicant		Net Sales Area		
Values	Market Housing	£11,160,000	28462	£392.10
	Affordable Housing	£3,026,830	15786	£191.74
		£14,186,830	44249	