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Bath and North East Somerset: Local Plan Partial Update Viability Study



Prepared for
Bath & North East Somerset Council

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1 Summary

- 1.1 This report tests the ability of developments in Bath & North East Somerset to accommodate policies in the emerging Local Plan Partial Update ('LPPU'), alongside plan policies in the adopted Plan and prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation).
- 1.2 The study takes account of the cumulative impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the Local Plan (Core Strategy and Placemaking Plan) up to 2029. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policies, other policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the RICS Guidance on '*Financial Viability in Planning*'¹.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of emerging updated policies at a time when commercial markets have experienced a period of growth but residential markets have faced a period of stagnation. Forecasts for future house price growth published in March 2020 following the easing of the third lockdown in England point to growth in mainstream markets in the South West. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. We have also run a 'downside' sensitivity analysis which assumes a fall in prices in 2021 followed by slower growth in the subsequent years. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 These sensitivity analyses are indicative only, but are intended to assist the Council in understanding the impact changes to values may have on the viability of its emerging housing policies. These analyses underline the need for flexible application of policy requirements, which is already built into the emerging Plan.

Key findings

- 1.7 The key findings from our assessment of the Council's consultation policies and our recommendations are summarised as follows:

¹ This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

- **Existing affordable housing (Policy CP9):** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the ability of development typologies to meet the requirements of emerging Policy CP9 which requires 30% in lower value areas and 40% in higher value areas.
- Clearly as noted above, the key barrier to delivery of affordable housing will be the relationship between the residual value generated by a proposal and the existing use value of the site. Sites that come forward in the District vary significantly, from greenfield and other undeveloped land which has negligible value in its existing use, to existing employment sites, which have higher existing use values. On previously developed sites, the scale of the proposed development in comparison to the size of existing buildings is also important (i.e. the uplift in floorspace), regardless of the use.
- It is therefore possible in some circumstances that fully policy compliant developments generate residual land values that are lower than the Site's existing use value. In these circumstances, CIL exceptional circumstances relief could be applied, or the tenure mix or overall level of affordable housing could be changed to improve viability. Alternatively, the site could remain in its existing use until later in the plan when the economics of development have changed sufficiently for the development to be viable. The extent to which the Site is required to meet the Council's housing targets at different points over the plan period will determine the extent to which policy requirements may need to be applied flexibly.
- Our appraisals indicate that the affordable housing requirements can be met across all areas of the District but the existing use value of sites is a critical factor in determining the outcome. Where existing use values are high, the ability of residential schemes to meet the policy requirement will be more constrained and the level of achievable residential sales values becomes a more critical factor. In these circumstances, the policy contains sufficient flexibility, to enable schemes to come forward with a viable package of affordable housing. Flatted schemes are less viable in lower value areas, due to their higher build costs, but these types of schemes generally only come forward where values are higher (i.e. Bath City Centre). Conversely, there are some parts of Bath City where the 30% affordable housing requirement applies, yet sales values are at the higher end of the range across the District. There is scope for the boundary of 30% and 40% zones to be revised in a future Local Plan review.
- **Electric Vehicle Charging:** Local plan policies seek the provision of Electric Vehicle Charging in residential and commercial developments. Although there is a cost of this provision, over time purchasers will come to expect charging points to be provided in new build schemes. This expectation will accelerate as the UK moves towards 2030, by which the manufacture of new petrol and diesel cars will be banned. Our testing assumes that all residential units will require a charging point. Nevertheless, the impact on viability of developments is modest, with residual land values needing to be adjusted downwards by only 0.8% in most cases.
- **Biodiversity net gain:** there are various approaches to achieving the Council's objectives of biodiversity net gain of 10% in perpetuity. We have reflected the costs of delivering this objective identified by DEFRA's Impact Assessment, which indicates that costs will increase by 0.8%. In the main the impact of a requirement for a net gain on residual land values through this option is relatively modest, with a typical 1.5% reduction. As biodiversity net gain becomes more engrained in development, research and innovation are likely to result in lower cost solutions becoming available.
- **Accessibility:** Proposed revised Policy H7 seeks to apply M4(3) 2b standard to 7.8% of affordable units, with the balance of affordable units meeting M4(2) standard. The emerging policy will require that 5.6% of private units meet M4(3)2a standard and 48% meet M4(2) standard. Although the costs of achieving M4(3)2b standards are high (and to a lesser extent also M4(3)2a standard), the cost of meeting M4(2) standards are low on a per unit basis. With a low percentage of units required by the new policy to meet the more onerous standards, the overall cost to development proposals is modest. Our appraisals indicate that these requirements can be absorbed with little impact on residual land values.

- **Climate change policies:** we have tested the potential impact of five scenarios relating to climate change policies. The cost of these scenarios ranges from 3% to 6% of build costs for residential and between 4% and 6% for non-residential. Emerging work being undertaken on behalf of the Council indicates that net zero carbon can be achieved at a cost of 3% of build costs for residential and 4% for non-residential development. The impact of these additional costs will vary between schemes and between locations within the District. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing (tenure mix or overall percentage) to accommodate the higher climate change costs. However, in higher value areas, any trade-off required is likely to be significantly lower as there will be more 'surplus' residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.

2 Introduction

- 2.1 Bath & North East Somerset Council ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging policies in the Local Plan Partial Update ('LPPU') alongside adopted Plan policies and prevailing rates of Community Infrastructure Levy ('CIL') in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level (a) the viability of additional sites identified in the LPPU to replenish the Council's housing supply and (b) the ability of developments in the District to absorb additional policy requirements relating to climate and ecological emergencies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies which are informed by site allocations and other typologies tested in previous viability work undertaken for the Council. Our particular focus is on the ability of those schemes to meet the Council's emerging climate change policies, alongside existing policy targets for affordable housing and accessibility. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. In some circumstances it may be necessary to apply policies flexibly where costs or other factors emerge that were not known at the plan making stage, in accordance with PPG paragraph 007.
- 2.3 The study will form part of the Council's evidence base for its LPPU in a form that meets the requirements set out within the NPPF, the PPG and the CIL regulations.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Bath & North East Somerset and does not take account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are informed by the Council's estimates of capacity and clearly the actual quantum of floorspace in future planning applications may differ following detailed design work.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance², which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The referendum on the UK's membership of the EU resulted in favour of exit. Initially, the economic impact of the vote, was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 we have been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result of the UK's June 2016 referendum, and the UK housing market surprised many following 2016.

² Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG. The same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

- 2.8 In March 2017 (the point at which Article 50 was triggered), the Sterling Exchange Rate Index (“ERI”) was 10.5% lower compared with the end of March 2016. As reported in December 2020, the ERI was 25.8% lower than the January 2007 peak. This is a key consideration in the property market as the cheaper pound has lowered the barriers to entry and resulted in increased interest from a higher volume of foreign investors.
- 2.9 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement has eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU.
- 2.10 The positive start to 2020 economically was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus is impacting global financial markets, with the outlook continuing to be unclear. The FTSE 100 fell from 6,474 points to 5,152 points between the 9 -19 March, representing a fall of 20.42% - the largest fall of the FTSE 100 since the 2008 financial crisis. The BoE responded to the economic impact of the COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. On the 19 March, the BoE again lowered the base rate to a historic level of 0.1%. The BoE also committed to increasing its holdings of UK Government and corporate bonds by an additional £200bn to stave of the economic impact of the spread of COVID-19. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives have been introduced to both attempt to curb the virus spread and sustain economic activity where possible. The production and subsequent approval of multiple vaccines has increased confidence of suppressing the virus within the United Kingdom, however this relies on the continued success of the vaccination programme that commenced in December 2020; as well as the continued supply and availability of vaccines. The United Kingdom has since produced a roadmap of the easing of restrictions that will lead to increased economic activity and the return to relative normality.
- 2.12 The BoE summarise the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate “*The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary*”. The BoE stated in June 2020 that “*UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently*”. More recently The BoE maintained the 0.1% base rate in their February 2021 Monetary Policy Report stating that “*Covid continues to hit spending, incomes and jobs in the UK. It has put a big strain on UK businesses’ cash flow, and is threatening the livelihoods of many people... Vaccines should help the UK economy recover rapidly later this year. As more people are vaccinated, restrictions to control the spread of the virus may be lifted. People may also become more confident about spending*”.
- 2.13 The International Monetary Fund (“IMF”) produced a similar forecast for the UK economy in their January 2021 Global Economic Outlook. The IMF stated the UK economy receded by -10% in 2020. The IMF has forecast a return to positive economic growth in 2021 at rate of 4.5%. Furthermore, the IMF predict the global economy will grow by 5.5% in 2021 and at a rate of 4.2% in 2022. The IMF have stated “*Although recent vaccine approvals have raised hopes of a turnaround in the pandemic later this year, renewed waves and new variants of the virus pose concerns for the outlook. Amid exceptional uncertainty, the global economy is projected to grow 5.5 percent in 2021 and 4.2 percent*”.

in 2022. The 2021 forecast is revised up 0.3 percentage point relative to the previous forecast, reflecting expectations of a vaccine-powered strengthening of activity later in the year and additional policy support in a few large economies’.

- 2.14 Despite the significant economic headwinds facing the U.K., the housing market has outperformed expectations. In 2020, house prices grew by 7.96%. Halifax’s Managing Director, Russell Galley states in the Halifax March 2021 House Price Index Report that, *“Following a relatively subdued start to the year, the housing market enjoyed something of a resurgence during March, with prices up by just over 1% compared to February. This rise – the first since November last year – means the average property is now worth £254,606, a new record high. Russell Galley goes on to state that ‘few could have predicted quite how well the housing market would ride out the impact of the pandemic’.*
- 2.15 Nationwide’s chief economist Robert Gardener commented the following in Nationwide’s March 2021 House Price Index Report *“Annual house price growth slowed to 5.7% in March, from 6.9% in February. Prices fell by 0.2% month-on-month, after taking account of seasonal effects, following a 0.7% rise in February”.* Robert Gardener goes on to analyse the underlying factors to this house price increase by stating *‘the wider economy and the labour market has performed better than expected in recent months, the slowdown in March probably reflects a softening of demand ahead of the original end of the stamp duty holiday before the Chancellor announced the extension in the Budget’.* Both Nationwide and Halifax have acknowledged there has been house price growth above expectations in 2020, however both publications cast doubts on the longevity of the house price growth. Nationwide reported, *“The longer-term outlook remains highly uncertain. It may be that the recovery continues to gather momentum and that shifts in housing demand resulting from the pandemic continue to lift the market. However, if the labour market weakens towards the end of the year as policy support is withdrawn, as most analysts expect, then activity is likely to slow nearer the end of 2021, perhaps sharply”* (Nationwide March 2021 House Price Index).
- 2.16 A number of the large residential property consultancy companies including; BNP Paribas Real Estate, JLL, Knight Frank and Savills agree uncertainty regarding the outcome of the UK’s exit from the EU has weighed on buyer sentiment through 2019, this was eased somewhat by the result of the 2019 General Election. Knight Frank’s UK Residential Market Forecast 2020-2024 identified that in the short-term, the removal of some of the uncertainty as result of the general election would *“pave the way for the release of some of the pent-up demand that has built in recent years, though the extent to which this translates into transactions will depend on the size of the pricing expectation gap between buyers and sellers”.*
- 2.17 Savills have stated within their March 2021 Residential Housing Update article that the housing market is performing above expectations *‘Despite the economy contracting by -10%, house prices rose by 7.3% over the year [2020]. Savills also forecast that they expect house prices to increase into next year, however Savills also remark that ‘2021 will be a complex year, with competing forces having different impacts on the housing market over the course of the year. But government support, the easing of social distancing restrictions, and low interest rates underpin our forecast for 4.0% price growth.*
- 2.18 In the longer term, the UK property market is expected to return to pre COVID-19 levels once the restrictive measures are removed and the virus spread subsides though economic headwinds may still remain, as reported in BNP PRE’s COVID-19 Report *‘The lifting of the lockdowns will, mechanistically, trigger a rebound in activity but additional stimulus will probably be needed to maintain the momentum’.*
- 2.19 Molior’s April 2021 Quarterly Analysis state the housing market is performing well but developers are wary of the recovery stalling due to the potential reoccurring Covid-19 restrictions and underlying fundamentals that still remain within the housing market, *‘a timetable for the easing of restrictions, twinned with excellent data from the vaccination programme, paved the way for renewed confidence in during March. That said, enthusiasm from both buyers and developers is termed by the experiences of the last winter, as well as the realisation that pre-COVID challenges have not gone away’* (Molior Quarterly Analysis April 2021).
- 2.20 In response to the challenges posed by the COVID-19 outbreak, The Royal Institution of Chartered

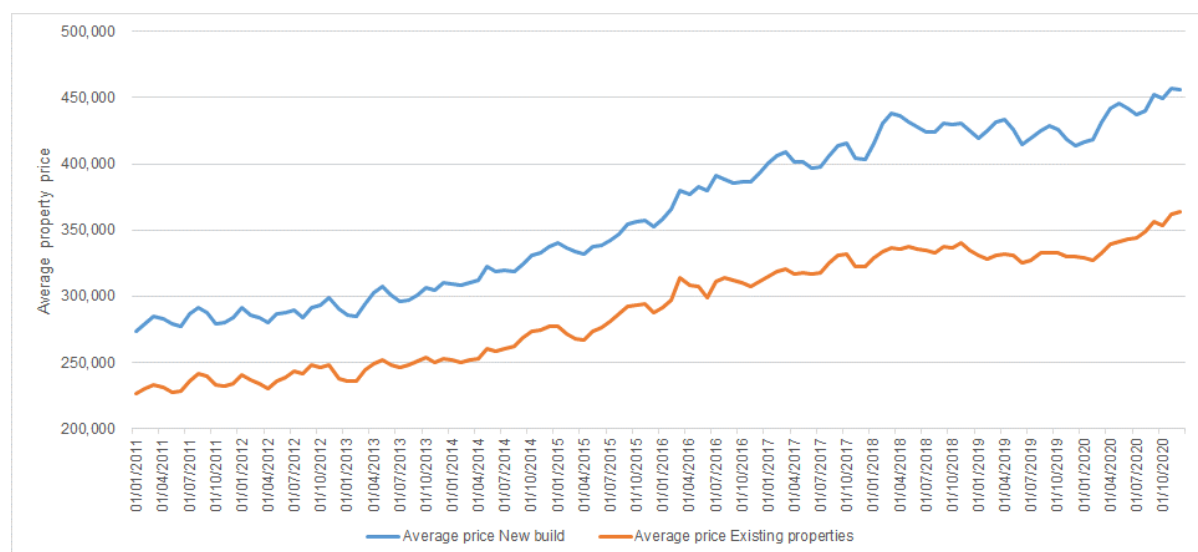
Surveyors (“RICS”) recommended that all forthcoming RICS independent valuations should, at the valuer’s discretion, include a statement to material valuation uncertainty in response to the COVID-19 outbreak. However, in September 2020 the RICS removed this mandate. The economic shock caused by COVID-19 and valuation uncertainty led to a number of open-funded funds to suspend trading and gate their funds in order to protect existing investors. Corporations that suspended trading or gated their funds include Blackrock, Schroders, Royal London, Legal & General, Columbia Threadneedle, BMO, Aberdeen, Aviva Investors, Kames Capital and Janus Henderson.

- 2.21 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate’s Q2 2017 Housing Market Report, *“the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder.”* The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. Additionally, in response to the COVID-19 pandemic the U.K. Treasury announced that stamp duty would be suspended on all purchases below £500,000, and higher value properties will only be taxed on the value above that amount. The reduction will be in has been extended until 30 June 2021. This measure has increased transactions volumes as buyers look to take advantage of the stamp duty saving and therefore fuelling additional demand.
- 2.22 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK’s exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.

Local Housing Market Context

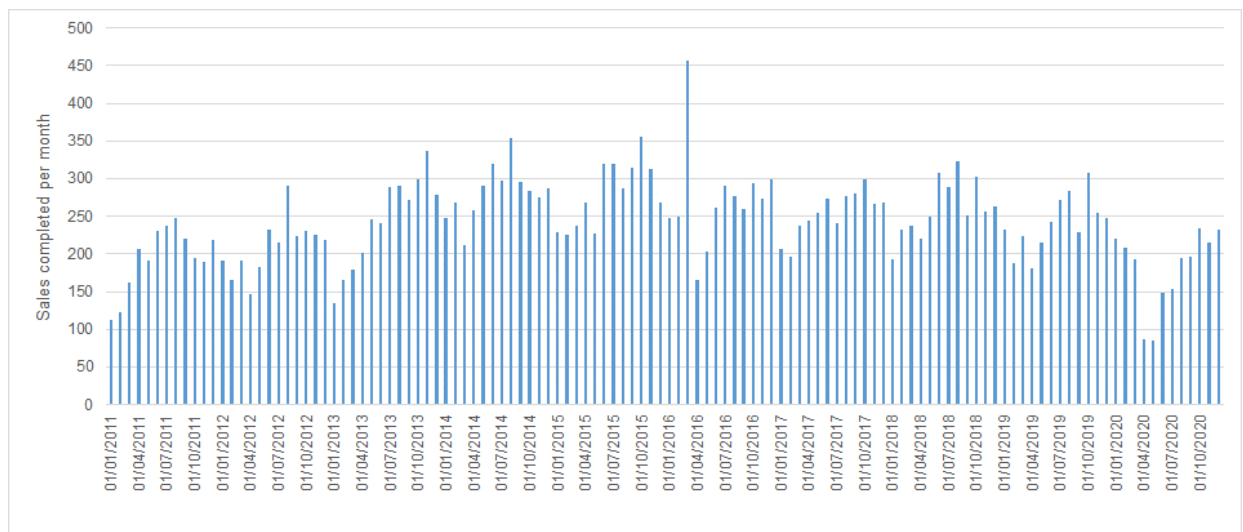
- 2.23 House prices in Bath & North East Somerset have followed recent national trends, with values increasing between 2011 and 2018 and remaining broadly unchanged until 2020, as shown in Figure 2.23.1. In 2020, prices increased by 10%. Sales volumes fell below historic levels in the first half of 2020 but have since recovered (see Figure 2.23.2). By December 2020, sales values had increased by 66% in comparison to values in January 2011.

Figure 2.23.1: Average sales value in Bath & North East Somerset



Source: Land Registry

Figure 2.23.2: Sales volumes in Bath & North East Somerset (sales per month)



Source: Land Registry

- 2.24 The future trajectory of house prices is currently uncertain, although Savills *Mainstream Residential Property Forecast* (March 2021) indicates that values are expected to grow in the South West by 5% in 2021, 4% in 2022, 3.5% in 2023, 3% in 2024 and 2% in 2025. This equates to cumulative growth of 18.7% between 2021 and 2025 inclusive.

Private rented sector market context

- 2.25 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy³. Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.
- 2.26 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in Bath at 3% to 4%. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.27 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.28 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, lower profit margins (typically 13-15% of GDV) and forward funding arrangements will reduce costs which partially offsets the reduction in market value to some degree.
- 2.29 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop

³ Knight Frank 'Multihousing 2019: PRS Research 2019

schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.30 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019. The NPPF has recently been further revised, in July 2021, however there are no changes directly relevant to viability testing.
- 2.31 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.32 Paragraph 58 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.33 In Bath and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period.
- 2.34 Prior to the publication of the updated NPPF, the meaning of a *“competitive return”* had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁴ concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value⁵, although there was no consensus around this view. The revised NPPF removes the requirement for *“competitive returns”* and is silent on how landowner returns should be assessed. The revised PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁶, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

⁴ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁵ RICS Guidance Note: Financial Viability in Planning, August 2012

⁶ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

CIL Policy Context

- 2.35 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 have removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.36 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.37 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.38 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.39 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.40 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.41 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.42 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to "*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development*". Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024

Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

- 2.43 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.44 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended."*
- 2.45 As a result, the Government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017."* Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Bath & North East Somerset CIL

- 2.46 The Council approved its CIL Charging Schedule on 17 February 2015 and it came into effect on 6 April 2015. Table 2.46.1 below summarises the prevailing rates of CIL. There is a single residential rate across the District of £100 per square metre, with a reduced rate of £50 per square metre for strategic sites and urban extensions. Hotel and retail in Bath are charged at £100 and £150 per square metre respectively. Supermarkets are charged at £150 per square metre across the District. Student housing schemes let at market rents are charged at £200 per square metre. All other uses are nil rated.

Table 2.46.1: CIL rates per net additional square metre in the adopted Charging Schedule

Type of development	Location / criteria	CIL per square metre
Residential (Class C3) including Specialised, Extra Care and Retirement Accommodation 1	District wide	£100
	Strategic Sites/ Urban Extensions	£50
	Bath Western Riverside	£0
Hotel (Class C1)	In Bath	£100
	Bath Western Riverside	£0
	Rest of District	£0
Retail In-centre / High Street Retail	Bath city centre	£150
	Other centres	£0
	Bath Western Riverside	£0
Supermarkets, superstores and retail warehouse (over 280m ²)	District wide	£150
	Bath Western Riverside	£0
Offices (Class B1)	District wide	£0
Industrial and warehousing	District wide	£0
Student accommodation	Schemes with market rents	£ 200
	Schemes with submarket rents to be set in Section 106 planning agreement	£0
	Bath Western Riverside	£0
Any other development	District wide	£0

Local Policy context

- 2.47 There are numerous policy requirements that are now embedded in base build costs for schemes in Bath addressing Local Plan (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore it is unnecessary to establish the cost of all these pre-existing policy requirements. Appendix 1 summarises our analysis of the potential impacts of the Council's Local Plan policies.
- 2.48 It is therefore considered prudent to assume that developments can absorb the pre-existing requirements in the adopted policies. The affordable housing policy is tested despite reflecting the existing policy, as it has a significant bearing on the viability of developments, even though it has been in place for some time.
- 2.49 In addition to financing infrastructure through CIL and Section 106, Local Plan Policy CP9 requires developments providing 10 or more units to deliver between 30% to 40% affordable housing without subsidy (subject to viability) with a tenure mix of 75% social rented housing and 25% intermediate. Policy CP9 divides the district into two zones; Prime Bath, Bath North and East and Bath rural hinterland, where 40% affordable housing is sought; and Bath North and West, Bath South, Keynsham and Saltford, Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton and Chew Valley, where 30% is sought.
- 2.50 The PPG indicates that planning obligations for affordable housing should only be sought on residential that are major developments. However, this does not apply in designated Areas of Outstanding Natural Beauty ('AONB'). On schemes with 5 to 9 units, the affordable housing requirement is halved (i.e. 20% and 15%) and can be satisfied either through on-site delivery or a payment in lieu.

- 2.51 Policy CP10 requires the mix of housing provided by developments to reflect local needs.
- 2.52 Policy CP2 requires that development proposals maximise energy efficiency, minimise waste, conserve water, consider climate change adaptation, and be constructed in a manner to facilitate flexible use in the future. Policy CP4 encourages CHP or district heating schemes in “district heating priority areas” and “district heating opportunity areas”, subject to viability.
- 2.53 Policy CP7 sets a requirement to maintain, protect and enhance green infrastructure. Prior to the introduction of CIL, the Council sought specific contributions towards green infrastructure, but these are now predominantly collected through CIL.
- 2.54 Policy CP13 seeks developer contributions towards infrastructure primarily through CIL and in addition through Section 106 on larger sites.

Additional policies in the Local Plan Partial Update

- 2.55 The Local Plan Partial Update identifies a range of proposed amendments to adopted policies, as listed at Appendix 1, together with draft policies which might have a direct cost impact for new development. The policies which have direct cost implications for developments are summarised as follows:
- Sustainable Construction policies CP2 and SCR1 are proposed to be replaced by new Policies SCR6 and SCR7. Policy SCR6 introduces a Net Zero Carbon policy for new build residential development changing the metric from carbon reduction to energy use through a combination of Space Heating energy use; Energy Use Intensity – the predicted total energy use and Renewable energy to match the total energy use. The revised metric will encourage the optimisation of energy efficiency through building design and orientation.
 - Policy SCR7 applies to non-residential development. It is not proposed to switch to an energy metric for non-domestic buildings at present since the evidence is less developed than it is for residential uses due to the larger range of building types and uses. The policy requires applicants to adhere to the energy hierarchy of improving fabric first, then adding renewables and finally offsetting emissions that can't be mitigated onsite (i.e. a combination of reductions in emissions through fabric performance; on-site renewable energy; and financial contributions).
 - New Policy SCR8 proposes that for Large scale new-build developments developers submit an Embodied Carbon Assessment that demonstrates a score of less than 900kg/sqm of carbon can be achieved within the development for the substructure, superstructure and finishes.
 - New Policy SCR9 proposes that all dwellings with one or more dedicated parking space or garage must provide access to electric vehicle charging infrastructure and indicates that further guidance will be set out in Supplementary Planning Documents.
 - New Policy NE3a requires biodiversity net gain ('BNG') within developments and the Council is seeking to secure at least 10% net gain in the LPPU (and 15% in a future Local Plan Review). The policy requires BNG to be secured in perpetuity (at least 30 years) and sets out detailed policy criteria.
 - Revisions to Policy H7 extend the requirement for new housing to meet accessibility standards. The updated policy seeks to apply M4(3) 2b standard⁷ to 7.8% of affordable units, with the balance of affordable units meeting M4(2) standard. The emerging policy will require that 5.6% of private units meet M4(3)2a standard⁸ and 48% meet M4(2) standard.

⁷ M4(3) 2b – wheelchair accessible – a unit which is readily useable by a wheelchair user including step free access.

⁸ M4(3) 2a – wheelchair adaptable – a unit that can be easily adopted to meet the needs of a household including wheelchair users.

Development context

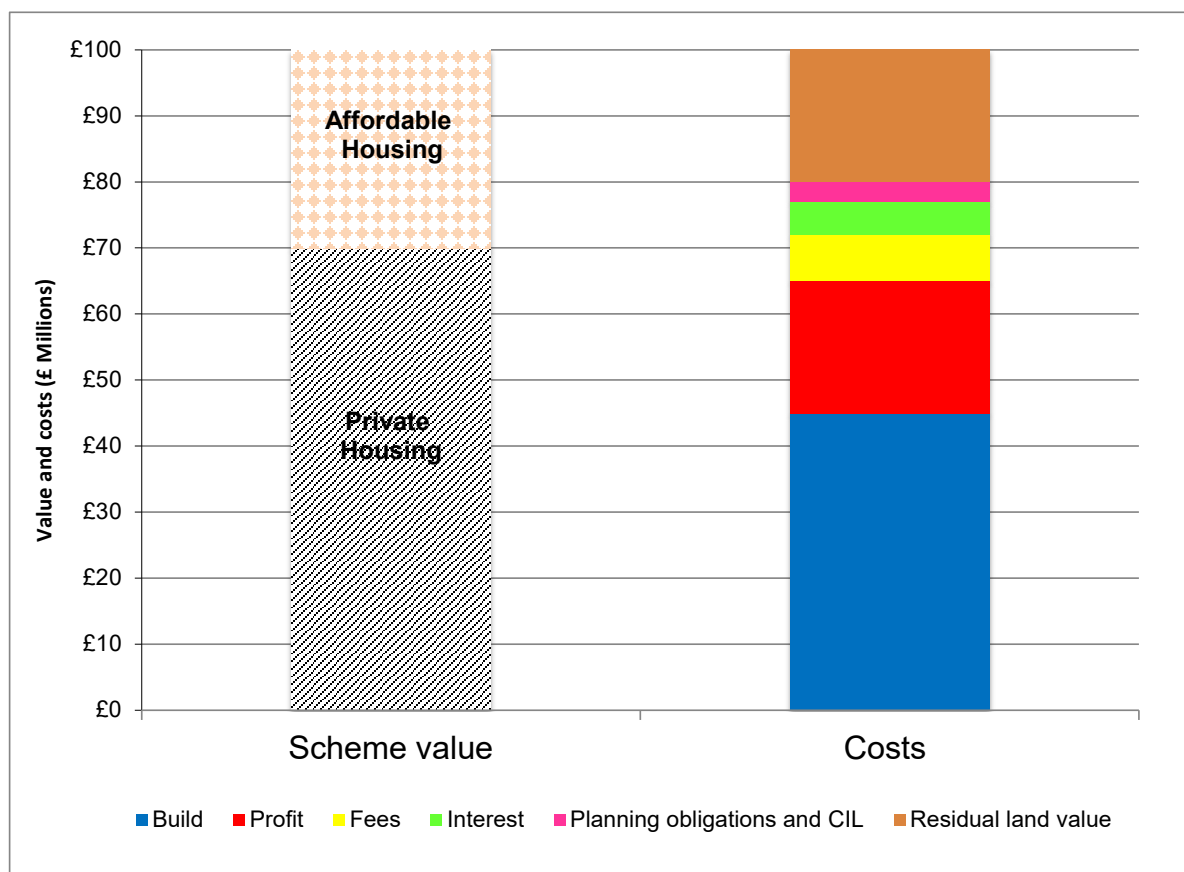
- 2.56 Developments in the Council's area are diverse, reflecting its part urban and part rural characteristics. Sites in the area range from regeneration sites in Bath City Centre and the other town centres; and small in-fill sites in residential areas. The Council is seeking to meet its future growth needs as far as possible on previously developed land, to avoid the need to develop on Greenfield sites. However, the Council is also proposing greenfield site allocations at Keynsham (safeguarded for development through the Core Strategy) The Council is seeking to promote new office development in Bath City Centre and development for employment in Keynsham and Somer Valley.

3 Methodology and appraisal approach

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

Approach to testing development viability

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



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Bath & North East Somerset, some sites will

have been previously developed, while others will come forward on greenfield sites. Previously developed sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues). Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. Typically, developers and banks are targeting around 17-20% profit on value of the private housing element, depending on the type of scheme, location, demand and price point.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁹ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which sometimes exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019, the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance¹⁰ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *"is based on a premium over current use values"* with the

⁹ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'. Although this guidance was published well in advance of the 2019 PPG, it is fully compliant with the approaches now advocated by the PPG.

¹⁰ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this report was published well before the 2019 PPG, the approach it advocates remains consistent with national guidance.

“precise figure that should be used as an appropriate premium above current use value [being] determined locally”. The guidance considers that this approach *“is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”.* The 2019 NPPF no longer refers to *“competitive returns”* but the 2019 PPG refers to the need for a premium above EUV instead.

- 3.10 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:

“The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).

- 3.11 In his concluding remark, the Examiner points out that

*“the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a **reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).*

- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

- 3.13 Respondents to consultations on planning policy documents in other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ (2012) and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions. The RICS has subsequently revised its guidance and the market value approach that was previously advocated has been dropped in favour of an approach which replicates the 2019 PPG.

- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Bath & North East Somerset, where many sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’:

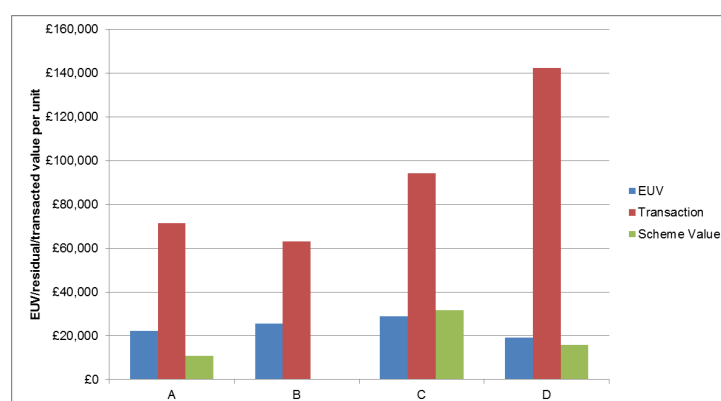
“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”. The Guidance goes on to state that “it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites”.

3.15 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.16 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.16.1. This chart compares the residual value of four development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.16.1: Comparison of residual values to existing use value and price paid for site



3.17 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Appraisal assumptions

- 4.1 In this section, we outline our approach to identifying suitable development typologies for testing purposes and set out the inputs to our appraisals. Both the development typologies and the appraisal inputs are based on local evidence specific to Bath & North East Somerset.

Development typologies

- 4.2 We have appraised 19 development typologies tested across the District reflecting schemes to represent the types of sites that the Council expects to come forward over the life of the updated Local Plan.
- 4.3 The development typologies are identified in Table 4.3.1 overleaf with additional detail provided in Appendix 2. The typologies are informed either by site allocations in the Plan or by schemes that reflect other viability testing undertaken by the Council.
- 4.4 The typologies reflect a range of scheme sizes from 4 units to 280 units and include both flatted and housing schemes. Some of the typologies within Bath incorporate commercial floorspace, reflecting their City Centre locations. Densities range from 20 to 329 units per gross hectare.

Site allocations

- 4.5 The 4 site allocations have been tested at all price points and against all benchmark land values, however it is important to consider the results against their site-specific price point and benchmark land value.
- 4.6 **Sion Hill** is located in one of the highest price points in Bath City (price point G, £5,300 per square metre) and greenfield benchmark land values are not relevant.
- 4.7 **St Martin's Hospital** is located in the BA2 5 postcode sector, with new build sales values of £4,305 per square metre and greenfield benchmark land values are not relevant
- 4.8 **Keynsham safeguarded land KE3B** is located in an area where values are at price point D (£4,100 per square metre). It is a greenfield site and therefore its residual land value would need to be compared to the two greenfield benchmark land values.
- 4.9 **Silver Street, Midsomer Norton** is located in an area where new build sales values range from £3,257 to £3,501 per square metre which lies between price points B and C (£3,300 to £3,700 per square metre). It is a greenfield site and therefore its residual land value would need to be compared to the two greenfield benchmark land values.

Residential sales values

- 4.10 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within the District. We have considered comparable evidence of new build schemes and resales of existing units across the District between 1 August 2019 and 29 January 2021. Over this period, 3,229 properties were transacted, of which 271 were new build and 2,958 were resales of second hand units (these transactions are attached as Appendix 3). We have applied the change in the Land Registry House Price Index between the date of each transaction and today's date to reflect the change in values since the sales were completed.
- 4.11 This data indicates that developments in the District will attract average sales values ranging from circa £2,900 per square metre (£269 per square foot) to £5,920 per square metre (£550 per square foot). The highest sales values are achieved in Bath City, while the lowest values are achieved in Radstock (see Table 4.11.1). There are some postcode sectors where there have been no recent new build sales and for those areas (and all others) we have provided the average second hand values as an indicator of value for new build. It should be noted that new build values have outperformed second hand values across the District.

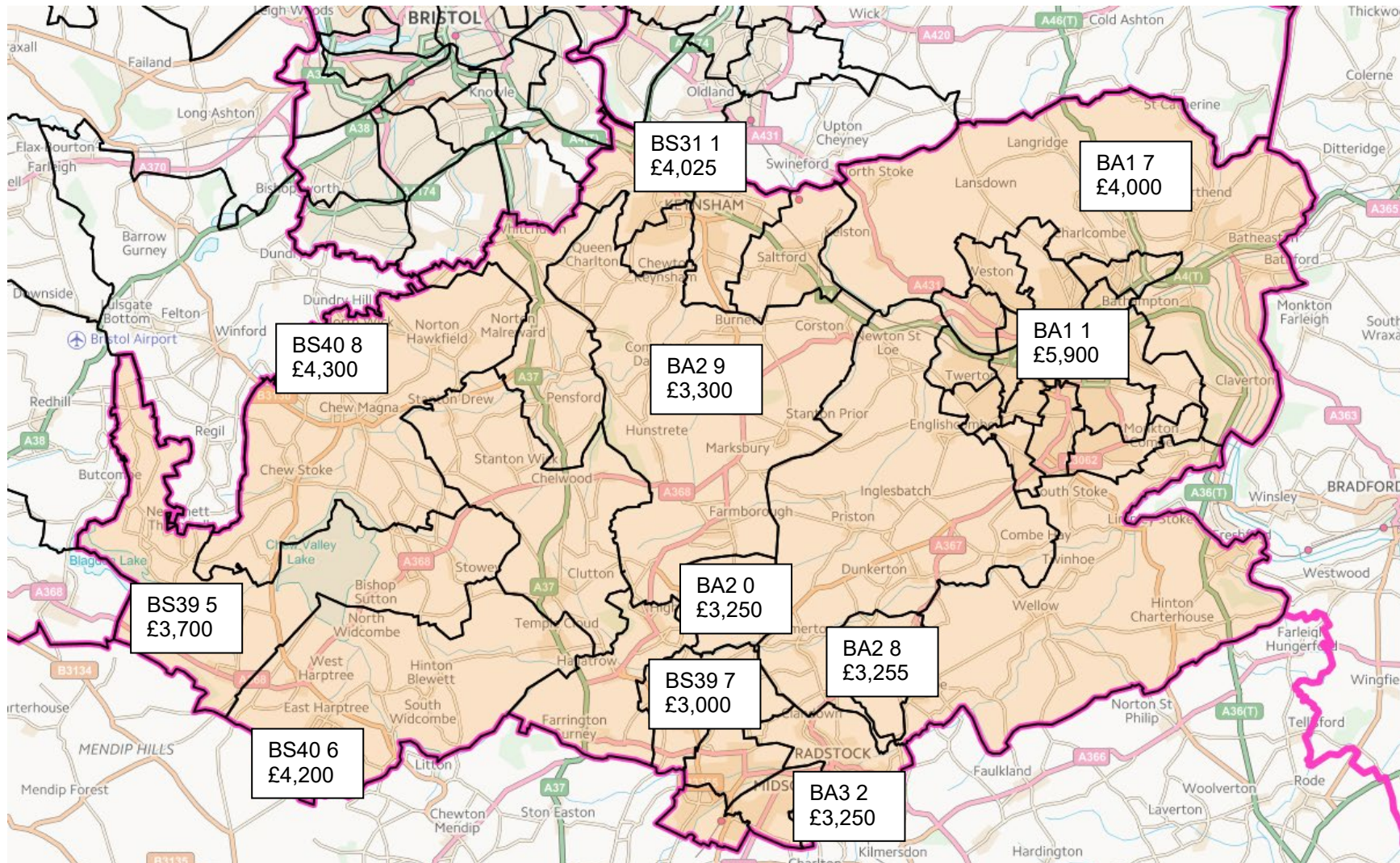
Table 4.11.1: Residential sales values by postcode sector (per square metre)

Postcode sector	Location(s)	All sales	New build sales only
BA1 1	Central Bath	£5,332	£5,468
BA1 2	Central Bath, Weston Park	£5,124	-
BA1 3	Central Bath, Newbridge, Locksbrook	£4,742	£6,461
BA1 4	Bath (Weston, Weston Park)	£4,250	-
BA1 5	Bath (Walcot, Landsdown, Beacon Hill)	£5,919	£7,305
BA1 6	Bath (Larkhall, Grosvenor)	£4,364	-
BA1 7	Bath (Bathford, Beatheaston, Shockerwick)	£4,182	£4,011
BA1 8	Upper Swainswick, Langridge	£5,147	-
BA1 9	Upper Langridge, North Stoke, Kelston	£4,964	£4,945
BA2 0	Timbsbury, Tynning, Meadgate, Camerton, Amesbury	£3,259	£3,246
BA2 1	Bath (Whiteway)	£3,502	-
BA2 2	Bath (Odd Down, Moorlands, Rush Hill)	£3,834	-
BA2 3	Bath Central, Oldfield Park, Westmoreland, East Twerton	£4,199	£6,489
BA2 4	Central Bath, Lynchcombe Vale, Bathwick	£5,016	-
BA2 5	Bath South (Combe Down)	£4,531	£4,305
BA2 6	Bath East, Bathampton, Claverton Down	£5,270	£5,377
BA2 7	Monkton Combe, Claverton Down, Southstoke, Hinton Charterhouse	£5,041	£6,517
BA2 8	Peasedown St John, Shoscombe	£3,255	-
BA2 9	Corston, Marksbury	£3,295	-
BA3 2	Radstock, Midsomer Norton	£3,104	£3,257
BA3 3	Radstock	£2,894	-
BA3 4	Radstock, Midsomer Norton	£3,216	£3,501
BS14 0	Whitchurch	£3,683	£3,523
BS31 1	Keynsham	£3,598	£4,026
BS31 2	Keynsham	£3,564	£3,975
BS31 3	Saltford	£4,143	-
BS39 4	Publow, Pensford, Compton Dando, Stanton Drew	£3,889	£3,874
BS39 5	Bishop Sutton, Clutton, Temple Cloud,	£3,724	£3,240
BS39 6	High Littleton, Farrington Gurney	£3,189	-
BS39 7	Paulton	£2,985	£3,004
BS40 6	West Harptree, East Harptree, Compton Martin	£3,851	£4,203
BS40 8	Chew Stoke, Chew Magna	£4,328	-

Table 4.3.1: Development typologies tested in the study (all areas are square metres gross internal area)

Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Ave GIA sqm per house	Residential floorspace	Retail	Super-market	Office	Industrial
1	Very small housing scheme	20	0.200	4	0	105	420	0	0	0	0
2	Low density housing scheme	25	0.600	15	0	98	1,475	0	0	0	0
3	Small housing scheme	36	0.25	9	0	97	870	0	0	0	0
4	Medium density housing scheme	39	0.380	15	0	93	1,400	0	0	0	0
5	Medium density housing scheme	36	0.70	25	0	85	2,125	0	0	0	0
6	Higher density housing scheme	60	0.50	30	0	86	2,575	0	0	0	0
7	Low density flatted scheme	125	0.20	25	87	0	2,163	0	0	0	0
8	Medium density flatted scheme	130	0.40	52	88	0	4,550	0	0	0	0
9	High density flatted scheme	150	0.20	30	85	0	2,535	0	0	0	0
10	Higher density flatted scheme	154	0.650	100	75	0	7,450	0	0	0	0
11	Mixed use scheme 1	147	0.17	25	81	0	2,028	500	500	2,500	0
12	Mixed use scheme 2	329	0.17	56	80	0	4,500	0	1,000	0	0
13	Retail	0	0.61		0	0	-	0	1,300	0	0
14	Office	0	0.20		0	0	-	0	0	4,500	0
15	Industrial unit	0	0.67		0	0	-	0	0	0	4,000
16	Keynsham safeguarded land KE3B	21	13.56	280	82	95	26,313	0	0	0	0
17	Silver St, Midsomer Norton	24	0.49	12	0	97	1,160	0	0	0	0
18	Sion Hill Bath Spa University	149	0.67	100	80	0	7,950	0	0	0	0
19	St Martins Hospital (part conversion, part NB)	89	0.56	50	78	276	6,670	0	0	0	0

Figure 4.11.2: Residential values by postcode sector



- 4.12 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next four years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.12.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have run a year 5 scenario which utilises the growth rates in Table 4.12.1.

Table 4.12.1: Growth scenario (5 year)

Year	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	5.0%	4.0%	3.5%	3.0%	2.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

- 4.13 In light of the current uncertainty as the UK emerges from measures associated reducing the spread of coronavirus, we have also run a downside scenario which would see values falling in 2021 (contrary to current forecasts) and recovering slowly over the subsequent years (see Table 4.13.1).

Table 4.13.1: Downside scenario

Year	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	-2.0%	0.0%	1.0%	2.0%	3.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.14 Policy CP9 requires 30% to 40% affordable housing (in two zones¹¹) from all sources with a tenure mix of 75% Social Rent and 25% intermediate.
- 4.15 Schemes providing 10 or more units are required to provide affordable housing on-site. We have tested these schemes with varying percentages of affordable housing from 0% to 50%.
- 4.16 For the purposes of testing the viability of developments and emerging plan policies, our appraisals assume that the rented housing is let at rents that do not exceed social rents, as shown in Table 4.16.1. These rents are therefore the lowest rents that the Council could consider in terms of its policy options. Table 4.16.1 also includes Affordable Rent, based on relevant Local Housing Allowances for the District. Local Housing Allowances are set at the 30th percentile of local market rents.

Table 4.16.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£81.77	£90.85	£102.64	£125.26
Affordable rents ¹²	£166.85	£195.62	£228.99	£402.74

- 4.17 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.

¹¹ 40% in Prime Bath, Bath North and East and Bath Rural Hinterland; and 30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton and Chew Valley.

¹² Bath Broad Rental Market Area.

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

Table 4.18.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value ¹³
Social rent	£1,532	£1,206	£1,120	£1,099	£1,117

- 4.19 RPs typically sell shared ownership units on the basis of initial equity sales of between 25% to 50% and a rent of 2.75% on the retained equity. For the purposes of our appraisals, we have assumed that RPs will sell initial equity stakes of 35% and charge a rent equating to 2.5% of the retained equity. The rent on the retained equity is capitalised by applying an investment yield of 5%.
- 4.20 The MHCLG/Homes England 'Affordable Homes Programme 2021-2026: Prospectus' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant as a base position.

Rents and yields for commercial development

- 4.21 As noted earlier in this section, some of our development typologies incorporate commercial floorspace (offices, retail supermarkets and light industrial), either at ground floor of mixed use buildings or within separate buildings within the developments.
- 4.22 Our assumptions on rents and yields for the retail, office and light industrial floorspace are summarised in Table 4.22.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years (see Appendix 4). Our appraisals assume a 12-month rent-free period for offices and light industrial and 6 months for supermarkets. We deduct 6.8% of capital value to reflect deduction of purchaser's costs.

Table 4.22.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail supermarkets	£220	3.75%	6
Offices	£301	5%	12
Light industrial	£160	4.5%	6

- 4.23 Knight Frank's April 2021 Prime Yield Guide indicates that investment yields for offices in major regional cities is currently 5%. Supermarkets are currently achieving yields of 3.75% and industrial floorspace is achieving yields of 4.5%.

Build costs

- 4.24 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are attached as Appendix 5 and summarised in Table 4.24.1.

Table 4.24.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total (before policy costs)
Flats	816. Flats – generally median	£1,478	10%	£1,626

¹³ Net of RP's on-costs at 5%

Type of development	BCIS cost	Base cost per square metre	External works	Total (before policy costs)
Houses	810.1 Estate Housing generally – median	£1,272	15%	£1,463
Flats (conversion)	816 Flat generally (conversion)	£1,306	10%	£1,437
Houses (conversion)	810.12 Estate Housing (conversion)	£1,268	15%	£1,458
Supermarkets	344. Supermarkets generally – median	£1,443	10%	£1,587
Offices	320. Offices – median	£1,872	10%	£2,059
Light industrial	282.12 Advance factories/offices – median	£1,173	10%	£1,290

4.25 Flatted schemes in the District are typically between two to five storeys, which is reflected in the range of costs selected from the BCIS database. As noted in Table 4.19.1, the base costs are increased by 15% for houses and 10% for flats and commercial schemes to account for external works (including car parking spaces, where provided). Our appraisals incorporate a contingency equating to 5% of construction costs.

4.26 We have included costs of converting existing space in Table 4.19.1 to address the redevelopment of St Martin’s Hospital (typology 19).

Carbon offset and climate change

4.27 The emerging Plan policies will require residential developments to achieve Net Zero Carbon via the following means:

- Space heating demand less than 30kWh per square metre per annum;
- Total energy use less than 40kWh per square metre per annum; and
- On-site renewable generation match the total energy use, with a preference for roof mounted solar PV.

4.28 The Council has drawn capital cost figures from the ‘*Cornwall Climate Emergency DPD – Energy review and modelling*’ by Currie Brown and Etude (February 2021). The following uplifts are for the lowest cost modelled route to net zero (Cornwall Scenario 2) from a range of baselines:

- 2.1% uplift from a baseline of Part L 2025 or from a baseline of BNES existing policy (19% CO2 reduction) which is the equivalent of Cornwall’s scenario 1a;
- 2.8% uplift from a baseline of Part L 2021;
- 4.9% uplift from a baseline of Part L 2013;
- 6% uplift based on Currie & Brown route to net zero regulated and unregulated emissions using SAP 10 emissions factors and air sourced heat pumps.

4.29 For residential development, we have therefore tested the following cost uplifts:

- **Option A:** 3%;
- **Option B:** 5%; and
- **Option C:** 6%

4.30 The Council has confirmed that net zero carbon can be achieved in residential developments through

Option A at a cost equivalent to 3% of build costs.

4.31 For non-residential development, the Council is proposing to apply net zero carbon using a hierarchy of fabric, renewables and then financial off-sets. The cost data from the Currie and Brown report indicates the following uplifts are applicable:

- Energy efficiency (Minimum carbon reduction of 15%): 2%;
- On-site saving (total carbon reduction of 35%): 1%;
- Allowable solutions (offset 65% of regulated CO2 emissions): 2-4%;
- BREEAM (BREEAM Excellent rating): 1-2%. (Not applicable)

4.32 For non-residential development, we have therefore tested the following cost uplifts which are informed by ranges reflecting the emerging evidence base produced by WSP:

- **Option X:** 4%);
- **Option Y:** 5%;
- **Option Z:** 6%

4.33 The Council has confirmed that net zero carbon can be achieved on non-residential developments at a cost equivalent to 4% of build costs.

Accessibility standards

4.34 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.34.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 6).

Table 4.34.1: Costs of accessibility standards (% uplift to base construction costs)

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

4.35 The proposed change to the Local Plan requires that the following accessibility standards are achieved:

- Private units: M4(3)(a) 5.6% of units and M4(2) 48% of units;
- Affordable units: M4(3)(b) 7.8% of units and M4(2) 92.2% of units.

Electric vehicle charging points

4.36 We have allowed £800 per space for active-domestic electric vehicle charging points¹⁴. This is for the charging point and all necessary infrastructure within a development. The Council's parking standards set a maximum of 0.5 spaces per dwelling in Bath City Centre, with 1 or more spaces elsewhere. For the purposes of our appraisals, we have therefore assumed that each dwelling will require 1 car charging point.

¹⁴. 'Evidence Base: Introducing Planning Policy for electric vehicles in new development' Cenex/Systra, 2019, on behalf of South Gloucestershire Council

Biodiversity net gain

- 4.37 We have tested the requirement for a 10% increase in biodiversity in perpetuity by applying a 0.8% increase in build costs¹⁵, as indicated in the 'Biodiversity net gain and local nature recovery strategies Impact Assessment' (DEFRA, 2019).

Professional fees

- 4.38 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate an allowance of 8% for professional fees.

Development finance

- 4.39 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Commercial marketing

- 4.40 Our appraisals incorporate an allowance of 10% of first year's rent for letting agents' fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.75% for sales legal fees.

Marketing costs

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

Bath & North East Somerset CIL

- 4.42 The CIL Charging Schedule came into effect on 6 April 2015. Table 4.42.1 below summarises the prevailing rates of CIL, reflecting indexation, as set out in the Council's 'Annual CIL rate summary 2020'. We have incorporated the index rates in our appraisals.

Table 4.42.1: CIL rates per net additional square metre in the adopted Charging Schedule

Type of development	Location/criteria	CIL per square metre	Indexed rate per square metre
Residential (Class C3) including Specialised, Extra Care and Retirement Accommodation 1	District wide	£100	£128.57
	Strategic Sites/ Urban Extensions	£50	£64.29
	Bath Western Riverside	£0	£0
Hotel (Class C1)	In Bath	£100	£128.57
	Bath Western Riverside	£0	£0
	Rest of District	£0	£0
Retail In-centre / High Street Retail	Bath city centre	£150	£192.86
	Other centres	£0	£0
	Bath Western Riverside	£0	£0
Supermarkets, superstores and retail warehouse (over 280m ²)	District wide	£150	£192.86
	Bath Western Riverside	£0	£0
Offices (Class B1)	District wide	£0	£0
Industrial and warehousing	District wide	£0	£0

¹⁵ Table 19 of the DEFRA Impact Assessment Study shows a central estimate of 0.8% of build costs for greenfield sites and 0.2% for brownfield sites.

Type of development	Location/criteria	CIL per square metre	Indexed rate per square metre
Student accommodation	Schemes with market rents	£ 200	£257.14
	Schemes with submarket rents to be set in Section 106 planning agreement	£0	£0
	Bath Western Riverside	£0	£0
Any other development	District wide	£0	£0

- 4.43 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Bath & North East Somerset but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.44 Since introducing its CIL in 2015, financial contributions through planning obligations have been de minimis in most cases. To account for residual Section 106 requirements, we have included an allowance of £20 per square metre for non-residential development and £1,000 per unit for residential development (the precise amount varies between the typologies).
- 4.45 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Development and sales periods

- 4.46 Development and sales periods vary between type of scheme. However, our sales periods for residential schemes are based on an assumption of a sales rate of 5 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 6-8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. There are fewer opportunities for residential development in the Area compared to other authorities which restricts supply and maintains pricing.
- 4.47 For commercial development, we have assumed that the completed floorspace is sold at practical completion. As noted earlier, our appraisals assume a 12 month rent-free period for ground floor retail included in some of the developments. These deferrals are reflected in the sum paid by the Investor.

Developer's profit

- 4.48 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 13-15% of GDV. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.49 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit

levels will largely be determined by the attitudes of the banks towards development proposals.

- 4.50 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime markets as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.51 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.52 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. A degree of the costs for addressing abnormal ground conditions is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 4.53 Furthermore, we also note that paragraph 012 of the PPG indicates that "abnormal costs, including those associated with treatment for contaminated sites or listed buildings or costs associated with brownfield, phased or complex sites... should be taken into account when defining benchmark land value". In other words, the impact upon development of such costs would be neutral.

Benchmark land value

- 4.54 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.55 Sites will be in various existing uses and we have adopted a range of benchmark land values from £150,000 to £1,500,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Secondary brownfield sites will either be vacant and generating no rental income, or let at very low rents on a short term basis.
- 4.56 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.57 We have adopted four benchmark land values, as follows:

- £150,000 per hectare;
- £250,000 per hectare
- £750,000 per hectare;
- £1,500,000 per hectare.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 2 and 5. We have appraised 19 site allocations and development typologies, reflecting different densities and types of development across the District (ranging from 4 units to 280 units).
- 5.2 Each appraisal of residential schemes incorporates (where relevant) the following levels of affordable housing in line with the requirements of set out in Policy CP9
- 40% affordable housing (75% social rent and 25% intermediate)**
- Prime Bath
 - Bath North and East
 - Bath rural hinterland
- 30% affordable housing (75% social rent and 25% intermediate)**
- Bath North and West
 - Bath South
 - Keynsham and Saltford
 - Midsomer Norton
 - Westfield
 - Radstock
 - Peasedown St John
 - Paulton
 - Chew Valley
- 5.3 In addition to the targets sought by policy CP9, we have also considered the viability of schemes with reduced levels of affordable housing (35%, 30%, 25%, 20%, 15%, 10%, 5% and 0%).
- 5.4 For the site allocations, we have tested their viability using the relevant sales values in the area in which they are located. The development typologies are tested with the range of values found across the District (i.e. from circa £2,900 per square metre (£269 per square foot) to £6,000 per square metre (£557 per square foot).
- 5.5 Where the residual land value of a site allocation or typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.6 The base results are tested with the growth and inflation rates summarised in Table 4.7.1 and 4.8.1. These results are attached at appendices 8 and 9.
- 5.7 In addition to affordable housing, the appraisals test the impact of the following emerging policies (Draft Local Plan Partial Update):
- New Policies SCR6 & 7 for residential and non residential development are tested through the application of cost uplifts which depend upon the solution to achieving net zero carbon;
 - New Policy SCR8 is tested through the inclusion of active charging points to all spaces, assuming one space per unit (for the purposes of this study).
 - New Policy NE5A requires biodiversity net gain of at least 10% within developments, in perpetuity.
 - Policy H7 (as revised) is tested through the application of M4(2) accessibility standard to 48% of private units and 92.2% of affordable units; the application of M4(3)(a) standard to 5.6% of private units; and the application of M4(3)(b) standard to 7.8% of affordable units.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of updated LPPU policies to assist the Council in its decision making on potential policy approaches. The full results are attached at Appendix 7, with sensitivity analyses at Appendix 8 (growth scenario) and Appendix 9 (downside scenario).

Affordable housing

- 6.2 The results of the appraisals confirm that adopted Policy CP9 remains viable but that there may be circumstances in which the level of affordable housing sought may not be viable, primarily urban flatted schemes brought forward on sites with high existing use values. These results are reflective of outcomes on live applications, where the level of affordable housing varies between sites, depending on the relationship between existing use value and the quantum and mix of new development proposed. Policy CP9 provides flexibility for such circumstances, noting that *“for both large and small sites the viability of the proposed development should be taken into account, including whether grant or public subsidy is available; whether there are exceptional build or other development costs; the achievement of other planning objectives; the tenure and size mix of the affordable housing to be provided”*. In such circumstances, a variation to the tenure mix of the affordable housing (from the policy requirement of 75% social rent and 25% intermediate to an alternative split) can assist in improving viability. Alternatively, the overall percentage could be varied. Clearly the onus will be on applicants to demonstrate any viability issues that emerge on when individual applications come forward.
- 6.3 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the proposed policy requirement of 30% / 40% would, in principle, mean that some schemes that could have delivered at these levels would no longer be required to do so if the Council adopted a lower percentage target.
- 6.4 In all but the lowest value areas, most schemes should be able to meet the 30% target when sites are in existing use as lower value employment or greenfield land. In all areas other than the highest value areas (where 40% affordable housing will be sought), viability issues are likely to emerge on sites that are in higher value employment use. Lower proportions of affordable housing may need to be accepted when such sites are proposed for redevelopment.
- 6.5 The LPPU does not propose any change to the adopted policy approach for securing affordable housing. Notwithstanding, the results of our assessments indicate that there is a clear choice for the Council between two potential options, if changes were to be considered in the future. The first is to adopt a relatively low affordable housing target that most schemes could viably deliver to avoid the need for viability testing individual schemes, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain the current policy approach, which sets a relatively high target but implicitly accepts that some schemes will provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the ‘least viable’ sites. The variability of the results based on sales value differentials and existing use value point to a very complex viability ‘landscape’ that is ill-suited to a singular approach which attempts to cater for every single scenario; a target based approach with some viability testing will maximum delivery in these circumstances.
- 6.6 As noted in Section 4, we have also re-tested our appraisals with growth in sales values and inflation on costs to test the sensitivity of the results to changes in key appraisal variables. If residential sales values grow (alongside normal levels of cost inflation) and other factors remain unchanged, there will be an improvement in viability and levels of affordable housing that can be provided. We have provided two growth scenarios, reflecting different points in the Plan period.

The first growth scenario is based on year 5 of the plan and the second is based on year 15. The results of these analyses are attached as appendices 6 and 7.

- 6.7 In view of the limited degree of uncertainty associated with the measures introduced by the UK government to halt the spread of coronavirus, we have also run a set of 'downside' appraisals which test the impact of a fall in sales values and flatter growth over the subsequent years. These appraisals indicate a small reduction in viability in comparison to the base position, but these changes are insufficient to warrant any change in approach; the Council's policies are sufficiently flexible to allow for schemes to come forward with reduced levels of affordable housing based on proven viability evidence presented in support of individual planning applications.
- 6.8 In addition grant funding may marginally improve viability of schemes in some circumstances. The amounts available are lower than was historically the case before 2010 and as a result, availability of grant has less of a bearing on viability than at that time. Nevertheless, where grant is available, it will be useful in securing modest additional levels of affordable housing.

Table 6.3.1: Affordable housing testing (price point I - £6,000 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psqm): £6,000 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.30	£1.01	£0.91	£0.80	£0.70	£0.65	£0.60	£0.49	£0.49
2 Low density housing scheme	15	£0.90	£3.54	£3.18	£2.82	£2.46	£2.27	£2.09	£1.73	£1.73
3 Small housing scheme	9	£0.38	£2.09	£1.88	£1.66	£1.45	£1.34	£1.23	£1.02	£1.02
4 Medium density housing scheme	15	£0.57	£3.36	£3.02	£2.67	£2.33	£2.16	£1.99	£1.64	£1.64
5 Medium density housing scheme	25	£1.05	£4.82	£4.33	£3.84	£3.34	£3.10	£2.85	£2.36	£2.36
6 Higher density housing scheme	30	£0.75	£5.85	£5.25	£4.65	£4.05	£3.75	£3.45	£2.86	£2.86
7 Low density flatted scheme	25	£0.30	£3.28	£2.86	£2.44	£2.01	£1.80	£1.59	£1.18	£1.18
8 Medium density flatted scheme	52	£0.60	£6.90	£6.01	£5.12	£4.23	£3.79	£3.34	£2.45	£2.45
9 High density flatted scheme	30	£0.30	£3.85	£3.35	£2.85	£2.36	£2.11	£1.86	£1.36	£1.36
10 Higher density flatted scheme	100	£0.98	£6.22	£5.12	£4.01	£2.91	£2.36	£1.80	£0.70	£0.70
11 Mixed use scheme 1	25	£0.26	£6.78	£6.38	£5.98	£5.59	£5.39	£5.19	£4.79	£4.79
12 Mixed use scheme 2	56	£0.26	£8.16	£7.28	£6.40	£5.52	£5.08	£4.64	£3.76	£3.76
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£20.34	£52.51	£47.05	£41.59	£36.14	£33.41	£30.68	£25.22	£25.22
17 Silver St, Midsomer Norton	12	£0.74	£2.79	£2.50	£2.22	£1.93	£1.79	£1.65	£1.36	£1.36
18 Sion Hill Bath Spa University	100	£1.01	£9.31	£7.97	£6.63	£5.28	£4.61	£3.94	£2.60	£2.60
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£13.62	£12.18	£10.73	£9.28	£8.56	£7.84	£6.39	£6.39

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.15	£1.01	£0.91	£0.80	£0.70	£0.65	£0.60	£0.49	£0.49
2 Low density housing scheme	15	£0.45	£3.54	£3.18	£2.82	£2.46	£2.27	£2.09	£1.73	£1.73
3 Small housing scheme	9	£0.19	£2.09	£1.88	£1.66	£1.45	£1.34	£1.23	£1.02	£1.02
4 Medium density housing scheme	15	£0.29	£3.36	£3.02	£2.67	£2.33	£2.16	£1.99	£1.64	£1.64
5 Medium density housing scheme	25	£0.53	£4.82	£4.33	£3.84	£3.34	£3.10	£2.85	£2.36	£2.36
6 Higher density housing scheme	30	£0.38	£5.85	£5.25	£4.65	£4.05	£3.75	£3.45	£2.86	£2.86
7 Low density flatted scheme	25	£0.15	£3.28	£2.86	£2.44	£2.01	£1.80	£1.59	£1.18	£1.18
8 Medium density flatted scheme	52	£0.30	£6.90	£6.01	£5.12	£4.23	£3.79	£3.34	£2.45	£2.45
9 High density flatted scheme	30	£0.15	£3.85	£3.35	£2.85	£2.36	£2.11	£1.86	£1.36	£1.36
10 Higher density flatted scheme	100	£0.49	£6.22	£5.12	£4.01	£2.91	£2.36	£1.80	£0.70	£0.70
11 Mixed use scheme 1	25	£0.13	£6.78	£6.38	£5.98	£5.59	£5.39	£5.19	£4.79	£4.79
12 Mixed use scheme 2	56	£0.13	£8.16	£7.28	£6.40	£5.52	£5.08	£4.64	£3.76	£3.76
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£10.17	£52.51	£47.05	£41.59	£36.14	£33.41	£30.68	£25.22	£25.22
17 Silver St, Midsomer Norton	12	£0.37	£2.79	£2.50	£2.22	£1.93	£1.79	£1.65	£1.36	£1.36
18 Sion Hill Bath Spa University	100	£0.50	£9.31	£7.97	£6.63	£5.28	£4.61	£3.94	£2.60	£2.60
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£13.62	£12.18	£10.73	£9.28	£8.56	£7.84	£6.39	£6.39

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.05	£1.01	£0.91	£0.80	£0.70	£0.65	£0.60	£0.49	£0.49
2 Low density housing scheme	15	£0.15	£3.54	£3.18	£2.82	£2.46	£2.27	£2.09	£1.73	£1.73
3 Small housing scheme	9	£0.06	£2.09	£1.88	£1.66	£1.45	£1.34	£1.23	£1.02	£1.02
4 Medium density housing scheme	15	£0.10	£3.36	£3.02	£2.67	£2.33	£2.16	£1.99	£1.64	£1.64
5 Medium density housing scheme	25	£0.18	£4.82	£4.33	£3.84	£3.34	£3.10	£2.85	£2.36	£2.36
6 Higher density housing scheme	30	£0.13	£5.85	£5.25	£4.65	£4.05	£3.75	£3.45	£2.86	£2.86
7 Low density flatted scheme	25	£0.05	£3.28	£2.86	£2.44	£2.01	£1.80	£1.59	£1.18	£1.18
8 Medium density flatted scheme	52	£0.10	£6.90	£6.01	£5.12	£4.23	£3.79	£3.34	£2.45	£2.45
9 High density flatted scheme	30	£0.05	£3.85	£3.35	£2.85	£2.36	£2.11	£1.86	£1.36	£1.36
10 Higher density flatted scheme	100	£0.16	£6.22	£5.12	£4.01	£2.91	£2.36	£1.80	£0.70	£0.70
11 Mixed use scheme 1	25	£0.04	£6.78	£6.38	£5.98	£5.59	£5.39	£5.19	£4.79	£4.79
12 Mixed use scheme 2	56	£0.04	£8.16	£7.28	£6.40	£5.52	£5.08	£4.64	£3.76	£3.76
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£3.39	£52.51	£47.05	£41.59	£36.14	£33.41	£30.68	£25.22	£25.22
17 Silver St, Midsomer Norton	12	£0.12	£2.79	£2.50	£2.22	£1.93	£1.79	£1.65	£1.36	£1.36
18 Sion Hill Bath Spa University	100	£0.17	£9.31	£7.97	£6.63	£5.28	£4.61	£3.94	£2.60	£2.60
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£13.62	£12.18	£10.73	£9.28	£8.56	£7.84	£6.39	£6.39

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.03	£1.01	£0.91	£0.80	£0.70	£0.65	£0.60	£0.49	£0.49
2 Low density housing scheme	15	£0.09	£3.54	£3.18	£2.82	£2.46	£2.27	£2.09	£1.73	£1.73
3 Small housing scheme	9	£0.04	£2.09	£1.88	£1.66	£1.45	£1.34	£1.23	£1.02	£1.02
4 Medium density housing scheme	15	£0.06	£3.36	£3.02	£2.67	£2.33	£2.16	£1.99	£1.64	£1.64
5 Medium density housing scheme	25	£0.11	£4.82	£4.33	£3.84	£3.34	£3.10	£2.85	£2.36	£2.36
6 Higher density housing scheme	30	£0.08	£5.85	£5.25	£4.65	£4.05	£3.75	£3.45	£2.86	£2.86
7 Low density flatted scheme	25	£0.03	£3.28	£2.86	£2.44	£2.01	£1.80	£1.59	£1.18	£1.18
8 Medium density flatted scheme	52	£0.06	£6.90	£6.01	£5.12	£4.23	£3.79	£3.34	£2.45	£2.45
9 High density flatted scheme	30	£0.03	£3.85	£3.35	£2.85	£2.36	£2.11	£1.86	£1.36	£1.36
10 Higher density flatted scheme	100	£0.10	£6.22	£5.12	£4.01	£2.91	£2.36	£1.80	£0.70	£0.70
11 Mixed use scheme 1	25	£0.03	£6.78	£6.38	£5.98	£5.59	£5.39	£5.19	£4.79	£4.79
12 Mixed use scheme 2	56	£0.03	£8.16	£7.28	£6.40	£5.52	£5.08	£4.64	£3.76	£3.76
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£2.03	£52.51	£47.05	£41.59	£36.14	£33.41	£30.68	£25.22	£25.22
17 Silver St, Midsomer Norton	12	£0.07	£2.79	£2.50	£2.22	£1.93	£1.79	£1.65	£1.36	£1.36
18 Sion Hill Bath Spa University	100	£0.10	£9.31	£7.97	£6.63	£5.28	£4.61	£3.94	£2.60	£2.60
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£13.62	£12.18	£10.73	£9.28	£8.56	£7.84	£6.39	£6.39

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£5.04	£4.53	£4.01	£3.50	£3.24	£2.98	£2.47
0.60	£1.50	£5.90	£5.30	£4.70	£4.09	£3.79	£3.49	£2.89
0.25	£1.50	£8.36	£7.50	£6.65	£5.79	£5.37	£4.94	£4.08
0.38	£1.50	£8.84	£7.94	£7.04	£6.13	£5.68	£5.23	£4.32
0.70	£1.50	£6.89	£6.19	£5.48	£4.78	£4.42	£4.07	£3.37
0.50	£1.50	£11.89	£10.50	£9.30	£8.10	£7.51	£6.91	£5.71
0.20	£1.50	£16.41	£14.29	£12.18	£10.06	£9.00	£7.94	£5.82
0.40	£1.50	£17.26	£15.04	£12.81	£10.58	£9.47	£8.36	£6.12
0.20	£1.50	£19.23	£16.75	£14.27	£11.79	£10.55	£9.31	£6.82
0.65	£1.50	£9.57	£7.87	£6.17	£4.48	£3.63	£2.78	£1.08
0.17	£1.50	£39.86	£37.53	£35.19	£32.86	£31.69	£30.52	£28.19
0.17	£1.50	£48.01	£42.83	£37.65	£32.47	£29.88	£27.29	£22.11
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£3.87	£3.47	£3.07	£2.66	£2.46	£2.26	£1.86
0.49	£1.50	£5.68	£5.10	£4.52	£3.94	£3.65	£3.36	£2.78
0.67	£1.50	£13.89	£11.89	£9.89	£7.89	£6.89	£5.89	£3.88
0.56	£1.50	£24.24	£21.66	£19.09	£16.52	£15.23	£13.94	£11.37

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£5.04	£4.53	£4.01	£3.50	£3.24	£2.98	£2.47
0.60	£0.75	£5.90	£5.30	£4.70	£4.09	£3.79	£3.49	£2.89
0.25	£0.75	£8.36	£7.50	£6.65	£5.79	£5.37	£4.94	£4.08
0.38	£0.75	£8.84	£7.94	£7.04	£6.13	£5.68	£5.23	£4.32
0.70	£0.75	£6.89	£6.19	£5.48	£4.78	£4.42	£4.07	£3.37
0.50	£0.75	£11.89	£10.50	£9.30	£8.10			

Table 6.3.2: Affordable housing testing (price point H - £5,700 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psqm): £5,700 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.92	£0.83	£0.73	£0.63	£0.59	£0.54	£0.44	
2 Low density housing scheme	15	£0.90	£3.24	£2.90	£2.56	£2.23	£2.06	£1.89	£1.55	
3 Small housing scheme	9	£0.38	£1.91	£1.71	£1.51	£1.31	£1.21	£1.11	£0.91	
4 Medium density housing scheme	15	£0.57	£3.08	£2.75	£2.43	£2.11	£1.95	£1.79	£1.47	
5 Medium density housing scheme	25	£1.05	£4.41	£3.95	£3.49	£3.03	£2.80	£2.57	£2.11	
6 Higher density housing scheme	30	£0.75	£5.34	£4.79	£4.23	£3.67	£3.39	£3.11	£2.55	
7 Low density flatted scheme	25	£0.30	£2.92	£2.53	£2.13	£1.74	£1.54	£1.34	£0.95	
8 Medium density flatted scheme	52	£0.60	£6.15	£5.32	£4.49	£3.66	£3.24	£2.82	£1.99	
9 High density flatted scheme	30	£0.30	£3.43	£2.96	£2.50	£2.04	£1.80	£1.57	£1.11	
10 Higher density flatted scheme	100	£0.98	£5.25	£4.22	£3.20	£2.17	£1.66	£1.14	£0.11	
11 Mixed use scheme 1	25	£0.26	£6.44	£6.07	£5.70	£5.33	£5.15	£4.96	£4.59	
12 Mixed use scheme 2	56	£0.26	£7.42	£6.59	£5.77	£4.95	£4.54	£4.13	£3.31	
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£20.34	£48.01	£42.91	£37.82	£32.72	£30.17	£27.63	£22.53	
17 Silver St, Midsomer Norton	12	£0.74	£2.55	£2.28	£2.02	£1.75	£1.62	£1.49	£1.22	
18 Sion Hill Bath Spa University	100	£1.01	£8.14	£6.89	£5.64	£4.39	£3.77	£3.14	£1.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£12.40	£11.05	£9.70	£8.35	£7.68	£7.01	£5.66	

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.92	£0.83	£0.73	£0.63	£0.59	£0.54	£0.44	
2 Low density housing scheme	15	£0.45	£3.24	£2.90	£2.56	£2.23	£2.06	£1.89	£1.55	
3 Small housing scheme	9	£0.19	£1.91	£1.71	£1.51	£1.31	£1.21	£1.11	£0.91	
4 Medium density housing scheme	15	£0.29	£3.08	£2.75	£2.43	£2.11	£1.95	£1.79	£1.47	
5 Medium density housing scheme	25	£0.53	£4.41	£3.95	£3.49	£3.03	£2.80	£2.57	£2.11	
6 Higher density housing scheme	30	£0.38	£5.34	£4.79	£4.23	£3.67	£3.39	£3.11	£2.55	
7 Low density flatted scheme	25	£0.15	£2.92	£2.53	£2.13	£1.74	£1.54	£1.34	£0.95	
8 Medium density flatted scheme	52	£0.30	£6.15	£5.32	£4.49	£3.66	£3.24	£2.82	£1.99	
9 High density flatted scheme	30	£0.15	£3.43	£2.96	£2.50	£2.04	£1.80	£1.57	£1.11	
10 Higher density flatted scheme	100	£0.49	£5.25	£4.22	£3.20	£2.17	£1.66	£1.14	£0.11	
11 Mixed use scheme 1	25	£0.13	£6.44	£6.07	£5.70	£5.33	£5.15	£4.96	£4.59	
12 Mixed use scheme 2	56	£0.13	£7.42	£6.59	£5.77	£4.95	£4.54	£4.13	£3.31	
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£10.17	£48.01	£42.91	£37.82	£32.72	£30.17	£27.63	£22.53	
17 Silver St, Midsomer Norton	12	£0.37	£2.55	£2.28	£2.02	£1.75	£1.62	£1.49	£1.22	
18 Sion Hill Bath Spa University	100	£0.50	£8.14	£6.89	£5.64	£4.39	£3.77	£3.14	£1.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£12.40	£11.05	£9.70	£8.35	£7.68	£7.01	£5.66	

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.92	£0.83	£0.73	£0.63	£0.59	£0.54	£0.44	
2 Low density housing scheme	15	£0.15	£3.24	£2.90	£2.56	£2.23	£2.06	£1.89	£1.55	
3 Small housing scheme	9	£0.06	£1.91	£1.71	£1.51	£1.31	£1.21	£1.11	£0.91	
4 Medium density housing scheme	15	£0.10	£3.08	£2.75	£2.43	£2.11	£1.95	£1.79	£1.47	
5 Medium density housing scheme	25	£0.18	£4.41	£3.95	£3.49	£3.03	£2.80	£2.57	£2.11	
6 Higher density housing scheme	30	£0.13	£5.34	£4.79	£4.23	£3.67	£3.39	£3.11	£2.55	
7 Low density flatted scheme	25	£0.05	£2.92	£2.53	£2.13	£1.74	£1.54	£1.34	£0.95	
8 Medium density flatted scheme	52	£0.10	£6.15	£5.32	£4.49	£3.66	£3.24	£2.82	£1.99	
9 High density flatted scheme	30	£0.05	£3.43	£2.96	£2.50	£2.04	£1.80	£1.57	£1.11	
10 Higher density flatted scheme	100	£0.16	£5.25	£4.22	£3.20	£2.17	£1.66	£1.14	£0.11	
11 Mixed use scheme 1	25	£0.04	£6.44	£6.07	£5.70	£5.33	£5.15	£4.96	£4.59	
12 Mixed use scheme 2	56	£0.04	£7.42	£6.59	£5.77	£4.95	£4.54	£4.13	£3.31	
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£3.39	£48.01	£42.91	£37.82	£32.72	£30.17	£27.63	£22.53	
17 Silver St, Midsomer Norton	12	£0.12	£2.55	£2.28	£2.02	£1.75	£1.62	£1.49	£1.22	
18 Sion Hill Bath Spa University	100	£0.17	£8.14	£6.89	£5.64	£4.39	£3.77	£3.14	£1.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£12.40	£11.05	£9.70	£8.35	£7.68	£7.01	£5.66	

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.03	£0.92	£0.83	£0.73	£0.63	£0.59	£0.54	£0.44	
2 Low density housing scheme	15	£0.09	£3.24	£2.90	£2.56	£2.23	£2.06	£1.89	£1.55	
3 Small housing scheme	9	£0.04	£1.91	£1.71	£1.51	£1.31	£1.21	£1.11	£0.91	
4 Medium density housing scheme	15	£0.06	£3.08	£2.75	£2.43	£2.11	£1.95	£1.79	£1.47	
5 Medium density housing scheme	25	£0.11	£4.41	£3.95	£3.49	£3.03	£2.80	£2.57	£2.11	
6 Higher density housing scheme	30	£0.08	£5.34	£4.79	£4.23	£3.67	£3.39	£3.11	£2.55	
7 Low density flatted scheme	25	£0.03	£2.92	£2.53	£2.13	£1.74	£1.54	£1.34	£0.95	
8 Medium density flatted scheme	52	£0.06	£6.15	£5.32	£4.49	£3.66	£3.24	£2.82	£1.99	
9 High density flatted scheme	30	£0.03	£3.43	£2.96	£2.50	£2.04	£1.80	£1.57	£1.11	
10 Higher density flatted scheme	100	£0.10	£5.25	£4.22	£3.20	£2.17	£1.66	£1.14	£0.11	
11 Mixed use scheme 1	25	£0.03	£6.44	£6.07	£5.70	£5.33	£5.15	£4.96	£4.59	
12 Mixed use scheme 2	56	£0.03	£7.42	£6.59	£5.77	£4.95	£4.54	£4.13	£3.31	
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£2.03	£48.01	£42.91	£37.82	£32.72	£30.17	£27.63	£22.53	
17 Silver St, Midsomer Norton	12	£0.07	£2.55	£2.28	£2.02	£1.75	£1.62	£1.49	£1.22	
18 Sion Hill Bath Spa University	100	£0.10	£8.14	£6.89	£5.64	£4.39	£3.77	£3.14	£1.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£12.40	£11.05	£9.70	£8.35	£7.68	£7.01	£5.66	

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£4.62	£4.13	£3.65	£3.17	£2.93	£2.69	£2.21
0.60	£1.50	£5.40	£4.84	£4.27	£3.71	£3.43	£3.15	£2.58
0.25	£1.50	£7.65	£6.85	£6.05	£5.25	£4.85	£4.46	£3.66
0.38	£1.50	£8.09	£7.25	£6.40	£5.56	£5.14	£4.72	£3.87
0.70	£1.50	£6.30	£5.64	£4.96	£4.33	£4.00	£3.67	£3.01
0.50	£1.50	£10.69	£9.57	£8.46	£7.34	£6.78	£6.22	£5.11
0.20	£1.50	£14.61	£12.64	£10.67	£8.69	£7.70	£6.71	£4.73
0.40	£1.50	£15.38	£13.30	£11.23	£9.14	£8.10	£7.06	£4.96
0.20	£1.50	£17.13	£14.82	£12.50	£10.18	£9.02	£7.86	£5.54
0.65	£1.50	£8.08	£6.50	£4.92	£3.34	£2.55	£1.76	£0.17
0.17	£1.50	£37.88	£35.71	£33.53	£31.35	£30.27	£29.18	£27.00
0.17	£1.50	£43.62	£38.79	£33.96	£29.13	£26.72	£24.30	£19.47
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£3.54	£3.16	£2.79	£2.41	£2.23	£2.04	£1.66
0.49	£1.50	£5.20	£4.66	£4.12	£3.57	£3.30	£3.03	£2.49
0.67	£1.50	£12.15	£10.29	£8.42	£6.56	£5.62	£4.69	£2.83
0.56	£1.50	£22.07	£19.67	£17.27	£14.87	£13.67	£12.47	£10.06

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£4.62	£4.13	£3.65	£3.17	£2.93	£2.69	£2.21
0.60	£0.75	£5.40	£4.84	£4.27	£3.71	£3.43	£3.15	£2.58
0.25	£0.75	£7.65	£6.85	£6.05	£5.25	£4.85	£4.46	£3.66
0.38	£0.75	£8.09	£7.25	£6.40	£5.56	£5.14	£4.72	£3.87
0.70	£0.75	£6.30	£5.64	£4.96	£4.33	£4.00	£3.67	£3.01
0.50	£0.75	£10.69	£9.57	£8.46	£7.34	£6.78	£6.22	£5.11
0.20	£0.75	£14.61	£12.64	£10.67	£8.69	£7.70	£6.71	£4.73
0.40	£0.75	£15.38	£13.30	£11.23	£9.14	£8.10	£7.06	£4.96
0.20	£0.75	£17.13	£14.82	£12.50	£10.18	£9.02	£7.86	£5.54
0.65	£0.75	£8.08	£6.50	£4.92	£3.34	£2.55	£1.76	£0.17
0.17	£0.75	£37.88	£35.71	£33.53	£31.35			

Table 6.3.3: Affordable housing testing (price point G - £5,300 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psqm): £5,300 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.90	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.38	£1.67	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.57	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£1.05	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.75	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.30	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.68	
8 Medium density flatted scheme	52	£0.60	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.30	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.98	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£0.68	
11 Mixed use scheme 1	25	£0.28	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.26	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£20.34	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.74	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£1.01	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.45	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.19	£1.67	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.29	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£0.53	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.38	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.15	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.68	
8 Medium density flatted scheme	52	£0.30	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.15	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.49	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£0.68	
11 Mixed use scheme 1	25	£0.13	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.13	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£10.17	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.37	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£0.50	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.15	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.06	£1.67	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.10	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£0.18	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.13	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.05	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.68	
8 Medium density flatted scheme	52	£0.10	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.05	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.16	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£0.68	
11 Mixed use scheme 1	25	£0.04	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.04	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£3.39	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.12	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£0.17	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.03	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.09	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.04	£1.67	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.06	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£0.11	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.08	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.03	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.68	
8 Medium density flatted scheme	52	£0.06	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.03	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.10	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£0.68	
11 Mixed use scheme 1	25	£0.03	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.03	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£2.03	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.07	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£0.10	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£4.04	£3.61	£3.17	£2.74	£2.52	£2.30	£1.87
0.60	£1.50	£4.73	£4.22	£3.71	£3.20	£2.95	£2.69	£2.18
0.25	£1.50	£6.70	£5.98	£5.26	£4.53	£4.17	£3.81	£3.09
0.38	£1.50	£7.09	£6.33	£5.56	£4.80	£4.42	£4.04	£3.27
0.70	£1.50	£5.51	£4.92	£4.32	£3.73	£3.43	£3.13	£2.54
0.50	£1.50	£9.35	£8.34	£7.33	£6.32	£5.82	£5.31	£4.30
0.20	£1.50	£12.22	£10.43	£8.65	£6.86	£5.96	£5.07	£3.28
0.40	£1.50	£12.86	£10.98	£9.10	£7.21	£6.27	£5.33	£3.45
0.20	£1.50	£14.33	£12.23	£10.13	£8.03	£6.99	£5.94	£3.84
0.65	£1.50	£6.09	£4.67	£3.24	£1.82	£1.11	£0.39	£1.07
0.17	£1.50	£35.25	£33.28	£31.31	£29.35	£28.37	£27.38	£25.42
0.17	£1.50	£37.77	£33.41	£29.05	£24.68	£22.50	£20.32	£15.96
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£3.10	£2.76	£2.42	£2.08	£1.91	£1.74	£1.40
0.49	£1.50	£4.56	£4.07	£3.58	£3.08	£2.84	£2.59	£2.10
0.67	£1.50	£9.82	£8.14	£6.46	£4.78	£3.94	£3.10	£1.42
0.56	£1.50	£19.18	£17.01	£14.84	£12.67	£11.58	£10.50	£8.33

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£4.04	£3.61	£3.17	£2.74	£2.52	£2.30	£1.87
0.60	£0.75	£4.73	£4.22	£3.71	£3.20	£2.95	£2.69	£2.18
0.25	£0.75	£6.70	£5.98	£5.26	£4.53	£4.17	£3.81	£3.09
0.38	£0.75	£7.09	£6.33	£5.56	£4.80	£4.42	£4.04	£3.27
0.70	£0.75	£5.51	£4.92	£4.32	£3.73	£3.43	£3.13	£2.54
0.50	£0.75	£9.35	£8.34	£7.33	£6.32	£5.82	£5.31	£4.30
0.20	£0.75	£12.22	£10.43	£8.65	£6.86	£5.96	£5.07	£3.28
0.40	£0.75	£12.86	£10.98	£9.10	£7.21	£6.27	£5.33	£3.45
0.20	£0.75	£14.33	£12.23	£10.13	£8.03	£6.99	£5.94	£3.84
0.65	£0.75	£6.09	£4.67	£3.24	£1.82	£1.11	£0.39	£1.07
0.17	£0.75	£35.25	£33.28	£31.31	£29.35	£28.37	£27.	

Table 6.3.4: Affordable housing testing (price point F - £4,900 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psqm): £4,900 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.69	£0.62	£0.54	£0.46	£0.42	£0.38	£0.30	£0.30
2 Low density housing scheme	15	£0.90	£2.44	£2.16	£1.89	£1.62	£1.48	£1.34	£1.07	£1.07
3 Small housing scheme	9	£0.38	£1.44	£1.28	£1.12	£0.95	£0.87	£0.79	£0.63	£0.63
4 Medium density housing scheme	15	£0.57	£2.31	£2.05	£1.79	£1.53	£1.40	£1.27	£1.01	£1.01
5 Medium density housing scheme	25	£1.05	£3.30	£2.93	£2.56	£2.19	£2.00	£1.82	£1.44	£1.44
6 Higher density housing scheme	30	£0.75	£4.00	£3.55	£3.10	£2.65	£2.43	£2.20	£1.75	£1.75
7 Low density flatted scheme	25	£0.30	£1.96	£1.64	£1.32	£1.00	£0.84	£0.69	£0.37	£0.37
8 Medium density flatted scheme	52	£0.60	£4.13	£3.46	£2.79	£2.11	£1.78	£1.44	£0.77	£0.77
9 High density flatted scheme	30	£0.30	£2.30	£1.93	£1.55	£1.18	£0.99	£0.80	£0.43	£0.43
10 Higher density flatted scheme	100	£0.98	£2.66	£1.84	£1.02	£0.19	£-0.23	£-0.65	£-1.50	£-1.50
11 Mixed use scheme 1	25	£0.26	£5.54	£5.25	£4.95	£4.65	£4.50	£4.35	£4.05	£4.05
12 Mixed use scheme 2	56	£0.26	£5.43	£4.76	£4.10	£3.44	£3.11	£2.78	£2.11	£2.11
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£20.34	£35.99	£31.86	£27.73	£23.60	£21.53	£19.47	£15.33	£15.33
17 Silver St, Midsomer Norton	12	£0.74	£1.92	£1.70	£1.49	£1.27	£1.16	£1.06	£0.84	£0.84
18 Sion Hill Bath Spa University	100	£1.01	£5.02	£4.02	£3.02	£2.02	£1.51	£1.01	£0.00	£0.00
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£9.15	£8.06	£6.97	£5.88	£5.34	£4.79	£3.70	£3.70

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.69	£0.62	£0.54	£0.46	£0.42	£0.38	£0.30	£0.30
2 Low density housing scheme	15	£0.45	£2.44	£2.16	£1.89	£1.62	£1.48	£1.34	£1.07	£1.07
3 Small housing scheme	9	£0.19	£1.44	£1.28	£1.12	£0.95	£0.87	£0.79	£0.63	£0.63
4 Medium density housing scheme	15	£0.29	£2.31	£2.05	£1.79	£1.53	£1.40	£1.27	£1.01	£1.01
5 Medium density housing scheme	25	£0.53	£3.30	£2.93	£2.56	£2.19	£2.00	£1.82	£1.44	£1.44
6 Higher density housing scheme	30	£0.38	£4.00	£3.55	£3.10	£2.65	£2.43	£2.20	£1.75	£1.75
7 Low density flatted scheme	25	£0.15	£1.96	£1.64	£1.32	£1.00	£0.84	£0.69	£0.37	£0.37
8 Medium density flatted scheme	52	£0.30	£4.13	£3.46	£2.79	£2.11	£1.78	£1.44	£0.77	£0.77
9 High density flatted scheme	30	£0.15	£2.30	£1.93	£1.55	£1.18	£0.99	£0.80	£0.43	£0.43
10 Higher density flatted scheme	100	£0.49	£2.66	£1.84	£1.02	£0.19	£-0.23	£-0.65	£-1.50	£-1.50
11 Mixed use scheme 1	25	£0.13	£5.54	£5.25	£4.95	£4.65	£4.50	£4.35	£4.05	£4.05
12 Mixed use scheme 2	56	£0.13	£5.43	£4.76	£4.10	£3.44	£3.11	£2.78	£2.11	£2.11
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£10.17	£35.99	£31.86	£27.73	£23.60	£21.53	£19.47	£15.33	£15.33
17 Silver St, Midsomer Norton	12	£0.37	£1.92	£1.70	£1.49	£1.27	£1.16	£1.06	£0.84	£0.84
18 Sion Hill Bath Spa University	100	£0.50	£5.02	£4.02	£3.02	£2.02	£1.51	£1.01	£0.00	£0.00
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£9.15	£8.06	£6.97	£5.88	£5.34	£4.79	£3.70	£3.70

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.69	£0.62	£0.54	£0.46	£0.42	£0.38	£0.30	£0.30
2 Low density housing scheme	15	£0.15	£2.44	£2.16	£1.89	£1.62	£1.48	£1.34	£1.07	£1.07
3 Small housing scheme	9	£0.06	£1.44	£1.28	£1.12	£0.95	£0.87	£0.79	£0.63	£0.63
4 Medium density housing scheme	15	£0.10	£2.31	£2.05	£1.79	£1.53	£1.40	£1.27	£1.01	£1.01
5 Medium density housing scheme	25	£0.18	£3.30	£2.93	£2.56	£2.19	£2.00	£1.82	£1.44	£1.44
6 Higher density housing scheme	30	£0.13	£4.00	£3.55	£3.10	£2.65	£2.43	£2.20	£1.75	£1.75
7 Low density flatted scheme	25	£0.05	£1.96	£1.64	£1.32	£1.00	£0.84	£0.69	£0.37	£0.37
8 Medium density flatted scheme	52	£0.10	£4.13	£3.46	£2.79	£2.11	£1.78	£1.44	£0.77	£0.77
9 High density flatted scheme	30	£0.05	£2.30	£1.93	£1.55	£1.18	£0.99	£0.80	£0.43	£0.43
10 Higher density flatted scheme	100	£0.16	£2.66	£1.84	£1.02	£0.19	£-0.23	£-0.65	£-1.50	£-1.50
11 Mixed use scheme 1	25	£0.04	£5.54	£5.25	£4.95	£4.65	£4.50	£4.35	£4.05	£4.05
12 Mixed use scheme 2	56	£0.04	£5.43	£4.76	£4.10	£3.44	£3.11	£2.78	£2.11	£2.11
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£3.39	£35.99	£31.86	£27.73	£23.60	£21.53	£19.47	£15.33	£15.33
17 Silver St, Midsomer Norton	12	£0.12	£1.92	£1.70	£1.49	£1.27	£1.16	£1.06	£0.84	£0.84
18 Sion Hill Bath Spa University	100	£0.17	£5.02	£4.02	£3.02	£2.02	£1.51	£1.01	£0.00	£0.00
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£9.15	£8.06	£6.97	£5.88	£5.34	£4.79	£3.70	£3.70

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.69	£0.62	£0.54	£0.46	£0.42	£0.38	£0.30	£0.30
2 Low density housing scheme	15	£0.09	£2.44	£2.16	£1.89	£1.62	£1.48	£1.34	£1.07	£1.07
3 Small housing scheme	9	£0.04	£1.44	£1.28	£1.12	£0.95	£0.87	£0.79	£0.63	£0.63
4 Medium density housing scheme	15	£0.06	£2.31	£2.05	£1.79	£1.53	£1.40	£1.27	£1.01	£1.01
5 Medium density housing scheme	25	£0.11	£3.30	£2.93	£2.56	£2.19	£2.00	£1.82	£1.44	£1.44
6 Higher density housing scheme	30	£0.08	£4.00	£3.55	£3.10	£2.65	£2.43	£2.20	£1.75	£1.75
7 Low density flatted scheme	25	£0.03	£1.96	£1.64	£1.32	£1.00	£0.84	£0.69	£0.37	£0.37
8 Medium density flatted scheme	52	£0.06	£4.13	£3.46	£2.79	£2.11	£1.78	£1.44	£0.77	£0.77
9 High density flatted scheme	30	£0.03	£2.30	£1.93	£1.55	£1.18	£0.99	£0.80	£0.43	£0.43
10 Higher density flatted scheme	100	£0.10	£2.66	£1.84	£1.02	£0.19	£-0.23	£-0.65	£-1.50	£-1.50
11 Mixed use scheme 1	25	£0.03	£5.54	£5.25	£4.95	£4.65	£4.50	£4.35	£4.05	£4.05
12 Mixed use scheme 2	56	£0.03	£5.43	£4.76	£4.10	£3.44	£3.11	£2.78	£2.11	£2.11
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£2.03	£35.99	£31.86	£27.73	£23.60	£21.53	£19.47	£15.33	£15.33
17 Silver St, Midsomer Norton	12	£0.07	£1.92	£1.70	£1.49	£1.27	£1.16	£1.06	£0.84	£0.84
18 Sion Hill Bath Spa University	100	£0.10	£5.02	£4.02	£3.02	£2.02	£1.51	£1.01	£0.00	£0.00
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£9.15	£8.06	£6.97	£5.88	£5.34	£4.79	£3.70	£3.70

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£3.47	£3.08	£2.69	£2.30	£2.11	£1.91	£1.52
0.60	£1.50	£4.06	£3.61	£3.15	£2.70	£2.47	£2.24	£1.78
0.25	£1.50	£5.75	£5.11	£4.46	£3.82	£3.49	£3.17	£2.52
0.38	£1.50	£6.09	£5.41	£4.72	£4.04	£3.70	£3.35	£2.67
0.70	£1.50	£4.72	£4.19	£3.66	£3.13	£2.86	£2.59	£2.06
0.50	£1.50	£8.01	£7.11	£6.20	£5.30	£4.85	£4.40	£3.50
0.20	£1.50	£9.81	£8.22	£6.62	£5.02	£4.22	£3.43	£1.83
0.40	£1.50	£10.32	£8.64	£6.96	£5.28	£4.44	£3.61	£1.93
0.20	£1.50	£11.50	£9.63	£7.76	£5.88	£4.95	£4.01	£2.14
0.65	£1.50	£4.10	£2.83	£1.57	£0.29	£-0.36	£-1.01	£-2.30
0.17	£1.50	£32.61	£30.86	£29.10	£27.34	£26.47	£25.59	£23.83
0.17	£1.50	£31.92	£28.03	£24.13	£20.23	£18.29	£16.34	£12.43
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£2.65	£2.35	£2.04	£1.74	£1.59	£1.44	£1.13
0.49	£1.50	£3.91	£3.47	£3.03	£2.60	£2.38	£2.16	£1.72
0.67	£1.50	£7.50	£6.00	£4.51	£3.01	£2.26	£1.51	£0.01
0.56	£1.50	£16.29	£14.35	£12.41	£10.47	£9.50	£8.53	£6.59

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£3.47	£3.08	£2.69	£2.30	£2.11	£1.91	£1.52
0.60	£0.75	£4.06	£3.61	£3.15	£2.70	£2.47	£2.24	£1.78
0.25	£0.75	£5.75	£5.11	£4.46	£3.82	£3.49	£3.17	£2.52
0.38	£0.75	£6.09	£5.41	£4.72	£4.04	£3.70	£3.35	£2.67
0.70	£0.75	£4.72	£4.19	£3.66	£3.13	£2.86	£2.59	£2.06
0.50	£0.75	£8.01	£7.11	£6.20	£5.30	£4.85		

Table 6.3.5: Affordable housing testing (price point E - £4,500 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psf): £4,500 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	£0.24
2 Low density housing scheme	15	£0.90	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	£0.83
3 Small housing scheme	9	£0.38	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	£0.49
4 Medium density housing scheme	15	£0.57	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	£0.79
5 Medium density housing scheme	25	£1.05	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	£1.11
6 Higher density housing scheme	30	£0.75	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	£1.35
7 Low density flatted scheme	25	£0.30	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	£0.08
8 Medium density flatted scheme	52	£0.60	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	£0.16
9 High density flatted scheme	30	£0.30	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	£0.09
10 Higher density flatted scheme	100	£0.98	£1.37	£0.84	£0.09	£0.82	£1.19	£1.56	£2.30	£2.30
11 Mixed use scheme 1	25	£0.28	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	£3.88
12 Mixed use scheme 2	56	£0.26	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	£1.51
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£20.34	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	£11.71
17 Silver St, Midsomer Norton	12	£0.74	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	£0.65
18 Sion Hill Bath Spa University	100	£1.01	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	£0.96
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	£2.72

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	£0.24
2 Low density housing scheme	15	£0.45	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	£0.83
3 Small housing scheme	9	£0.19	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	£0.49
4 Medium density housing scheme	15	£0.29	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	£0.79
5 Medium density housing scheme	25	£0.53	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	£1.11
6 Higher density housing scheme	30	£0.38	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	£1.35
7 Low density flatted scheme	25	£0.15	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	£0.08
8 Medium density flatted scheme	52	£0.30	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	£0.16
9 High density flatted scheme	30	£0.15	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	£0.09
10 Higher density flatted scheme	100	£0.49	£1.37	£0.84	£0.09	£0.82	£1.19	£1.56	£2.30	£2.30
11 Mixed use scheme 1	25	£0.13	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	£3.88
12 Mixed use scheme 2	56	£0.13	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	£1.51
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£10.17	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	£11.71
17 Silver St, Midsomer Norton	12	£0.37	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	£0.65
18 Sion Hill Bath Spa University	100	£0.50	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	£0.96
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	£2.72

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	£0.24
2 Low density housing scheme	15	£0.15	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	£0.83
3 Small housing scheme	9	£0.06	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	£0.49
4 Medium density housing scheme	15	£0.10	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	£0.79
5 Medium density housing scheme	25	£0.18	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	£1.11
6 Higher density housing scheme	30	£0.13	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	£1.35
7 Low density flatted scheme	25	£0.05	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	£0.08
8 Medium density flatted scheme	52	£0.10	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	£0.16
9 High density flatted scheme	30	£0.05	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	£0.09
10 Higher density flatted scheme	100	£0.16	£1.37	£0.84	£0.09	£0.82	£1.19	£1.56	£2.30	£2.30
11 Mixed use scheme 1	25	£0.04	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	£3.88
12 Mixed use scheme 2	56	£0.04	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	£1.51
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£3.39	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	£11.71
17 Silver St, Midsomer Norton	12	£0.12	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	£0.65
18 Sion Hill Bath Spa University	100	£0.17	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	£0.96
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	£2.72

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	£0.24
2 Low density housing scheme	15	£0.09	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	£0.83
3 Small housing scheme	9	£0.04	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	£0.49
4 Medium density housing scheme	15	£0.06	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	£0.79
5 Medium density housing scheme	25	£0.11	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	£1.11
6 Higher density housing scheme	30	£0.08	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	£1.35
7 Low density flatted scheme	25	£0.03	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	£0.08
8 Medium density flatted scheme	52	£0.06	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	£0.16
9 High density flatted scheme	30	£0.03	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	£0.09
10 Higher density flatted scheme	100	£0.10	£1.37	£0.84	£0.09	£0.82	£1.19	£1.56	£2.30	£2.30
11 Mixed use scheme 1	25	£0.03	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	£3.88
12 Mixed use scheme 2	56	£0.03	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	£1.51
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£2.03	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	£11.71
17 Silver St, Midsomer Norton	12	£0.07	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	£0.65
18 Sion Hill Bath Spa University	100	£0.10	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	£0.96
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	£2.72

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
0.20	£1.50	£2.90	£2.56	£2.21	£1.87	£1.70	£1.53	£1.16	£1.16
0.60	£1.50	£3.40	£2.99	£2.59	£2.19	£1.99	£1.79	£1.38	£1.38
0.25	£1.50	£4.81	£4.24	£3.67	£3.10	£2.81	£2.53	£1.96	£1.96
0.38	£1.50	£5.09	£4.48	£3.88	£3.28	£2.96	£2.67	£2.07	£2.07
0.70	£1.50	£3.93	£3.46	£2.99	£2.52	£2.29	£2.06	£1.59	£1.59
0.50	£1.50	£6.67	£5.87	£5.08	£4.28	£3.89	£3.49	£2.69	£2.69
0.20	£1.50	£7.40	£6.00	£4.59	£3.19	£2.49	£1.78	£0.38	£0.38
0.40	£1.50	£7.79	£6.31	£4.83	£3.36	£2.62	£1.88	£0.40	£0.40
0.20	£1.50	£6.67	£7.03	£5.38	£3.73	£2.91	£2.09	£0.44	£0.44
0.65	£1.50	£2.11	£0.99	£0.13	£1.27	£1.84	£2.40	£3.54	£3.54
0.17	£1.50	£30.53	£28.98	£27.44	£25.89	£25.12	£24.35	£22.80	£22.80
0.17	£1.50	£26.07	£22.64	£19.20	£15.76	£14.04	£12.32	£8.88	£8.88
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£2.21	£1.94	£1.67	£1.40	£1.27	£1.13	£0.86	£0.86
0.49	£1.50	£3.27	£2.88	£2.49	£2.11	£1.91	£1.72	£1.33	£1.33
0.67	£1.50	£5.17	£3.86	£2.55	£1.23	£0.57	£0.09	£1.44	£1.44
0.56	£1.50	£13.39	£11.69	£9.98	£8.26	£7.41	£6.55	£4.84	£4.84

Site area (€m)	BLV per ha (€m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
0.20	£0.75	£2.90	£2.56	£2.21	£1.87	£1.70	£1.53	£1.16	£1.16
0.60	£0.75	£3.40	£2.99	£2.59	£2.19	£1.99	£1.79	£1.38	£1.38
0.25	£0.75	£4.81	£4.24	£3.67	£3.10	£2.81	£2.53	£1.96	£1.96
0.38	£0.75	£5.09	£4.48	£3					

Table 6.3.7: Affordable housing testing (price point C - £3,700 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £3,700 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15	£0.10	
2 Low density housing scheme	15	£0.90	£1.24	£1.06	£0.88	£0.70	£0.61	£0.53	£0.35	
3 Small housing scheme	9	£0.38	£0.73	£0.62	£0.52	£0.41	£0.36	£0.31	£0.21	
4 Medium density housing scheme	15	£0.57	£1.17	£1.00	£0.84	£0.67	£0.58	£0.50	£0.33	
5 Medium density housing scheme	25	£1.05	£1.64	£1.40	£1.16	£0.92	£0.80	£0.68	£0.44	
6 Higher density housing scheme	30	£0.75	£1.99	£1.70	£1.41	£1.12	£0.97	£0.83	£0.53	
7 Low density flatted scheme	25	£0.30	£0.52	£0.31	£0.11	£0.10	£0.20	£0.30	£0.51	
8 Medium density flatted scheme	52	£0.60	£1.09	£0.66	£0.23	£0.20	£0.42	£0.64	£1.08	
9 High density flatted scheme	30	£0.30	£0.60	£0.37	£0.13	£0.11	£0.24	£0.36	£0.60	
10 Higher density flatted scheme	100	£0.98	£1.27	£1.80	£2.32	£2.85	£3.12	£3.38	£3.91	
11 Mixed use scheme 1	25	£0.26	£4.29	£4.10	£3.91	£3.72	£3.62	£3.53	£3.34	
12 Mixed use scheme 2	56	£0.26	£2.43	£2.00	£1.58	£1.15	£0.94	£0.73	£0.30	
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£20.34	£17.85	£15.16	£12.47	£9.78	£8.43	£7.08	£4.36	
17 Silver St, Midsomer Norton	12	£0.74	£0.97	£0.83	£0.69	£0.55	£0.48	£0.41	£0.27	
18 Sion Hill Bath Spa University	100	£1.01	£0.33	£0.31	£0.96	£1.60	£1.93	£2.25	£2.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£4.26	£3.55	£2.85	£2.15	£1.80	£1.45	£0.75	

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15	£0.10	
2 Low density housing scheme	15	£0.45	£1.24	£1.06	£0.88	£0.70	£0.61	£0.53	£0.35	
3 Small housing scheme	9	£0.19	£0.73	£0.62	£0.52	£0.41	£0.36	£0.31	£0.21	
4 Medium density housing scheme	15	£0.29	£1.17	£1.00	£0.84	£0.67	£0.58	£0.50	£0.33	
5 Medium density housing scheme	25	£0.53	£1.64	£1.40	£1.16	£0.92	£0.80	£0.68	£0.44	
6 Higher density housing scheme	30	£0.38	£1.99	£1.70	£1.41	£1.12	£0.97	£0.83	£0.53	
7 Low density flatted scheme	25	£0.15	£0.52	£0.31	£0.11	£0.10	£0.20	£0.30	£0.51	
8 Medium density flatted scheme	52	£0.30	£1.09	£0.66	£0.23	£0.20	£0.42	£0.64	£1.08	
9 High density flatted scheme	30	£0.15	£0.60	£0.37	£0.13	£0.11	£0.24	£0.36	£0.60	
10 Higher density flatted scheme	100	£0.49	£1.27	£1.80	£2.32	£2.85	£3.12	£3.38	£3.91	
11 Mixed use scheme 1	25	£0.13	£4.29	£4.10	£3.91	£3.72	£3.62	£3.53	£3.34	
12 Mixed use scheme 2	56	£0.13	£2.43	£2.00	£1.58	£1.15	£0.94	£0.73	£0.30	
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£10.17	£17.85	£15.16	£12.47	£9.78	£8.43	£7.08	£4.36	
17 Silver St, Midsomer Norton	12	£0.37	£0.97	£0.83	£0.69	£0.55	£0.48	£0.41	£0.27	
18 Sion Hill Bath Spa University	100	£0.50	£0.33	£0.31	£0.96	£1.60	£1.93	£2.25	£2.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£4.26	£3.55	£2.85	£2.15	£1.80	£1.45	£0.75	

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15	£0.10	
2 Low density housing scheme	15	£0.15	£1.24	£1.06	£0.88	£0.70	£0.61	£0.53	£0.35	
3 Small housing scheme	9	£0.06	£0.73	£0.62	£0.52	£0.41	£0.36	£0.31	£0.21	
4 Medium density housing scheme	15	£0.10	£1.17	£1.00	£0.84	£0.67	£0.58	£0.50	£0.33	
5 Medium density housing scheme	25	£0.18	£1.64	£1.40	£1.16	£0.92	£0.80	£0.68	£0.44	
6 Higher density housing scheme	30	£0.13	£1.99	£1.70	£1.41	£1.12	£0.97	£0.83	£0.53	
7 Low density flatted scheme	25	£0.05	£0.52	£0.31	£0.11	£0.10	£0.20	£0.30	£0.51	
8 Medium density flatted scheme	52	£0.10	£1.09	£0.66	£0.23	£0.20	£0.42	£0.64	£1.08	
9 High density flatted scheme	30	£0.05	£0.60	£0.37	£0.13	£0.11	£0.24	£0.36	£0.60	
10 Higher density flatted scheme	100	£0.16	£1.27	£1.80	£2.32	£2.85	£3.12	£3.38	£3.91	
11 Mixed use scheme 1	25	£0.04	£4.29	£4.10	£3.91	£3.72	£3.62	£3.53	£3.34	
12 Mixed use scheme 2	56	£0.04	£2.43	£2.00	£1.58	£1.15	£0.94	£0.73	£0.30	
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£3.39	£17.85	£15.16	£12.47	£9.78	£8.43	£7.08	£4.36	
17 Silver St, Midsomer Norton	12	£0.12	£0.97	£0.83	£0.69	£0.55	£0.48	£0.41	£0.27	
18 Sion Hill Bath Spa University	100	£0.17	£0.33	£0.31	£0.96	£1.60	£1.93	£2.25	£2.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£4.26	£3.55	£2.85	£2.15	£1.80	£1.45	£0.75	

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.03	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15	£0.10	
2 Low density housing scheme	15	£0.09	£1.24	£1.06	£0.88	£0.70	£0.61	£0.53	£0.35	
3 Small housing scheme	9	£0.04	£0.73	£0.62	£0.52	£0.41	£0.36	£0.31	£0.21	
4 Medium density housing scheme	15	£0.06	£1.17	£1.00	£0.84	£0.67	£0.58	£0.50	£0.33	
5 Medium density housing scheme	25	£0.11	£1.64	£1.40	£1.16	£0.92	£0.80	£0.68	£0.44	
6 Higher density housing scheme	30	£0.08	£1.99	£1.70	£1.41	£1.12	£0.97	£0.83	£0.53	
7 Low density flatted scheme	25	£0.03	£0.52	£0.31	£0.11	£0.10	£0.20	£0.30	£0.51	
8 Medium density flatted scheme	52	£0.06	£1.09	£0.66	£0.23	£0.20	£0.42	£0.64	£1.08	
9 High density flatted scheme	30	£0.03	£0.60	£0.37	£0.13	£0.11	£0.24	£0.36	£0.60	
10 Higher density flatted scheme	100	£0.10	£1.27	£1.80	£2.32	£2.85	£3.12	£3.38	£3.91	
11 Mixed use scheme 1	25	£0.03	£4.29	£4.10	£3.91	£3.72	£3.62	£3.53	£3.34	
12 Mixed use scheme 2	56	£0.03	£2.43	£2.00	£1.58	£1.15	£0.94	£0.73	£0.30	
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£2.03	£17.85	£15.16	£12.47	£9.78	£8.43	£7.08	£4.36	
17 Silver St, Midsomer Norton	12	£0.07	£0.97	£0.83	£0.69	£0.55	£0.48	£0.41	£0.27	
18 Sion Hill Bath Spa University	100	£0.10	£0.33	£0.31	£0.96	£1.60	£1.93	£2.25	£2.90	
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£4.26	£3.55	£2.85	£2.15	£1.80	£1.45	£0.75	

Site area (€m)	BLV per ha	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£1.50	£1.76	£1.51	£1.26	£1.00	£0.88	£0.75	£0.50	
0.60	£1.50	£2.06	£1.76	£1.47	£1.17	£1.02	£0.88	£0.58	
0.25	£1.50	£2.91	£2.50	£2.08	£1.66	£1.45	£1.24	£0.82	
0.38	£1.50	£3.08	£2.64	£2.20	£1.76	£1.53	£1.31	£0.87	
0.70	£1.50	£2.35	£2.00	£1.66	£1.32	£1.14	£0.97	£0.63	
0.50	£1.50	£3.98	£3.40	£2.81	£2.23	£1.94	£1.65	£1.07	
0.20	£1.50	£2.58	£1.56	£0.54	£0.49	£1.00	£1.52	£2.56	
0.40	£1.50	£2.72	£1.64	£0.57	£0.51	£1.06	£1.60	£2.69	
0.20	£1.50	£3.02	£1.83	£0.63	£0.57	£1.18	£1.79	£3.00	
0.65	£1.50	£1.95	£2.76	£3.58	£4.39	£4.79	£5.20	£6.01	
0.17	£1.50	£25.25	£24.13	£23.00	£21.88	£21.32	£20.76	£19.63	
0.17	£1.50	£14.28	£11.78	£9.28	£6.78	£5.53	£4.28	£1.78	
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£1.50	£1.32	£1.12	£0.92	£0.72	£0.62	£0.52	£0.32	
0.49	£1.50	£1.98	£1.70	£1.41	£1.13	£0.99	£0.84	£0.56	
0.67	£1.50	£0.50	£0.46	£1.43	£2.39	£2.88	£3.36	£4.33	
0.56	£1.50	£7.57	£6.32	£5.07	£3.82	£3.20	£2.58	£1.33	

Site area (€m)	BLV per ha	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.75	£1.76	£1.51	£1.26	£1.00	£0.88	£0.75	£0.50	
0.60	£0.75	£2.06	£1.76	£1.47	£1.17	£1.02	£0.88	£0.58	
0.25	£0.75	£2.91	£2.50	£2.08	£1.66	£1.45	£1.24	£0.82	
0.38	£0.75	£3.08	£2.64	£2.20	£1.76	£1.53	£1.31	£0.87	
0.70	£0.75	£2.35	£2.00	£1.66	£1.32	£1.14	£0.97	£0.63	
0.50	£0.75	£3.98	£3.40	£2.81	£2.23	£1.94	£1.65	£1.07	
0.20	£0.75	£2.58	£1.56	£0.54	£0.49	£1.00	£1.52	£2.56	
0.40	£0.75	£2.72	£1.64	£0.57	£0.51	£1.06	£1.60	£2.69	
0.20	£0.75	£3.02	£1.83	£0.63	£0.57	£1.18	£1.79	£3.00	
0.65	£0.75	£1.95	£2.76	£3.58	£4.39	£4.79	£5.20	£6.01	
0.17	£0.75	£25.25	£24.13	£23.00	£21.88	£21.32	£20.76	£19.63	
0.17	£0.75	£14.28							

Table 6.3.8: Affordable housing testing (price point B - £3,300 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psqm): £3,300 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03	
2 Low density housing scheme	15	£0.90	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11	
3 Small housing scheme	9	£0.38	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06	
4 Medium density housing scheme	15	£0.57	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10	
5 Medium density housing scheme	25	£1.05	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11	
6 Higher density housing scheme	30	£0.75	£1.31	£1.08	£0.84	£0.60	£0.46	£0.36	£0.13	
7 Low density flatted scheme	25	£0.30	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81	
8 Medium density flatted scheme	52	£0.60	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69	
9 High density flatted scheme	30	£0.30	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94	
10 Higher density flatted scheme	100	£0.98	-£2.60	-£3.02	-£3.44	-£3.87	-£4.08	-£4.29	-£4.71	
11 Mixed use scheme 1	25	£0.26	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07	
12 Mixed use scheme 2	56	£0.26	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30	
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£20.34	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57	
17 Silver St, Midsomer Norton	12	£0.74	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09	
18 Sion Hill Bath Spa University	100	£1.01	-£1.26	-£1.78	-£2.30	-£2.83	-£3.09	-£3.35	-£3.87	
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24	

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03	
2 Low density housing scheme	15	£0.45	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11	
3 Small housing scheme	9	£0.19	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06	
4 Medium density housing scheme	15	£0.29	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10	
5 Medium density housing scheme	25	£0.53	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11	
6 Higher density housing scheme	30	£0.38	£1.31	£1.08	£0.84	£0.60	£0.46	£0.36	£0.13	
7 Low density flatted scheme	25	£0.15	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81	
8 Medium density flatted scheme	52	£0.30	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69	
9 High density flatted scheme	30	£0.15	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94	
10 Higher density flatted scheme	100	£0.49	-£2.60	-£3.02	-£3.44	-£3.87	-£4.08	-£4.29	-£4.71	
11 Mixed use scheme 1	25	£0.13	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07	
12 Mixed use scheme 2	56	£0.13	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30	
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£10.17	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57	
17 Silver St, Midsomer Norton	12	£0.37	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09	
18 Sion Hill Bath Spa University	100	£0.50	-£1.26	-£1.78	-£2.30	-£2.83	-£3.09	-£3.35	-£3.87	
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24	

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03	
2 Low density housing scheme	15	£0.15	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11	
3 Small housing scheme	9	£0.06	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06	
4 Medium density housing scheme	15	£0.10	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10	
5 Medium density housing scheme	25	£0.18	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11	
6 Higher density housing scheme	30	£0.13	£1.31	£1.08	£0.84	£0.60	£0.46	£0.36	£0.13	
7 Low density flatted scheme	25	£0.05	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81	
8 Medium density flatted scheme	52	£0.10	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69	
9 High density flatted scheme	30	£0.05	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94	
10 Higher density flatted scheme	100	£0.16	-£2.60	-£3.02	-£3.44	-£3.87	-£4.08	-£4.29	-£4.71	
11 Mixed use scheme 1	25	£0.04	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07	
12 Mixed use scheme 2	56	£0.04	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30	
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£3.39	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57	
17 Silver St, Midsomer Norton	12	£0.12	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09	
18 Sion Hill Bath Spa University	100	£0.17	-£1.26	-£1.78	-£2.30	-£2.83	-£3.09	-£3.35	-£3.87	
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24	

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.03	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03	
2 Low density housing scheme	15	£0.09	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11	
3 Small housing scheme	9	£0.04	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06	
4 Medium density housing scheme	15	£0.06	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10	
5 Medium density housing scheme	25	£0.11	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11	
6 Higher density housing scheme	30	£0.08	£1.31	£1.08	£0.84	£0.60	£0.46	£0.36	£0.13	
7 Low density flatted scheme	25	£0.03	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81	
8 Medium density flatted scheme	52	£0.06	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69	
9 High density flatted scheme	30	£0.03	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94	
10 Higher density flatted scheme	100	£0.10	-£2.60	-£3.02	-£3.44	-£3.87	-£4.08	-£4.29	-£4.71	
11 Mixed use scheme 1	25	£0.03	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07	
12 Mixed use scheme 2	56	£0.03	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30	
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£2.03	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57	
17 Silver St, Midsomer Norton	12	£0.07	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09	
18 Sion Hill Bath Spa University	100	£0.10	-£1.26	-£1.78	-£2.30	-£2.83	-£3.09	-£3.35	-£3.87	
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24	

Site area (€m)	BLV per ha	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£1.19	£0.98	£0.78	£0.57	£0.47	£0.36	£0.16
0.60	£1.50	£1.39	£1.15	£0.91	£0.66	£0.54	£0.42	£0.18
0.25	£1.50	£1.97	£1.63	£1.28	£0.94	£0.77	£0.60	£0.26
0.38	£1.50	£2.08	£1.72	£1.36	£0.99	£0.81	£0.63	£0.27
0.70	£1.50	£1.55	£1.27	£0.99	£0.71	£0.57	£0.43	£0.15
0.50	£1.50	£2.63	£2.15	£1.68	£1.20	£0.97	£0.73	£0.26
0.20	£1.50	£0.17	-£0.67	-£1.51	-£2.35	-£2.77	-£3.19	-£4.03
0.40	£1.50	£0.18	-£0.70	-£1.58	-£2.47	-£2.91	-£3.35	-£4.24
0.20	£1.50	£0.20	-£0.78	-£1.77	-£2.75	-£3.25	-£3.74	-£4.72
0.65	£1.50	-£4.00	-£4.65	-£5.30	-£5.95	-£6.27	-£6.60	-£7.25
0.17	£1.50	£22.62	£21.70	£20.79	£19.88	£19.42	£18.96	£18.05
0.17	£1.50	£8.37	£6.35	£4.32	£2.29	£1.28	£0.26	-£1.79
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.04
0.49	£1.50	£1.34	£1.11	£0.87	£0.64	£0.52	£0.41	£0.17
0.67	£1.50	-£1.88	-£2.66	-£3.44	-£4.22	-£4.61	-£4.99	-£5.77
0.56	£1.50	£4.65	£3.64	£2.62	£1.60	£1.10	£0.59	-£0.43

Site area (€m)	BLV per ha	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£1.19	£0.98	£0.78	£0.57	£0.47	£0.36	£0.16
0.60	£0.75	£1.39	£1.15	£0.91	£0.66	£0.54	£0.42	£0.18
0.25	£0.75	£1.97	£1.63	£1.28	£0.94	£0.77	£0.60	£0.26
0.38	£0.75	£2.08	£1.72	£1.36	£0.99	£0.81	£0.63	£0.27
0.70	£0.75	£1.55	£1.27	£0.99	£0.71	£0.57	£0.43	£0.15
0.50	£0.75	£2.63	£2.15	£1.68	£1.20	£0.97	£0.73	£0.26
0.20	£0.75	£0.17	-£0.67	-£1.51	-£2.35	-£2.77	-£3.19	-£4.03
0.40	£0.75	£0.18	-£0.70	-£1.58	-£2.47	-£2.91	-£3.35	-£4.24
0.20	£0.75	£0.20	-£0.78	-£1.77	-£2.75	-£3.25	-£3.74	-£4.72
0.65	£0.75	-£4.00	-£4.65	-£5.30	-£5.95	-£6.27	-£6.60	-£7.25
0.17	£0.75	£22.62	£21.70	£20.79	£19.88	£19.42	£18.96	£18.05
0.17	£0.75	£8.37	£6.35					

Table 6.3.9: Affordable housing testing (price point A - £2,900 per square metre)

B&NES LOCAL PLAN VIABILITY

Sales value (£ psqm): £2,900 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.12	£0.09	£0.06	£0.03	£0.01	-£0.01	-£0.04	
2 Low density housing scheme	15	£0.90	£0.43	£0.32	£0.21	£0.09	£0.04	-£0.02	-£0.13	
3 Small housing scheme	9	£0.38	£0.26	£0.19	£0.12	£0.06	£0.02	-£0.01	-£0.06	
4 Medium density housing scheme	15	£0.57	£0.41	£0.30	£0.20	£0.09	£0.04	-£0.02	-£0.13	
5 Medium density housing scheme	25	£1.05	£0.53	£0.36	£0.22	£0.07	-£0.00	-£0.08	-£0.23	
6 Higher density housing scheme	30	£0.75	£0.64	£0.46	£0.27	£0.09	-£0.00	-£0.10	-£0.28	
7 Low density flatted scheme	25	£0.30	-£0.45	-£0.58	-£0.71	-£0.84	-£0.91	-£0.97	-£1.10	
8 Medium density flatted scheme	52	£0.60	-£0.96	-£1.23	-£1.50	-£1.77	-£1.91	-£2.04	-£2.31	
9 High density flatted scheme	30	£0.30	-£0.53	-£0.68	-£0.84	-£0.99	-£1.06	-£1.14	-£1.29	
10 Higher density flatted scheme	100	£0.98	-£3.93	-£4.25	-£4.56	-£4.86	-£5.04	-£5.20	-£5.52	
11 Mixed use scheme 1	25	£0.26	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80	
12 Mixed use scheme 2	56	£0.26	£0.42	£0.16	-£0.11	-£0.36	-£0.51	-£0.65	-£0.92	
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£20.34	£5.46	£3.73	£1.99	£0.24	-£0.64	-£1.54	-£3.33	
17 Silver St, Midsomer Norton	12	£0.74	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.02	-£0.11	
18 Sion Hill Bath Spa University	100	£1.01	-£2.86	-£3.26	-£3.65	-£4.05	-£4.24	-£4.44	-£4.84	
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£0.98	£0.54	£0.10	-£0.35	-£0.57	-£0.80	-£1.24	

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.12	£0.09	£0.06	£0.03	£0.01	-£0.01	-£0.04	
2 Low density housing scheme	15	£0.45	£0.43	£0.32	£0.21	£0.09	£0.04	-£0.02	-£0.13	
3 Small housing scheme	9	£0.19	£0.26	£0.19	£0.12	£0.06	£0.02	-£0.01	-£0.06	
4 Medium density housing scheme	15	£0.29	£0.41	£0.30	£0.20	£0.09	£0.04	-£0.02	-£0.13	
5 Medium density housing scheme	25	£0.53	£0.53	£0.36	£0.22	£0.07	-£0.00	-£0.08	-£0.23	
6 Higher density housing scheme	30	£0.38	£0.64	£0.46	£0.27	£0.09	-£0.00	-£0.10	-£0.28	
7 Low density flatted scheme	25	£0.15	-£0.45	-£0.58	-£0.71	-£0.84	-£0.91	-£0.97	-£1.10	
8 Medium density flatted scheme	52	£0.30	-£0.96	-£1.23	-£1.50	-£1.77	-£1.91	-£2.04	-£2.31	
9 High density flatted scheme	30	£0.15	-£0.53	-£0.68	-£0.84	-£0.99	-£1.06	-£1.14	-£1.29	
10 Higher density flatted scheme	100	£0.49	-£3.93	-£4.25	-£4.56	-£4.86	-£5.04	-£5.20	-£5.52	
11 Mixed use scheme 1	25	£0.13	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80	
12 Mixed use scheme 2	56	£0.13	£0.42	£0.16	-£0.11	-£0.36	-£0.51	-£0.65	-£0.92	
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£10.17	£5.46	£3.73	£1.99	£0.24	-£0.64	-£1.54	-£3.33	
17 Silver St, Midsomer Norton	12	£0.37	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.02	-£0.11	
18 Sion Hill Bath Spa University	100	£0.50	-£2.86	-£3.26	-£3.65	-£4.05	-£4.24	-£4.44	-£4.84	
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£0.98	£0.54	£0.10	-£0.35	-£0.57	-£0.80	-£1.24	

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.12	£0.09	£0.06	£0.03	£0.01	-£0.01	-£0.04	
2 Low density housing scheme	15	£0.15	£0.43	£0.32	£0.21	£0.09	£0.04	-£0.02	-£0.13	
3 Small housing scheme	9	£0.06	£0.26	£0.19	£0.12	£0.06	£0.02	-£0.01	-£0.06	
4 Medium density housing scheme	15	£0.10	£0.41	£0.30	£0.20	£0.09	£0.04	-£0.02	-£0.13	
5 Medium density housing scheme	25	£0.18	£0.53	£0.36	£0.22	£0.07	-£0.00	-£0.08	-£0.23	
6 Higher density housing scheme	30	£0.13	£0.64	£0.46	£0.27	£0.09	-£0.00	-£0.10	-£0.28	
7 Low density flatted scheme	25	£0.05	-£0.45	-£0.58	-£0.71	-£0.84	-£0.91	-£0.97	-£1.10	
8 Medium density flatted scheme	52	£0.10	-£0.96	-£1.23	-£1.50	-£1.77	-£1.91	-£2.04	-£2.31	
9 High density flatted scheme	30	£0.05	-£0.53	-£0.68	-£0.84	-£0.99	-£1.06	-£1.14	-£1.29	
10 Higher density flatted scheme	100	£0.16	-£3.93	-£4.25	-£4.56	-£4.86	-£5.04	-£5.20	-£5.52	
11 Mixed use scheme 1	25	£0.04	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80	
12 Mixed use scheme 2	56	£0.04	£0.42	£0.16	-£0.11	-£0.36	-£0.51	-£0.65	-£0.92	
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£3.39	£5.46	£3.73	£1.99	£0.24	-£0.64	-£1.54	-£3.33	
17 Silver St, Midsomer Norton	12	£0.12	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.02	-£0.11	
18 Sion Hill Bath Spa University	100	£0.17	-£2.86	-£3.26	-£3.65	-£4.05	-£4.24	-£4.44	-£4.84	
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£0.98	£0.54	£0.10	-£0.35	-£0.57	-£0.80	-£1.24	

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.03	£0.12	£0.09	£0.06	£0.03	£0.01	-£0.01	-£0.04	
2 Low density housing scheme	15	£0.09	£0.43	£0.32	£0.21	£0.09	£0.04	-£0.02	-£0.13	
3 Small housing scheme	9	£0.04	£0.26	£0.19	£0.12	£0.06	£0.02	-£0.01	-£0.06	
4 Medium density housing scheme	15	£0.06	£0.41	£0.30	£0.20	£0.09	£0.04	-£0.02	-£0.13	
5 Medium density housing scheme	25	£0.11	£0.53	£0.36	£0.22	£0.07	-£0.00	-£0.08	-£0.23	
6 Higher density housing scheme	30	£0.08	£0.64	£0.46	£0.27	£0.09	-£0.00	-£0.10	-£0.28	
7 Low density flatted scheme	25	£0.03	-£0.45	-£0.58	-£0.71	-£0.84	-£0.91	-£0.97	-£1.10	
8 Medium density flatted scheme	52	£0.06	-£0.96	-£1.23	-£1.50	-£1.77	-£1.91	-£2.04	-£2.31	
9 High density flatted scheme	30	£0.03	-£0.53	-£0.68	-£0.84	-£0.99	-£1.06	-£1.14	-£1.29	
10 Higher density flatted scheme	100	£0.10	-£3.93	-£4.25	-£4.56	-£4.86	-£5.04	-£5.20	-£5.52	
11 Mixed use scheme 1	25	£0.03	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80	
12 Mixed use scheme 2	56	£0.03	£0.42	£0.16	-£0.11	-£0.36	-£0.51	-£0.65	-£0.92	
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£2.03	£5.46	£3.73	£1.99	£0.24	-£0.64	-£1.54	-£3.33	
17 Silver St, Midsomer Norton	12	£0.07	£0.34	£0.25	£0.16	£0.07	£0.03	-£0.02	-£0.11	
18 Sion Hill Bath Spa University	100	£0.10	-£2.86	-£3.26	-£3.65	-£4.05	-£4.24	-£4.44	-£4.84	
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£0.98	£0.54	£0.10	-£0.35	-£0.57	-£0.80	-£1.24	

Site area (€m)	BLV per ha	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£0.62	£0.46	£0.30	£0.14	£0.05	-£0.03	-£0.19
0.60	£1.50	£0.72	£0.53	£0.35	£0.16	£0.06	-£0.03	-£0.22
0.25	£1.50	£1.02	£0.76	£0.49	£0.22	£0.09	-£0.05	-£0.32
0.38	£1.50	£1.08	£0.80	£0.52	£0.23	£0.09	-£0.05	-£0.34
0.70	£1.50	£0.75	£0.54	£0.32	£0.10	-£0.00	-£0.11	-£0.33
0.50	£1.50	£1.28	£0.91	£0.54	£0.18	-£0.01	-£0.19	-£0.57
0.20	£1.50	-£2.27	-£2.92	-£3.56	-£4.21	-£4.53	-£4.85	-£5.50
0.40	£1.50	-£2.39	-£3.07	-£3.75	-£4.42	-£4.76	-£5.10	-£5.78
0.20	£1.50	-£2.67	-£3.42	-£4.18	-£4.94	-£5.31	-£5.69	-£6.45
0.65	£1.50	-£6.04	-£6.53	-£7.02	-£7.51	-£7.75	-£8.00	-£8.49
0.17	£1.50	£19.98	£19.28	£18.57	£17.87	£17.52	£17.17	£16.46
0.17	£1.50	£2.47	£0.92	-£0.65	-£2.23	-£3.02	-£3.81	-£5.39
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£0.40	£0.28	£0.15	£0.02	-£0.05	-£0.11	-£0.25
0.49	£1.50	£0.70	£0.51	£0.33	£0.15	£0.06	-£0.03	-£0.22
0.67	£1.50	-£4.27	-£4.86	-£5.45	-£6.04	-£6.33	-£6.63	-£7.22
0.56	£1.50	£1.74	£0.95	£0.17	-£0.62	-£1.02	-£1.42	-£2.21

Site area (€m)	BLV per ha	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£0.62	£0.46	£0.30	£0.14	£0.05	-£0.03	-£0.19
0.60	£0.75	£0.72	£0.53	£0.35	£0.16	£0.06	-£0.03	-£0.22
0.25	£0.75	£1.02	£0.76	£0.49	£0.22	£0.09	-£0.05	-£0.32
0.38	£0.75	£1.08	£0.80	£0.52	£0.23	£0.09	-£0.05	-£0.34
0.70	£0.75	£0.75	£0.54	£0.32	£0.10	-£0.00	-£0.11	-£0.33
0.50	£0.75	£1.28	£0.91	£0.54	£0.18	-£0.01	-£0.19	-£0.57
0.20	£0.75	-£2.27	-£2.92	-£3.56	-£4.21	-£4.53	-£4.85	-£5.50
0.40	£0.75	-£2.39	-£3.07	-£3.75	-£4.42	-£4.76	-£5.10	-£5.78
0.20	£0.75	-£2.67	-£3.42	-£4.18	-£4.94	-£5.31	-£5.69	-£6.45
0.65	£0.75	-£6.04	-£6.53	-£7.02	-£7.51	-£7.75	-£8.00	-£8.49
0.17	£0.75	£19.98	£19.28	£18.57	£17.87	£17.52	£17.17	£16.46
0.17	£0.75	£2.47	£0.92	-£0.				

Impact of emerging LPPU policies

- 6.9 We have assessed the viability of emerging LPPU policies individually so that the Council can delineate between the impacts of each policy (see tables 6.9.1 to 6.9.6). For the lower value areas, we have applied an assumption of 30% affordable housing and in the higher value areas, we have applied 40% affordable housing, in line with the targets in Policy CP9. Clearly, as noted above, there may be scenarios where these targets are unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.10 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.
- 6.11 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£2,900 per square metre) to I (£6,000 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Electric vehicle charging

- 6.12 The results of our appraisals testing the impact of the emerging requirement for Electric Vehicle Charging points are summarised in Table 6.9.1. The costs incorporated in the appraisals assume that an active charging point is provided to all spaces. On flatted schemes in Bath City Centre, the Council's car parking standards require 0.5 spaces per flat, but elsewhere there is a requirement for 1 space or more. As noted in Section 4, we have assumed that each residential unit requires an electric vehicle charging point.
- 6.13 The impact on the viability of developments is modest, which is as expected given that the applied cost is £800 per unit. There are very few development scenarios where the EVC requirement tips schemes from 'viable' to 'unviable' (i.e. where cells in Table 6.9.1 are shown in the 'baseline' residual value as green, but then the corresponding residual reflecting the EVC requirement is red). Even in these situations, the deficit is modest and is unlikely to be of sufficient magnitude to undermine deliverability. Typically, at a price point of £4,500 per square metre, residual land values fall by circa 0.8% after the application of the additional cost for EVC points.

Biodiversity Net Gain

- 6.14 Table 6.12.2 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.8% of build costs, in line with the DEFRA Impact Assessment. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 1.5%. The impact can be more significant when the starting residual land value is very low.

Accessibility standards

- 6.15 Draft Revised Policy H7 proposes that M4(3)2b (i.e. fully wheelchair accessible) standard will apply to 7.8% of affordable housing units, while M4(3)2a (i.e. wheelchair adaptable) standard will apply to 5.6% of private units. M4(3)2 standard will apply to 92.2% of affordable units and 48% of private units.
- 6.16 Although the costs per unit for meeting M4(3)2b and M4(3)2a can be relatively high on a per unit

basis, these standards apply to a small percentage of units. The cost of meeting M4(2) is relatively modest, so the combined cost taken across a whole scheme is low on a per unit basis.

- 6.17 Consequently, the results of our appraisals indicate that the impact of the requirement is modest. For example, on a 25 unit development (typology number 5) with a price point of £4,500 per square metre and 30% affordable housing, the baseline residual land value is £1.77 million. When the costs of meeting the policy are incorporated, the residual land value falls to £1.75 million, a reduction of 1.8%.

Net Zero Carbon – scenarios A and X

- 6.18 Net Zero Carbon scenarios A and X seek assume a cost uplift of 3% of build costs for residential and 4% for non-residential, as noted in paragraphs 4.22 to 4.25. The Council has indicated that emerging work confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.9.4. Table 6.18.1 provides a summary of the change in residual land values for schemes assuming a price point of £4,500 per square metre.

Table 6.18.1: Percentage change in residual land values with scenario A and X cost allowances

No	Description	No of units	Site area (ha)	BLV (£m)	Change
1	Very small housing scheme	4	0.20	0.30	-5.23%
2	Low density housing scheme	15	0.60	0.90	-5.23%
3	Small housing scheme	9	0.25	0.38	-5.23%
4	Medium density housing scheme	15	0.38	0.57	-5.24%
5	Medium density housing scheme	25	0.70	1.05	-5.43%
6	Higher density housing scheme	30	0.50	0.75	-5.43%
7	Low density flatted scheme	25	0.20	0.30	-17.27%
8	Medium density flatted scheme	52	0.40	0.60	-17.26%
9	High density flatted scheme	30	0.20	0.30	-17.28%
10	Higher density flatted scheme	100	0.65	0.98	45.86%
11	Mixed use scheme 1	25	0.17	0.26	-8.13%
12	Mixed use scheme 2	56	0.17	0.26	-10.89%
13	Retail	0	0.61	0.92	-4.46%
14	Office	0	0.20	0.30	-7.66%
15	Industrial unit	0	0.67	1.00	-8.72%
16	Keynsham safeguarded land KE3B Greenfield	280	13.56	20.34	-5.56%
17	Silver St, Midsomer Norton Greenfield	12	0.49	0.74	-5.23%
18	Sion Hill Bath Spa University Brownfield	100	0.67	1.01	-48.14%
19	St Martins Hospital (part conversion, part NB) Brownfield	50	0.56	0.84	-6.52%

- 6.19 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. In the main, the impact is relatively modest, at circa 6%. This reduction is unlikely to have any significant impact on the deliverability of developments.

Net Zero Carbon – scenarios B and Y

- 6.20 Net Zero Carbon scenarios B and Y seek assume a cost uplift of 5% of build costs for both residential and non-residential, as noted in paragraphs 4.22 to 4.25. The residual land values for these two scenarios are summarised in Table 6.12.5. Table 6.20.1 provides a summary of the change in residual land values for schemes assuming a price point of £4,500 per square metre.

Table 6.20.1: Percentage change in residual land values with scenario B and Y cost allowances

No	Description	No of units	Site area (ha)	BLV (£m)	Change
1	Very small housing scheme	4	0.20	0.30	-8.72%
2	Low density housing scheme	15	0.60	0.90	-8.72%
3	Small housing scheme	9	0.25	0.38	-8.72%
4	Medium density housing scheme	15	0.38	0.57	-8.73%
5	Medium density housing scheme	25	0.70	1.05	-9.09%
6	Higher density housing scheme	30	0.50	0.75	-9.09%
7	Low density flatted scheme	25	0.20	0.30	-28.78%
8	Medium density flatted scheme	52	0.40	0.60	-28.77%
9	High density flatted scheme	30	0.20	0.30	-28.81%
10	Higher density flatted scheme	100	0.65	0.98	76.43%
11	Mixed use scheme 1	25	0.17	0.26	-11.13%
12	Mixed use scheme 2	56	0.17	0.26	-17.17%
13	Retail	0	0.61	0.92	-5.58%
14	Office	0	0.20	0.30	-9.57%
15	Industrial unit	0	0.67	1.00	-10.90%
16	Keynsham safeguarded land KE3B (Greenfield)	280	13.56	20.34	-9.27%
17	Silver St, Midsomer Norton (Greenfield)	12	0.49	0.74	-8.72%
18	Sion Hill Bath Spa University (Brownfield)	100	0.67	1.01	-80.24%
19	St Martins Hospital (part conversion, part NB) (Brownfield)	50	0.56	0.84	-10.87%

6.21 The impact of this scenario on the residual land values is higher, with a typical reduction of 9% from the baseline residuals. However, it should be noted that most schemes remain viable after the requirement has been applied.

Net Zero Carbon – scenarios C and Z

6.22 Net Zero Carbon scenarios C and Z seek assume a cost uplift of 6% of build costs for both residential and non-residential, as noted in paragraphs 4.22 to 4.25. The residual land values for these two scenarios are summarised in Table 6.12.6. Table 6.22.1 provides a summary of the change in residual land values for schemes assuming a price point of £4,500 per square metre.

Table 6.22.1: Percentage change in residual land values with scenario C and Z cost allowances

No	Description	No of units	Site area (ha)	BLV (£m)	Change
1	Very small housing scheme	4	0.20	0.30	-8.72%
2	Low density housing scheme	15	0.60	0.90	-8.72%
3	Small housing scheme	9	0.25	0.38	-8.72%
4	Medium density housing scheme	15	0.38	0.57	-8.73%
5	Medium density housing scheme	25	0.70	1.05	-9.09%
6	Higher density housing scheme	30	0.50	0.75	-9.09%
7	Low density flatted scheme	25	0.20	0.30	-28.78%

No	Description	No of units	Site area (ha)	BLV (£m)	Change
8	Medium density flatted scheme	52	0.40	0.60	-28.77%
9	High density flatted scheme	30	0.20	0.30	-28.81%
10	Higher density flatted scheme	100	0.65	0.98	76.43%
11	Mixed use scheme 1	25	0.17	0.26	-11.13%
12	Mixed use scheme 2	56	0.17	0.26	-17.17%
13	Retail	0	0.61	0.92	-5.58%
14	Office	0	0.20	0.30	-9.57%
15	Industrial unit	0	0.67	1.00	-10.90%
16	Keynsham safeguarded land KE3B(Greenfield)	280	13.56	20.34	-9.27%
17	Silver St, Midsomer Norton (Greenfield)	12	0.49	0.74	-8.72%
18	Sion Hill Bath Spa University (Brownfield)	100	0.67	1.01	-80.24%
19	St Martins Hospital (part conversion, part NB) (Brownfield)	50	0.56	0.84	-10.87%

6.23 The impact of this scenario on the residual land values is marginally higher than scenarios B and Y, with a typical reduction of circa 11% from the baseline residuals. However, it should be noted that most schemes remain viable after the requirement has been applied.

Table 6.9.1: Electric Vehicle Charging

Electric Vehicle Charging			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
BLV: HIGHER VALUE BROWNFIELD			Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Very small housing scheme	4	0.20	£0.30	£0.027	£0.024	£0.114	£0.111	£0.201	£0.198	£0.287	£0.284	£0.374	£0.371	£0.383	£0.380	£0.460	£0.458	£0.538	£0.535	£0.596	£0.593
2 Low density housing scheme	15	0.60	£0.90	£0.094	£0.083	£0.399	£0.388	£0.703	£0.693	£1.008	£0.997	£1.313	£1.302	£1.344	£1.333	£1.616	£1.606	£1.889	£1.878	£2.093	£2.083
3 Small housing scheme	9	0.25	£0.38	£0.055	£0.049	£0.235	£0.229	£0.415	£0.408	£0.595	£0.588	£0.774	£0.768	£0.792	£0.786	£0.955	£0.947	£1.114	£1.106	£1.235	£1.228
4 Medium density housing scheme	15	0.38	£0.57	£0.069	£0.076	£0.376	£0.367	£0.687	£0.656	£0.956	£0.946	£1.245	£1.235	£1.275	£1.264	£1.533	£1.523	£1.792	£1.781	£1.986	£1.975
5 Medium density housing scheme	25	0.70	£1.05	£0.073	£0.055	£0.497	£0.479	£0.921	£0.903	£1.345	£1.327	£1.767	£1.750	£1.815	£1.798	£2.192	£2.174	£2.588	£2.550	£2.850	£2.832
6 Higher density housing scheme	30	0.50	£0.75	£0.088	£0.067	£0.602	£0.581	£1.116	£1.095	£1.630	£1.609	£2.142	£2.121	£2.200	£2.179	£2.656	£2.635	£3.112	£3.091	£3.454	£3.433
7 Low density flatted scheme	25	0.20	£0.30	£0.041	£0.059	£0.469	£0.487	£0.097	£0.115	£0.271	£0.253	£0.639	£0.620	£0.685	£0.667	£1.014	£0.996	£1.342	£1.324	£1.588	£1.571
8 Medium density flatted scheme	52	0.40	£0.60	£1.770	£1.607	£0.997	£1.025	£0.204	£0.242	£0.570	£0.553	£1.342	£1.305	£1.442	£1.405	£2.133	£2.096	£2.824	£2.787	£3.342	£3.305
9 High density flatted scheme	30	0.20	£0.30	£0.987	£1.009	£0.551	£0.573	£0.115	£0.136	£0.317	£0.298	£0.747	£0.726	£0.803	£0.781	£1.187	£1.166	£1.572	£1.551	£1.861	£1.840
10 Higher density flatted scheme	100	0.65	£0.98	£4.881	£4.952	£3.867	£3.938	£2.853	£2.924	£1.839	£1.910	£0.825	£0.896	£0.654	£0.726	£0.251	£0.180	£1.142	£1.072	£1.805	£1.735
11 Mixed use scheme 1	25	0.17	£0.26	£3.038	£3.021	£3.379	£3.361	£3.720	£3.702	£4.061	£4.043	£4.401	£4.384	£4.350	£4.333	£4.655	£4.638	£4.960	£4.943	£5.189	£5.172
12 Mixed use scheme 2	56	0.17	£0.26	£0.379	£0.420	£0.389	£0.350	£1.153	£1.113	£1.916	£1.876	£2.679	£2.640	£2.778	£2.738	£3.455	£3.415	£4.132	£4.092	£4.630	£4.600
13 Retail	-	0.61	£0.92	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879
14 Office	-	0.20	£0.30	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844
15 Industrial unit	-	0.67	£1.00	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	£0.049	£5.052	£4.863	£9.776	£9.593	£14.420	£14.241	£19.022	£18.844	£19.466	£19.289	£23.555	£23.380	£27.626	£27.452	£30.679	£30.505
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	£0.065	£0.313	£0.305	£0.553	£0.545	£0.793	£0.784	£1.032	£1.024	£1.057	£1.048	£1.271	£1.262	£1.485	£1.477	£1.646	£1.637
18 Sion Hill Bath Spa University	100	0.67	£1.01	£4.046	£4.118	£2.825	£2.897	£1.604	£1.676	£0.383	£0.455	£0.827	£0.758	£1.014	£0.944	£2.079	£2.009	£3.144	£3.074	£3.943	£3.873
19 St Martins Hospital (part conversion)	50	0.56	£0.84	£0.350	£0.386	£0.902	£0.867	£2.149	£2.114	£3.397	£3.361	£4.644	£4.608	£4.793	£4.759	£5.899	£5.864	£7.005	£6.970	£7.835	£7.800

BLV: LOWER VALUE BROWNFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
			Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Very small housing scheme	4	0.20	£0.15	£0.03	£0.02	£0.11	£0.11	£0.20	£0.20	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.46	£0.54	£0.54	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.45	£0.09	£0.08	£0.40	£0.39	£0.70	£0.69	£1.01	£1.00	£1.31	£1.30	£1.34	£1.33	£1.62	£1.61	£1.89	£1.88	£2.09	£2.08
3 Small housing scheme	9	0.25	£0.19	£0.06	£0.05	£0.24	£0.23	£0.41	£0.41	£0.59	£0.59	£0.77	£0.77	£0.79	£0.79	£0.95	£0.95	£1.11	£1.11	£1.23	£1.23
4 Medium density housing scheme	15	0.38	£0.29	£0.09	£0.08	£0.38	£0.37	£0.67	£0.66	£0.96	£0.95	£1.25	£1.23	£1.27	£1.26	£1.53	£1.52	£1.79	£1.78	£1.99	£1.98
5 Medium density housing scheme	25	0.70	£0.53	£0.07	£0.06	£0.50	£0.48	£0.92	£0.90	£1.35	£1.33	£1.77	£1.75	£1.82	£1.80	£2.19	£2.17	£2.57	£2.55	£2.85	£2.83
6 Higher density housing scheme	30	0.50	£0.38	£0.09	£0.07	£0.60	£0.58	£1.12	£1.09	£1.63	£1.61	£2.14	£2.12	£2.20	£2.18	£2.66	£2.63	£3.11	£3.09	£3.45	£3.43
7 Low density flatted scheme	25	0.20	£0.15	£0.04	£0.06	£0.47	£0.49	£0.10	£0.12	£0.27	£0.25	£0.64	£0.62	£0.69	£0.67	£1.01	£1.00	£1.34	£1.32	£1.59	£1.57
8 Medium density flatted scheme	52	0.40	£0.30	£1.77	£1.81	£0.99	£1.02	£0.20	£0.24	£0.57	£0.53	£1.34	£1.31	£1.44	£1.41	£2.13	£2.10	£2.82	£2.79	£3.34	£3.31
9 High density flatted scheme	30	0.20	£0.15	£0.99	£1.01	£0.55	£0.57	£0.11	£0.14	£0.32	£0.30	£0.75	£0.73	£0.80	£0.78	£1.19	£1.17	£1.57	£1.55	£1.86	£1.84
10 Higher density flatted scheme	100	0.65	£0.49	£4.88	£4.95	£3.87	£3.94	£2.85	£2.92	£1.84	£1.91	£0.82	£0.90	£0.65	£0.73	£0.25	£0.18	£1.14	£1.07	£1.80	£1.74
11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£3.02	£3.38	£3.36	£3.72	£3.70	£4.06	£4.04	£4.40	£4.38	£4.35	£4.33	£4.66	£4.64	£4.96	£4.94	£5.19	£5.17
12 Mixed use scheme 2	56	0.17	£0.13	£0.38	£0.42	£0.39	£0.35	£1.15	£1.11	£1.92	£1.88	£2.69	£2.64	£2.78	£2.74	£3.45	£3.42	£4.13	£4.09	£4.64	£4.60
13 Retail	-	0.61	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	0.20	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	0.67	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	£0.05	£5.05	£4.86	£9.78	£9.59	£14.42	£14.24	£19.02	£18.84	£19.47	£19.29	£23.56	£23.38	£27.63	£27.45	£30.68	£30.50
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	£0.07	£0.31	£0.30	£0.55	£0.54	£0.79	£0.78	£1.03	£1.02	£1.06	£1.05	£1.27	£1.26	£1.49	£1.48	£1.65	£1.64
18 Sion Hill Bath Spa University	100	0.67	£0.50	£4.05	£4.12	£2.83	£2.90	£1.60	£1.68	£0.38	£0.45	£0.83	£0.76	£1.01	£0.94	£2.08	£2.01	£3.14	£3.07	£3.94	£3.87
19 St Martins Hospital (part conversion)	50	0.56	£0.42	£0.35	£0.39	£0.90	£0.87	£2.15	£2.11	£3.40	£3.36	£4.64	£4.61	£4.79	£4.76	£5.90	£5.86	£7.01	£6.97	£7.84	£7.80

BLV: HIGHER GREENFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
			Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Very small housing scheme	4	0.20	£0.05	£0.03	£0.02	£0.11	£0.11	£0.20	£0.20	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.46	£0.54	£0.54	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.15	£0.09	£0.08	£0.40	£0.39	£0.70	£0.69	£1.01	£1.00	£1.31	£1.30	£1.34	£1.33	£1.62	£1.61	£1.89	£1.88	£2.09	£2.08
3 Small housing scheme	9	0.25	£0.06	£0.06	£0.05	£0.24	£0.23	£0.41	£0.41	£0.59	£0.59	£0.77	£0.77	£0.79	£0.79	£0.95	£0.95	£1.11	£1.11	£1.23	£1.23
4 Medium density housing scheme	15	0.38	£0.10	£0.09	£0.08	£0.38	£0.37	£0.67	£0.66	£0.96	£0.95	£1.25	£1.23	£1.27	£1.26	£1.53	£1.52	£1.79	£1.78	£1.99	£1.98
5 Medium density housing scheme	25	0.70	£0.18	£0.07	£0.06	£0.50	£0.48	£0.92	£0.90	£1.35	£1.33	£1.77	£1.75	£1.82	£1.80	£2.19	£2.17	£2.57	£2.55	£2.85	£2.83
6 Higher density housing scheme	30	0.50	£0.13	£0.09	£0.07	£0.60	£0.58	£1.12	£1.09	£1.63	£1.61	£2.14	£2.12	£2.20	£2.18	£2.66	£2.63	£3.11	£3.09	£3.45	£3.43
7 Low density flatted scheme	25	0.20	£0.05	£0.04	£0.06	£0.47	£0.49	£0.10	£0.12	£0.27	£0.25	£0.64	£0.62	£0.69	£0.67	£1.01	£1.00	£1.34	£		

Table 6.9.2: Biodiversity Net Gain

Biodiversity Net Gain			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
BLV: HIGHER VALUE BROWNFIELD			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.30	£0.027	£0.022	£0.114	£0.109	£0.201	£0.196	£0.287	£0.282	£0.374	£0.369	£0.383	£0.378	£0.460	£0.456	£0.538	£0.533	£0.596	£0.591
2 Low density housing scheme	15	0.60	£0.90	£0.094	£0.077	£0.399	£0.382	£0.705	£0.687	£1.008	£0.991	£1.315	£1.296	£1.344	£1.327	£1.616	£1.599	£1.869	£1.872	£2.093	£2.076
3 Small housing scheme	9	0.25	£0.38	£0.055	£0.045	£0.235	£0.225	£0.415	£0.405	£0.595	£0.584	£0.774	£0.764	£0.792	£0.782	£0.950	£0.943	£1.114	£1.104	£1.235	£1.225
4 Medium density housing scheme	15	0.38	£0.57	£0.089	£0.073	£0.378	£0.362	£0.667	£0.651	£0.956	£0.940	£1.245	£1.229	£1.275	£1.259	£1.533	£1.517	£1.792	£1.776	£1.986	£1.970
5 Medium density housing scheme	25	0.70	£1.05	£0.073	£0.049	£0.497	£0.473	£0.921	£0.897	£1.345	£1.321	£1.767	£1.744	£1.815	£1.792	£2.192	£2.168	£2.568	£2.544	£2.850	£2.826
6 Higher density housing scheme	30	0.50	£0.75	£0.088	£0.059	£0.602	£0.573	£1.116	£1.087	£1.630	£1.601	£2.142	£2.113	£2.200	£2.171	£2.656	£2.627	£3.112	£3.083	£3.454	£3.425
7 Low density flatted scheme	25	0.20	£0.30	£0.841	£0.869	£0.489	£0.497	£0.097	£0.125	£0.271	£0.244	£0.636	£0.610	£0.685	£0.658	£1.014	£0.986	£1.342	£1.315	£1.588	£1.561
8 Medium density flatted scheme	52	0.40	£0.60	£1.770	£1.828	£0.987	£1.045	£0.204	£0.262	£0.570	£0.513	£1.342	£1.285	£1.442	£1.385	£2.133	£2.076	£2.824	£2.767	£3.342	£3.285
9 High density flatted scheme	30	0.20	£0.30	£0.987	£1.019	£0.551	£0.583	£0.115	£0.147	£0.317	£0.285	£0.747	£0.715	£0.803	£0.771	£1.187	£1.156	£1.572	£1.541	£1.861	£1.829
10 Higher density flatted scheme	100	0.65	£0.98	£4.881	£4.974	£3.887	£3.960	£2.953	£2.946	£1.839	£1.552	£0.625	£0.918	£0.654	£0.748	£0.251	£0.159	£1.142	£1.051	£1.805	£1.714
11 Mixed use scheme 1	25	0.17	£0.26	£3.038	£2.964	£3.379	£3.305	£3.720	£3.646	£4.061	£3.987	£4.401	£4.328	£4.350	£4.276	£4.655	£4.581	£4.980	£4.886	£5.189	£5.115
12 Mixed use scheme 2	56	0.17	£0.26	£0.379	£0.450	£0.389	£0.320	£1.153	£1.083	£1.916	£1.846	£2.679	£2.610	£2.778	£2.708	£3.455	£3.386	£4.132	£4.063	£4.639	£4.571
13 Retail	-	0.61	£0.92	£1.879	£1.861	£1.879	£1.861	£1.879	£1.861	£1.879	£1.861	£1.879	£1.861	£1.879	£1.861	£1.879	£1.861	£1.879	£1.861	£1.879	£1.861
14 Office	-	0.20	£0.30	£4.844	£4.774	£4.844	£4.774	£4.844	£4.774	£4.844	£4.774	£4.844	£4.774	£4.844	£4.774	£4.844	£4.774	£4.844	£4.774	£4.844	£4.774
15 Industrial unit	-	0.67	£1.00	£2.405	£2.366	£2.405	£2.366	£2.405	£2.366	£2.405	£2.366	£2.405	£2.366	£2.405	£2.366	£2.405	£2.366	£2.405	£2.366	£2.405	£2.366
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	£0.038	£5.052	£4.778	£9.776	£9.509	£14.420	£14.158	£19.022	£18.761	£19.466	£19.207	£23.555	£23.298	£27.626	£27.369	£30.679	£30.422
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	£0.061	£0.313	£0.300	£0.553	£0.540	£0.793	£0.779	£1.032	£1.019	£1.057	£1.043	£1.271	£1.258	£1.495	£1.472	£1.646	£1.633
18 Sion Hill Bath Spa University	100	0.67	£1.01	£4.046	£4.146	£2.825	£2.925	£1.604	£1.704	£0.383	£0.482	£0.827	£0.726	£1.014	£0.917	£2.079	£1.982	£3.144	£3.047	£3.944	£3.846
19 St Martins Hospital (part conversion)	50	0.56	£0.84	£0.350	£0.426	£0.902	£0.827	£2.149	£2.075	£3.397	£3.322	£4.644	£4.569	£4.793	£4.719	£5.899	£5.825	£7.005	£6.932	£7.835	£7.761

BLV: LOWER VALUE BROWNFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.15	£0.03	£0.02	£0.11	£0.11	£0.20	£0.20	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.46	£0.54	£0.53	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.45	£0.09	£0.06	£0.40	£0.38	£0.70	£0.69	£1.01	£0.99	£1.31	£1.30	£1.34	£1.33	£1.62	£1.60	£1.89	£1.87	£2.09	£2.08
3 Small housing scheme	9	0.25	£0.19	£0.06	£0.05	£0.24	£0.23	£0.41	£0.40	£0.59	£0.58	£0.77	£0.76	£0.79	£0.78	£0.95	£0.94	£1.11	£1.10	£1.23	£1.22
4 Medium density housing scheme	15	0.38	£0.29	£0.09	£0.07	£0.38	£0.36	£0.67	£0.65	£0.96	£0.94	£1.25	£1.23	£1.27	£1.26	£1.53	£1.52	£1.79	£1.78	£1.99	£1.97
5 Medium density housing scheme	25	0.70	£0.53	£0.07	£0.05	£0.50	£0.47	£0.92	£0.90	£1.35	£1.32	£1.77	£1.74	£1.82	£1.79	£2.19	£2.17	£2.57	£2.54	£2.85	£2.83
6 Higher density housing scheme	30	0.50	£0.38	£0.09	£0.06	£0.60	£0.57	£1.12	£1.09	£1.63	£1.60	£2.14	£2.11	£2.20	£2.17	£2.66	£2.63	£3.11	£3.08	£3.45	£3.42
7 Low density flatted scheme	25	0.20	£0.15	£0.84	£0.87	£0.47	£0.50	£0.10	£0.12	£0.27	£0.24	£0.64	£0.61	£0.69	£0.66	£1.01	£0.99	£1.34	£1.31	£1.59	£1.56
8 Medium density flatted scheme	52	0.40	£0.30	£1.77	£1.83	£0.99	£1.05	£0.20	£0.26	£0.57	£0.51	£1.34	£1.28	£1.44	£1.38	£2.13	£2.08	£2.82	£2.77	£3.34	£3.29
9 High density flatted scheme	30	0.20	£0.15	£0.99	£1.02	£0.55	£0.58	£0.11	£0.15	£0.32	£0.28	£0.75	£0.71	£0.80	£0.77	£1.19	£1.16	£1.57	£1.54	£1.86	£1.83
10 Higher density flatted scheme	100	0.65	£0.49	£4.88	£4.97	£3.87	£3.96	£2.85	£2.95	£1.84	£1.93	£0.82	£0.92	£0.65	£0.75	£0.25	£0.16	£1.14	£1.05	£1.80	£1.71
11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£2.96	£3.38	£3.31	£3.72	£3.65	£4.06	£3.99	£4.40	£4.33	£4.35	£4.28	£4.66	£4.58	£4.98	£4.89	£5.19	£5.11
12 Mixed use scheme 2	56	0.17	£0.13	£0.38	£0.45	£0.39	£0.32	£1.15	£1.08	£1.92	£1.85	£2.68	£2.61	£2.78	£2.71	£3.45	£3.39	£4.13	£4.06	£4.64	£4.57
13 Retail	-	0.61	£0.46	£1.88	£1.86	£1.88	£1.86	£1.88	£1.86	£1.88	£1.86	£1.88	£1.86	£1.88	£1.86	£1.88	£1.86	£1.88	£1.86	£1.88	£1.86
14 Office	-	0.20	£0.15	£4.84	£4.77	£4.84	£4.77	£4.84	£4.77	£4.84	£4.77	£4.84	£4.77	£4.84	£4.77	£4.84	£4.77	£4.84	£4.77	£4.84	£4.77
15 Industrial unit	-	0.67	£0.50	£2.41	£2.37	£2.41	£2.37	£2.41	£2.37	£2.41	£2.37	£2.41	£2.37	£2.41	£2.37	£2.41	£2.37	£2.41	£2.37	£2.41	£2.37
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	£0.04	£5.05	£4.78	£9.78	£9.51	£14.42	£14.16	£19.02	£18.76	£19.47	£19.21	£23.56	£23.30	£27.63	£27.37	£30.68	£30.42
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	£0.06	£0.31	£0.30	£0.55	£0.54	£0.79	£0.78	£1.03	£1.02	£1.06	£1.04	£1.27	£1.26	£1.49	£1.47	£1.65	£1.63
18 Sion Hill Bath Spa University	100	0.67	£0.50	£4.05	£4.15	£2.83	£2.92	£1.60	£1.70	£0.38	£0.48	£0.83	£0.73	£1.01	£0.92	£2.08	£1.98	£3.14	£3.05	£3.94	£3.85
19 St Martins Hospital (part conversion)	50	0.56	£0.42	£0.35	£0.43	£0.90	£0.83	£2.15	£2.07	£3.40	£3.32	£4.64	£4.57	£4.79	£4.72	£5.90	£5.83	£7.01	£6.93	£7.84	£7.76

BLV: HIGHER GREENFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.05	£0.03	£0.02	£0.11	£0.11	£0.20	£0.20	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.46	£0.54	£0.53	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.15	£0.09	£0.08	£0.40	£0.38	£0.70	£0.69	£1.01	£0.99	£1.31	£1.30	£1.34	£1.33	£1.62	£1.60	£1.89	£1.87	£2.09	£2.08
3 Small housing scheme	9	0.25	£0.06	£0.06	£0.05	£0.24	£0.23	£0.41	£0.40	£0.59	£0.58	£0.77	£0.76	£0.79	£0.78	£0.95	£0.94	£1.11	£1.10	£1.23	£1.22
4 Medium density housing scheme	15	0.38	£0.10	£0.09	£0.07	£0.38	£0.36	£0.67	£0.65	£0.96	£0.94	£1.25	£1.23	£1.27	£1.26	£1.53	£1.52	£1.79	£1.78	£1.99	£1.97
5 Medium density housing scheme	25	0.70	£0.18	£0.07	£0.05	£0.50	£0.47	£0.92	£0.90	£1.35	£1.32	£1.77	£1.74	£1.82	£1.79	£2.19	£2.17	£2.57	£2.54	£2.85	£2.83
6 Higher density housing scheme	30	0.50	£0.13	£0.09	£0.06	£0.60	£0.57	£1.12	£1.09	£1.63	£1.60	£2.14	£2.11	£2.20	£2.17	£2.66	£2.63	£3.11	£3.08	£3.45	£3.42
7 Low density flatted scheme	25	0.20	£0.05	£0.84	£0.87	£0.47	£0.50	£0.10	£0.12	£0.27	£0.24	£0.64	£0.61	£0.69	£0.66	£1.01	£0.99	£1.34	£1.31	£1.59	£1.56
8 Medium density flatted scheme	52	0.40	£0.10	£1.77	£1.83	£0.99	£1.05	£0.20	£0.26	£0.57	£0.51	£1.34	£1.28	£1.44	£1.38	£2.13	£2.08	£2.82	£2.77	£3.34	£3.29
9 High density flatted scheme	30	0.20	£0.05	£0.99	£1.02	£0.55	£0.58	£0.11	£0.15	£0.32	£0.28	£0.75	£0.71	£0.80	£0.77	£1.19					

Table 6.9.3: Accessibility

Accessibility			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
BLV: HIGHER VALUE BROWNFIELD			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.30	£0.027	£0.021	£0.114	£0.108	£0.201	£0.194	£0.287	£0.281	£0.374	£0.368	£0.383	£0.376	£0.460	£0.454	£0.538	£0.531	£0.596	£0.589
2 Low density housing scheme	15	0.60	£0.90	£0.094	£0.072	£0.399	£0.377	£0.705	£0.682	£1.008	£0.986	£1.315	£1.291	£1.344	£1.315	£1.616	£1.592	£1.869	£1.864	£2.093	£2.089
3 Small housing scheme	9	0.25	£0.38	£0.055	£0.043	£0.235	£0.222	£0.415	£0.402	£0.595	£0.582	£0.774	£0.761	£0.792	£0.778	£0.950	£0.939	£1.114	£1.100	£1.235	£1.220
4 Medium density housing scheme	15	0.38	£0.57	£0.089	£0.068	£0.378	£0.357	£0.667	£0.646	£0.956	£0.935	£1.245	£1.225	£1.275	£1.252	£1.533	£1.510	£1.792	£1.769	£1.986	£1.963
5 Medium density housing scheme	25	0.70	£1.05	£0.073	£0.041	£0.497	£0.465	£0.921	£0.890	£1.345	£1.314	£1.767	£1.736	£1.815	£1.781	£2.192	£2.157	£2.568	£2.533	£2.850	£2.815
6 Higher density housing scheme	30	0.50	£0.75	£0.088	£0.050	£0.602	£0.564	£1.116	£1.078	£1.630	£1.592	£2.142	£2.104	£2.200	£2.153	£2.656	£2.614	£3.112	£3.070	£3.454	£3.412
7 Low density flatted scheme	25	0.20	£0.30	£0.841	£0.873	£0.489	£0.501	£0.097	£0.129	£0.271	£0.299	£0.638	£0.606	£0.685	£0.652	£1.014	£0.980	£1.342	£1.309	£1.588	£1.555
8 Medium density flatted scheme	52	0.40	£0.60	£1.770	£1.837	£0.987	£1.054	£0.204	£0.272	£0.570	£0.504	£1.342	£1.276	£1.442	£1.372	£2.133	£2.063	£2.824	£2.754	£3.342	£3.272
9 High density flatted scheme	30	0.20	£0.30	£0.987	£1.024	£0.551	£0.588	£0.115	£0.152	£0.317	£0.280	£0.747	£0.710	£0.803	£0.764	£1.187	£1.149	£1.572	£1.534	£1.861	£1.822
10 Higher density flatted scheme	100	0.65	£0.98	£4.881	£4.990	£3.887	£3.976	£2.953	£2.962	£1.839	£1.848	£0.625	£0.934	£0.654	£0.770	£0.251	£0.137	£1.142	£1.025	£1.805	£1.692
11 Mixed use scheme 1	25	0.17	£0.26	£3.038	£3.009	£3.379	£3.350	£3.720	£3.691	£4.061	£4.031	£4.401	£4.372	£4.350	£4.319	£4.655	£4.624	£4.980	£4.929	£5.189	£5.158
12 Mixed use scheme 2	56	0.17	£0.26	£0.379	£0.446	£0.389	£0.324	£1.153	£1.087	£1.916	£1.851	£2.679	£2.614	£2.778	£2.709	£3.455	£3.386	£4.132	£4.063	£4.639	£4.571
13 Retail	-	0.61	£0.92	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879
14 Office	-	0.20	£0.30	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844
15 Industrial unit	-	0.67	£1.00	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	£0.136	£5.052	£4.682	£9.776	£9.417	£14.420	£14.067	£19.022	£18.673	£19.466	£19.083	£23.555	£23.174	£27.626	£27.249	£30.679	£30.302
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	£0.057	£0.313	£0.296	£0.553	£0.536	£0.793	£0.775	£1.032	£1.015	£1.057	£1.037	£1.271	£1.252	£1.485	£1.466	£1.646	£1.627
18 Sion Hill Bath Spa University	100	0.67	£1.01	£4.046	£4.163	£2.825	£2.942	£1.604	£1.721	£0.383	£0.500	£0.827	£0.711	£1.014	£0.894	£2.079	£1.959	£3.144	£3.024	£3.943	£3.823
19 St Martins Hospital (part conversion)	50	0.56	£0.84	£0.350	£0.449	£0.902	£0.804	£2.149	£2.052	£3.397	£3.299	£4.644	£4.546	£4.793	£4.688	£5.794	£5.697	£7.005	£6.901	£7.835	£7.730

BLV: LOWER VALUE BROWNFIELD			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
BLV: HIGHER GREENFIELD			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.15	£0.03	£0.02	£0.11	£0.11	£0.20	£0.19	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.45	£0.54	£0.53	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.45	£0.09	£0.07	£0.40	£0.38	£0.70	£0.68	£1.01	£0.99	£1.31	£1.29	£1.34	£1.32	£1.62	£1.59	£1.89	£1.86	£2.09	£2.07
3 Small housing scheme	9	0.25	£0.19	£0.06	£0.04	£0.24	£0.22	£0.41	£0.40	£0.59	£0.58	£0.77	£0.76	£0.79	£0.78	£0.95	£0.94	£1.11	£1.10	£1.23	£1.22
4 Medium density housing scheme	15	0.38	£0.29	£0.09	£0.07	£0.38	£0.36	£0.67	£0.65	£0.96	£0.94	£1.25	£1.22	£1.27	£1.25	£1.53	£1.51	£1.79	£1.77	£1.99	£1.96
5 Medium density housing scheme	25	0.70	£0.53	£0.07	£0.04	£0.50	£0.47	£0.92	£0.89	£1.35	£1.31	£1.77	£1.74	£1.82	£1.78	£2.19	£2.16	£2.57	£2.52	£2.85	£2.82
6 Higher density housing scheme	30	0.50	£0.38	£0.09	£0.05	£0.60	£0.56	£1.12	£1.08	£1.63	£1.59	£2.14	£2.10	£2.20	£2.16	£2.66	£2.61	£3.11	£3.07	£3.45	£3.41
7 Low density flatted scheme	25	0.20	£0.15	£0.84	£0.87	£0.47	£0.50	£0.10	£0.13	£0.27	£0.24	£0.64	£0.61	£0.69	£0.65	£1.01	£0.98	£1.34	£1.31	£1.59	£1.56
8 Medium density flatted scheme	52	0.40	£0.30	£1.77	£1.84	£0.99	£1.05	£0.20	£0.27	£0.57	£0.50	£1.34	£1.28	£1.44	£1.37	£2.13	£2.06	£2.82	£2.75	£3.34	£3.27
9 High density flatted scheme	30	0.20	£0.15	£0.99	£1.02	£0.55	£0.59	£0.11	£0.15	£0.32	£0.28	£0.75	£0.71	£0.80	£0.76	£1.19	£1.15	£1.57	£1.53	£1.86	£1.82
10 Higher density flatted scheme	100	0.65	£0.49	£4.88	£4.99	£3.87	£3.98	£2.89	£2.96	£1.84	£1.95	£0.82	£0.93	£0.65	£0.77	£0.25	£0.14	£1.14	£1.03	£1.80	£1.69
11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£3.01	£3.38	£3.35	£3.72	£3.69	£4.06	£4.03	£4.40	£4.37	£4.35	£4.32	£4.66	£4.62	£4.98	£4.93	£5.19	£5.16
12 Mixed use scheme 2	56	0.17	£0.13	£0.38	£0.45	£0.39	£0.32	£1.15	£1.09	£1.92	£1.85	£2.68	£2.61	£2.78	£2.71	£3.45	£3.39	£4.13	£4.06	£4.64	£4.57
13 Retail	-	0.61	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	0.20	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	0.67	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	£0.14	£5.05	£4.68	£9.78	£9.42	£14.42	£14.07	£19.02	£18.67	£19.47	£19.08	£23.56	£23.17	£27.63	£27.25	£30.68	£30.30
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	£0.06	£0.31	£0.30	£0.55	£0.54	£0.79	£0.78	£1.03	£1.02	£1.06	£1.04	£1.27	£1.25	£1.49	£1.47	£1.65	£1.63
18 Sion Hill Bath Spa University	100	0.67	£0.50	£4.05	£4.16	£2.83	£2.94	£1.60	£1.72	£0.38	£0.50	£0.83	£0.71	£1.01	£0.89	£2.08	£1.96	£3.14	£3.02	£3.94	£3.82
19 St Martins Hospital (part conversion)	50	0.56	£0.42	£0.35	£0.45	£0.90	£0.80	£2.15	£2.05	£3.40	£3.30	£4.64	£4.55	£4.79	£4.69	£5.90	£5.79	£7.01	£6.90	£7.84	£7.73

BLV: LOWER GREENFIELD			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
BLV: HIGHER GREENFIELD			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.03	£0.03	£0.02	£0.11	£0.11	£0.20	£0.19	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.45	£0.54	£0.53	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.09	£0.09	£0.07	£0.40	£0.38	£0.70	£0.68	£1.01	£0.99	£1.31	£1.29	£1.34	£1.32	£1.62	£1.59	£1.89	£1.86	£2.09	£2.07
3 Small housing scheme	9	0.25	£0.06	£0.06	£0.04	£0.24	£0.22	£0.41	£0.40	£0.59	£0.58	£0.77	£0.76	£0.79	£0.78	£0.95	£0.94	£1.11	£1.10	£1.23	£1.22
4 Medium density housing scheme	15	0.38	£0.10	£0.09	£0.07	£0.38	£0.36	£0.67	£0.65	£0.96	£0.94	£1.25	£1.22	£1.27	£1.25	£1.53	£1.51	£1.79	£1.77	£1.99	£1.96
5 Medium density housing scheme	25	0.70	£0.18	£0.07	£0.04	£0.50	£0.47	£0.92	£0.89	£1.35	£1.31	£1.77	£1.74	£1.82	£1.78	£2.19	£2.16	£2.57	£2.52	£2.85	£2.82
6 Higher density housing scheme	30	0.50	£0.13	£0.09	£0.05	£0.60	£0.56	£1.12	£1.08	£1.63	£1.59	£2.14	£2.10	£2.20	£2.16	£2.66	£2.61	£3.11	£3.07	£3.45	£3.41
7 Low density flatted scheme	25	0.20	£0.05	£0.84	£0.87	£0.47	£0.50	£0.10	£0.13	£0.27	£0.24	£0.64	£0.61	£0.69	£0.65	£1.01	£0.98	£1.34	£1.31	£1.59	£1.56
8 Medium density flatted scheme	52	0.40	£0.10	£1.77	£1.84	£0.99	£1.05	£0.20	£0.27	£0.57	£0.50	£1.34	£1.28	£1.44	£1.37	£2.13	£2.06	£2.82	£2.75	£3.34	£3.27
9 High density flatted scheme	30	0.20	£0.03	£0.99	£1.02	£0.55	£0.59	£0.11	£0.15</												

Table 6.9.4: Carbon Net Zero scenarios A and X

Carbon (scenarios A and X)			Residual land values (£ millions)																			
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
			Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X		
BLV: HIGHER VALUE BROWNFIELD																						
Description	No of units	Site area	BLV (£ m)	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	
1 Very small housing scheme	4	0.20	£0.30	£0.027	£0.007	£0.114	£0.094	£0.201	£0.181	£0.287	£0.268	£0.374	£0.354	£0.383	£0.363	£0.460	£0.441	£0.538	£0.519	£0.596	£0.577	
2 Low density housing scheme	15	0.60	£0.90	£0.094	£0.025	£0.399	£0.330	£0.703	£0.635	£1.008	£0.939	£1.313	£1.244	£1.344	£1.275	£1.616	£1.548	£1.893	£1.820	£2.093	£2.025	
3 Small housing scheme	9	0.25	£0.38	£0.059	£0.015	£0.235	£0.195	£0.415	£0.374	£0.595	£0.554	£0.774	£0.724	£0.792	£0.752	£0.913	£1.114	£1.073	£1.235	£1.194		
4 Medium density housing scheme	15	0.38	£0.57	£0.089	£0.023	£0.378	£0.313	£0.667	£0.602	£0.956	£0.891	£1.245	£1.180	£1.275	£1.210	£1.533	£1.468	£1.792	£1.727	£1.986	£1.921	
5 Medium density housing scheme	25	0.70	£1.05	£0.073	£0.025	£0.497	£0.400	£0.921	£0.824	£1.345	£1.248	£1.767	£1.671	£1.815	£1.719	£2.192	£2.096	£2.568	£2.472	£2.850	£2.754	
6 Higher density housing scheme	30	0.50	£0.75	£0.086	£0.030	£0.602	£0.484	£1.116	£0.998	£1.630	£1.512	£2.142	£2.026	£2.200	£2.084	£2.656	£2.540	£3.112	£2.995	£3.454	£3.337	
7 Low density flatted scheme	25	0.20	£0.30	£0.041	£0.053	£0.469	£0.581	£0.997	£0.209	£0.271	£0.161	£0.638	£0.528	£0.685	£0.575	£1.014	£0.903	£1.142	£1.232	£1.583	£1.478	
8 Medium density flatted scheme	52	0.40	£0.60	£1.770	£2.005	£0.987	£1.222	£0.204	£0.439	£0.570	£0.339	£1.342	£1.110	£1.442	£1.210	£2.133	£1.901	£2.824	£2.592	£3.342	£3.111	
9 High density flatted scheme	30	0.20	£0.30	£0.987	£1.118	£0.551	£0.682	£0.115	£0.246	£0.317	£0.188	£0.747	£0.618	£0.803	£0.673	£1.187	£1.058	£1.572	£1.443	£1.881	£1.732	
10 Higher density flatted scheme	100	0.65	£0.98	£4.881	£5.259	£3.867	£4.245	£2.854	£3.231	£1.839	£2.217	£0.825	£1.203	£0.654	£1.033	£0.251	£0.124	£1.142	£0.774	£1.805	£1.437	
11 Mixed use scheme 1	25	0.17	£0.26	£3.036	£2.680	£3.379	£3.021	£3.720	£3.362	£4.061	£3.703	£4.401	£4.043	£4.350	£3.992	£4.655	£4.297	£4.900	£4.602	£5.189	£4.831	
12 Mixed use scheme 2	56	0.17	£0.26	£0.379	£0.875	£0.389	£0.098	£1.153	£0.861	£1.916	£1.624	£2.679	£2.388	£2.778	£2.486	£3.455	£3.167	£4.132	£3.844	£4.839	£4.352	
13 Retail	-	0.61	£0.92	£1.879	£1.795	£1.879	£1.795	£1.879	£1.795	£1.879	£1.795	£1.879	£1.795	£1.879	£1.795	£1.879	£1.795	£1.879	£1.795	£1.879	£1.795	
14 Office	-	0.20	£0.30	£4.844	£4.473	£4.844	£4.473	£4.844	£4.473	£4.844	£4.473	£4.844	£4.473	£4.844	£4.473	£4.844	£4.473	£4.844	£4.473	£4.844	£4.473	
15 Industrial unit	-	0.67	£1.00	£2.405	£2.196	£2.405	£2.196	£2.405	£2.196	£2.405	£2.196	£2.405	£2.196	£2.405	£2.196	£2.405	£2.196	£2.405	£2.196	£2.405	£2.196	
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	£0.889	£5.052	£3.941	£9.778	£8.895	£14.420	£13.353	£19.022	£17.985	£19.488	£18.418	£23.555	£22.509	£27.626	£26.587	£30.679	£29.640	
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	£0.020	£0.313	£0.259	£0.553	£0.499	£0.793	£0.739	£1.032	£0.978	£1.057	£1.003	£1.271	£1.217	£1.485	£1.431	£1.646	£1.592	
18 Sion Hill Bath Spa University	100	0.67	£1.01	£4.046	£4.450	£2.825	£3.229	£1.504	£2.008	£0.383	£0.786	£0.827	£0.429	£0.619	£1.014	£1.687	£2.079	£3.144	£2.753	£3.943	£3.551	
19 St Martins Hospital (part conversion,	50	0.56	£0.84	£0.350	£0.657	£0.902	£0.599	£2.149	£1.847	£3.397	£3.094	£4.644	£4.341	£4.793	£4.494	£5.899	£5.601	£7.005	£6.707	£7.835	£7.537	
BLV: LOWER VALUE BROWNFIELD																						
Description	No of units	Site area	BLV (£ m)	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	
1 Very small housing scheme	4	0.20	£0.15	£0.03	£0.01	£0.11	£0.09	£0.20	£0.18	£0.29	£0.27	£0.37	£0.35	£0.38	£0.36	£0.46	£0.44	£0.54	£0.52	£0.60	£0.58	
2 Low density housing scheme	15	0.60	£0.45	£0.09	£0.03	£0.40	£0.33	£0.70	£0.63	£1.01	£0.94	£1.31	£1.24	£1.34	£1.28	£1.62	£1.55	£1.89	£1.82	£2.09	£2.02	
3 Small housing scheme	9	0.25	£0.19	£0.06	£0.01	£0.24	£0.19	£0.41	£0.37	£0.59	£0.55	£0.77	£0.73	£0.79	£0.75	£0.95	£0.91	£1.11	£1.07	£1.23	£1.19	
4 Medium density housing scheme	15	0.38	£0.29	£0.09	£0.02	£0.38	£0.31	£0.67	£0.60	£0.96	£0.89	£1.25	£1.18	£1.27	£1.21	£1.53	£1.47	£1.79	£1.73	£1.99	£1.92	
5 Medium density housing scheme	25	0.70	£0.53	£0.07	£0.02	£0.50	£0.40	£0.92	£0.82	£1.35	£1.25	£1.77	£1.67	£1.82	£1.72	£2.19	£2.10	£2.57	£2.47	£2.85	£2.75	
6 Higher density housing scheme	30	0.50	£0.38	£0.09	£0.03	£0.60	£0.48	£1.12	£1.00	£1.63	£1.51	£2.14	£2.03	£2.20	£2.08	£2.66	£2.54	£3.11	£3.00	£3.45	£3.34	
7 Low density flatted scheme	25	0.20	£0.15	£0.04	£0.05	£0.47	£0.58	£0.10	£0.21	£0.27	£0.18	£0.64	£0.53	£0.69	£0.57	£1.01	£0.90	£1.34	£1.23	£1.59	£1.48	
8 Medium density flatted scheme	52	0.40	£0.30	£1.77	£2.00	£0.99	£1.22	£0.20	£0.44	£0.57	£0.34	£1.34	£1.11	£1.44	£1.21	£2.13	£1.90	£2.82	£2.59	£3.34	£3.11	
9 High density flatted scheme	30	0.20	£0.15	£0.99	£1.12	£0.55	£0.68	£0.11	£0.25	£0.32	£0.19	£0.75	£0.62	£0.80	£0.67	£1.19	£1.06	£1.57	£1.44	£1.86	£1.73	
10 Higher density flatted scheme	100	0.65	£0.49	£4.88	£5.26	£3.87	£4.24	£2.85	£3.23	£1.84	£2.22	£0.82	£1.20	£0.65	£1.03	£0.25	£0.12	£1.14	£0.77	£1.80	£1.44	
11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£2.68	£3.38	£3.02	£3.72	£3.36	£4.06	£3.70	£4.40	£4.04	£4.35	£3.99	£4.66	£4.30	£4.96	£4.60	£5.19	£4.83	
12 Mixed use scheme 2	56	0.17	£0.13	£0.38	£0.66	£0.39	£0.10	£1.15	£0.86	£1.92	£1.62	£2.60	£2.39	£2.78	£2.49	£3.45	£3.17	£4.13	£3.84	£4.64	£4.35	
13 Retail	-	0.61	£0.46	£1.88	£1.80	£1.88	£1.80	£1.88	£1.80	£1.88	£1.80	£1.88	£1.80	£1.88	£1.80	£1.88	£1.80	£1.88	£1.80	£1.88	£1.80	
14 Office	-	0.20	£0.15	£4.84	£4.47	£4.84	£4.47	£4.84	£4.47	£4.84	£4.47	£4.84	£4.47	£4.84	£4.47	£4.84	£4.47	£4.84	£4.47	£4.84	£4.47	
15 Industrial unit	-	0.67	£0.50	£2.41	£2.20	£2.41	£2.20	£2.41	£2.20	£2.41	£2.20	£2.41	£2.20	£2.41	£2.20	£2.41	£2.20	£2.41	£2.20	£2.41	£2.20	
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	£0.90	£5.05	£3.94	£9.78	£8.89	£14.42	£13.35	£19.02	£17.96	£19.47	£18.42	£23.56	£22.51	£27.63	£26.59	£30.68	£29.64	
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	£0.02	£0.31	£0.26	£0.55	£0.50	£0.79	£0.74	£1.03	£0.98	£1.06	£1.00	£1.27	£1.22	£1.49	£1.43	£1.65	£1.59	
18 Sion Hill Bath Spa University	100	0.67	£0.17	£4.05	£4.45	£2.83	£3.23	£1.60	£2.01	£0.38	£0.79	£0.83	£0.43	£1.01	£0.62	£2.08	£1.69	£3.14	£2.75	£3.94	£3.55	
19 St Martins Hospital (part conversion,	50	0.56	£0.42	£0.35	£0.66	£0.90	£0.60	£2.15	£1.85	£3.40	£3.09	£4.64	£4.34	£4.79	£4.49	£5.90	£5.60	£7.01	£6.71	£7.84	£7.54	
BLV: HIGHER GREENFIELD																						
Description	No of units	Site area	BLV (£ m)	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	
1 Very small housing scheme	4	0.20	£0.05	£0.03	£0.01	£0.11	£0.09	£0.20	£0.18	£0.29	£0.27	£0.37	£0.35	£0.38	£0.36	£0.46	£0.44	£0.54	£0.52	£0.60	£0.58	
2 Low density housing scheme	15	0.60	£0.15	£0.09	£0.03	£0.40	£0.33	£0.70	£0.63	£1.01	£0.94	£1.31	£1.24	£1.34	£1.28	£1.62	£1.55	£1.89	£1.82	£2.09	£2.02	
3 Small housing scheme	9	0.25	£0.06	£0.06	£0.01	£0.24	£0.19	£0.41	£0.37	£0.59	£0.55	£0.77	£0.73	£0.79	£0.75	£0.95	£0.91	£1.11	£1.07	£1.23	£1.19	
4 Medium density housing scheme	15	0.38	£0.10	£0.09	£0.02	£0.38	£0.31	£0.67	£0.60	£0.96	£0.89	£1.25	£1.18	£1.27	£1.21	£1.53	£1.47	£1.79	£1.73	£1.99	£1.92	
5 Medium density housing scheme	25	0.70	£0.18	£0.07	£0.02	£0.50	£0.40	£0.92	£0.82	£1.35	£1.25	£1.77	£1.67	£1.82	£1.72	£2.19	£2.10	£2.57	£2.47	£2.85	£2.75	
6 Higher density housing scheme	30	0.50	£0.13	£0.09	£0.03	£0.60	£0.48	£1.12	£1.00	£1.63	£1.51	£2.14	£2.03									

Table 6.9.5: Carbon Net Zero scenarios B and Y

Carbon (scenarios B and Y)			Residual land values (£ millions)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
BLV: HIGHER VALUE BROWNFIELD																					Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	1 Very small housing scheme	4	0.20	£0.30	£0.027	-£0.006	£0.114	£0.081	£0.201	£0.168	£0.287	£0.255	£0.374	£0.341	£0.383	£0.350	£0.460	£0.428	£0.538	£0.505	£0.596	£0.564	2 Low density housing scheme	15	0.60	£0.90	£0.094	-£0.021	£0.399	£0.284	£0.705	£0.589	£1.008	£0.894	£1.315	£1.198	£1.344	£1.229	£1.616	£1.502	£1.889	£1.774	£2.093	£1.979	3 Small housing scheme	9	0.25	£0.38	£0.055	-£0.012	£0.235	£0.168	£0.415	£0.347	£0.595	£0.527	£0.774	£0.707	£0.792	£0.725	£0.950	£0.886	£1.114	£1.046	£1.235	£1.167	4 Medium density housing scheme	15	0.38	£0.57	£0.089	-£0.020	£0.378	£0.289	£0.667	£0.558	£0.956	£0.848	£1.245	£1.137	£1.275	£1.166	£1.533	£1.425	£1.792	£1.683	£1.986	£1.877	5 Medium density housing scheme	25	0.70	£1.05	£0.073	-£0.091	£0.497	£0.335	£0.921	£0.759	£1.345	£1.183	£1.767	£1.607	£1.815	£1.655	£2.192	£2.032	£2.568	£2.408	£2.850	£2.690	6 Higher density housing scheme	30	0.50	£0.75	£0.088	-£0.110	£0.602	£0.408	£1.116	£0.920	£1.630	£1.434	£2.142	£1.947	£2.100	£2.008	£2.656	£2.462	£3.112	£2.918	£3.454	£3.260	7 Low density flatted scheme	25	0.20	£0.30	-£0.841	-£1.028	-£0.489	-£0.656	-£0.097	-£0.284	£0.271	£0.087	£0.638	£0.454	£0.685	£0.502	£1.014	£0.830	£1.342	£1.158	£1.588	£1.405	8 Medium density flatted scheme	52	0.40	£0.60	-£1.770	-£2.162	-£0.987	-£1.379	-£0.204	-£0.596	£0.570	£0.184	£1.342	£0.956	£1.442	£1.056	£2.133	£1.747	£2.824	£2.438	£3.342	£2.956	9 High density flatted scheme	30	0.20	£0.30	-£0.987	-£1.205	-£0.551	-£0.769	-£0.115	-£0.333	£0.317	£0.102	£0.747	£0.532	£0.803	£0.587	£1.187	£0.972	£1.572	£1.357	£1.861	£1.646	10 Higher density flatted scheme	100	0.65	£0.98	-£4.881	-£5.511	-£3.887	-£4.497	-£2.953	-£3.483	-£1.839	-£2.469	-£0.625	-£1.455	-£0.654	-£1.285	-£0.251	-£0.376	£1.142	£0.525	£1.805	£1.192	11 Mixed use scheme 1	25	0.17	£0.26	£3.038	£2.548	£3.379	£2.889	£3.720	£3.230	£4.061	£3.571	£4.401	£3.912	£4.350	£3.860	£4.655	£4.165	£4.980	£4.470	£5.189	£4.699	12 Mixed use scheme 2	56	0.17	£0.26	-£0.379	-£0.846	£0.389	-£0.072	£1.153	£0.693	£1.916	£1.456	£2.679	£2.219	£2.778	£2.318	£3.455	£3.001	£4.132	£3.678	£4.639	£4.186	13 Retail	-	0.61	£0.92	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	14 Office	-	0.20	£0.30	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	15 Industrial unit	-	0.67	£1.00	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	-£1.671	£5.052	£3.200	£9.776	£7.968	£14.420	£12.641	£19.022	£17.260	£19.466	£17.720	£23.555	£21.810	£27.626	£25.895	£30.679	£28.948	17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	-£0.016	£0.313	£0.223	£0.553	£0.463	£0.793	£0.703	£1.032	£0.942	£1.057	£0.967	£1.271	£1.181	£1.495	£1.395	£1.646	£1.556	18 Sion Hill Bath Spa University	100	0.67	£1.01	-£4.046	-£4.719	-£2.825	-£3.486	-£1.604	-£2.277	-£0.393	-£1.055	£0.827	£0.163	£1.014	£0.354	£2.079	£1.425	£3.144	£2.490	£3.943	£3.289	19 St Martins Hospital (part conversion)	50	0.56	£0.84	-£0.350	-£0.862	£0.902	£0.397	£1.645	£1.185	£2.892	£2.432	£4.644	£4.139	£4.793	£4.293	£5.899	£5.402	£7.005	£6.508	£7.835	£7.338	BLV: LOWER VALUE BROWNFIELD																						Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	1 Very small housing scheme	4	0.20	£0.15	£0.03	-£0.01	£0.11	£0.08	£0.20	£0.17	£0.29	£0.25	£0.37	£0.34	£0.38	£0.35	£0.46	£0.43	£0.54	£0.51	£0.60	£0.56	2 Low density housing scheme	15	0.60	£0.45	£0.09	-£0.02	£0.40	£0.28	£0.70	£0.59	£1.01	£0.89	£1.31	£1.20	£1.34	£1.23	£1.62	£1.50	£1.89	£1.77	£2.09	£1.98	3 Small housing scheme	9	0.25	£0.19	£0.06	-£0.01	£0.24	£0.17	£0.41	£0.35	£0.59	£0.53	£0.77	£0.71	£0.79	£0.72	£0.95	£0.89	£1.11	£1.05	£1.23	£1.17	4 Medium density housing scheme	15	0.38	£0.29	£0.09	-£0.02	£0.38	£0.27	£0.67	£0.56	£0.96	£0.85	£1.25	£1.14	£1.27	£1.17	£1.53	£1.42	£1.79	£1.68	£1.99	£1.88	5 Medium density housing scheme	25	0.70	£0.53	£0.07	-£0.09	£0.50	£0.33	£0.92	£0.76	£1.35	£1.18	£1.77	£1.61	£1.82	£1.66	£2.19	£2.03	£2.57	£2.41	£2.85	£2.69	6 Higher density housing scheme	30	0.50	£0.38	£0.09	-£0.11	£0.60	£0.41	£1.12	£0.92	£1.63	£1.43	£2.14	£1.95	£2.20	£2.01	£2.66	£2.46	£3.11	£2.92	£3.45	£3.26	7 Low density flatted scheme	25	0.20	£0.15	-£0.84	-£1.03	-£0.47	-£0.66	-£0.10	-£0.26	£0.27	£0.09	£0.64	£0.45	£0.69	£0.50	£1.01	£0.83	£1.34	£1.16	£1.59	£1.40	8 Medium density flatted scheme	52	0.40	£0.30	-£1.77	-£2.16	-£0.99	-£1.38	-£0.20	-£0.60	£0.57	£0.18	£1.34	£0.96	£1.44	£1.06	£2.13	£1.75	£2.82	£2.44	£3.34	£2.96	9 High density flatted scheme	30	0.20	£0.15	-£0.99	-£1.21	-£0.55	-£0.77	-£0.11	-£0.33	£0.32	£0.10	£0.75	£0.53	£0.80	£0.59	£1.19	£0.97	£1.57	£1.36	£1.86	£1.65	10 Higher density flatted scheme	100	0.65	£0.49	-£4.88	-£5.51	-£3.87	-£4.50	-£2.89	-£3.48	-£1.84	-£2.47	-£0.82	-£1.46	-£0.65	-£1.28	£0.25	-£0.38	£1.14	£0.53	£1.80	£1.19	11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£2.55	£3.38	£2.89	£3.72	£3.23	£4.06	£3.57	£4.40	£3.91	£4.35	£3.86	£4.66	£4.17	£4.96	£4.47	£5.19	£4.70	12 Mixed use scheme 2	56	0.17	£0.13	-£0.38	-£0.85	£0.39	-£0.07	£1.15	£0.69	£1.92	£1.46	£2.68	£2.22	£2.78	£2.32	£3.45	£3.00	£4.13	£3.68	£4.64	£4.19	13 Retail	-	0.61	£0.46	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	14 Office	-	0.20	£0.15	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	15 Industrial unit	-	0.67	£0.50	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	-£1.67	£5.05	£3.20	£9.78	£7.97	£14.42	£12.64	£19.02	£17.26	£19.47	£17.72	£23.56	£21.81	£27.63	£25.89	£30.68	£28.95	17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	-£0.02	£0.31	£0.22	£0.55	£0.46	£0.79	£0.70	£1.03	£0.94	£1.06	£0.97	£1.27	£1.18	£1.49	£1.40	£1.65	£1.56	18 Sion Hill Bath Spa University	100	0.67	£0.50	-£4.05	-£4.72	-£2.83	-£3.50	-£1.60	-£2.28	-£0.38	-£1.06	£0.83	£0.16	£1.01	£0.35	£2.08	£1.42	£3.14	£2.49	£3.94	£3.29	19 St Martins Hospital (part conversion)	50	0.56	£0.42	-£0.35	-£0.86	£0.90	£0.40	£2.15	£1.64	£3.40	£2.89	£4.64	£4.14	£4.79	£4.29	£5.90	£5.40	£7.01	£6.51	£7.84	£7.34	BLV: HIGHER GREENFIELD																						Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	1 Very small housing scheme	4	0.20	£0.05	£0.03	-£0.01	£0.11	£0.08	£0.20	£0.17	£0.29	£0.25	£0.37	£0.34	£0.38	£0.35	£0.46	£0.43	£0.54	£0.51	£0.60	£0.56	2 Low density housing scheme	15	0.60	£0.15	£0.09	-£0.02	£0.40	£0.28	£0.70	£0.59	£1.01	£0.89	£1.31	£1.20	£1.34	£1.23	£1.62	£1.50	£1.89	£1.77	£2.09	£1.98	3 Small housing scheme	9	0.25	£0.06	£0.06	-£0.01	£0.24	£0.17	£0.41	£0.35	£0.59	£0.53	£0.77	£0.71	£0.79	£0.72	£0.95	£0.89	£1.11	£1.05	£1.23	£1.17	4 Medium density housing scheme	15	0.38	£0.10	£0.09	-£0.02	£0.38	£0.27	£0.67	£0.56	£0.96	£0.85	£1.25	£1.14	£1.27	£1.17	£1.53	£1.42	£1.79	£1.68	£1.99	£1.88	5 Medium density housing scheme	25	0.70	£0.18	£0.07	-£0.09	£0.50	£0.33	£0.92	£0.76	£1.35	£1.18	£1.77	£1.61	£1.82	£1.66
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
1 Very small housing scheme	4	0.20	£0.30	£0.027	-£0.006	£0.114	£0.081	£0.201	£0.168	£0.287	£0.255	£0.374	£0.341	£0.383	£0.350	£0.460	£0.428	£0.538	£0.505	£0.596	£0.564																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
2 Low density housing scheme	15	0.60	£0.90	£0.094	-£0.021	£0.399	£0.284	£0.705	£0.589	£1.008	£0.894	£1.315	£1.198	£1.344	£1.229	£1.616	£1.502	£1.889	£1.774	£2.093	£1.979																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
3 Small housing scheme	9	0.25	£0.38	£0.055	-£0.012	£0.235	£0.168	£0.415	£0.347	£0.595	£0.527	£0.774	£0.707	£0.792	£0.725	£0.950	£0.886	£1.114	£1.046	£1.235	£1.167																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
4 Medium density housing scheme	15	0.38	£0.57	£0.089	-£0.020	£0.378	£0.289	£0.667	£0.558	£0.956	£0.848	£1.245	£1.137	£1.275	£1.166	£1.533	£1.425	£1.792	£1.683	£1.986	£1.877																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
5 Medium density housing scheme	25	0.70	£1.05	£0.073	-£0.091	£0.497	£0.335	£0.921	£0.759	£1.345	£1.183	£1.767	£1.607	£1.815	£1.655	£2.192	£2.032	£2.568	£2.408	£2.850	£2.690																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
6 Higher density housing scheme	30	0.50	£0.75	£0.088	-£0.110	£0.602	£0.408	£1.116	£0.920	£1.630	£1.434	£2.142	£1.947	£2.100	£2.008	£2.656	£2.462	£3.112	£2.918	£3.454	£3.260																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
7 Low density flatted scheme	25	0.20	£0.30	-£0.841	-£1.028	-£0.489	-£0.656	-£0.097	-£0.284	£0.271	£0.087	£0.638	£0.454	£0.685	£0.502	£1.014	£0.830	£1.342	£1.158	£1.588	£1.405																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
8 Medium density flatted scheme	52	0.40	£0.60	-£1.770	-£2.162	-£0.987	-£1.379	-£0.204	-£0.596	£0.570	£0.184	£1.342	£0.956	£1.442	£1.056	£2.133	£1.747	£2.824	£2.438	£3.342	£2.956																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
9 High density flatted scheme	30	0.20	£0.30	-£0.987	-£1.205	-£0.551	-£0.769	-£0.115	-£0.333	£0.317	£0.102	£0.747	£0.532	£0.803	£0.587	£1.187	£0.972	£1.572	£1.357	£1.861	£1.646																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
10 Higher density flatted scheme	100	0.65	£0.98	-£4.881	-£5.511	-£3.887	-£4.497	-£2.953	-£3.483	-£1.839	-£2.469	-£0.625	-£1.455	-£0.654	-£1.285	-£0.251	-£0.376	£1.142	£0.525	£1.805	£1.192																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
11 Mixed use scheme 1	25	0.17	£0.26	£3.038	£2.548	£3.379	£2.889	£3.720	£3.230	£4.061	£3.571	£4.401	£3.912	£4.350	£3.860	£4.655	£4.165	£4.980	£4.470	£5.189	£4.699																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
12 Mixed use scheme 2	56	0.17	£0.26	-£0.379	-£0.846	£0.389	-£0.072	£1.153	£0.693	£1.916	£1.456	£2.679	£2.219	£2.778	£2.318	£3.455	£3.001	£4.132	£3.678	£4.639	£4.186																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
13 Retail	-	0.61	£0.92	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774	£1.879	£1.774																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
14 Office	-	0.20	£0.30	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380	£4.844	£4.380																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
15 Industrial unit	-	0.67	£1.00	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143	£2.405	£2.143																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	-£1.671	£5.052	£3.200	£9.776	£7.968	£14.420	£12.641	£19.022	£17.260	£19.466	£17.720	£23.555	£21.810	£27.626	£25.895	£30.679	£28.948																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	-£0.016	£0.313	£0.223	£0.553	£0.463	£0.793	£0.703	£1.032	£0.942	£1.057	£0.967	£1.271	£1.181	£1.495	£1.395	£1.646	£1.556																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£4.046	-£4.719	-£2.825	-£3.486	-£1.604	-£2.277	-£0.393	-£1.055	£0.827	£0.163	£1.014	£0.354	£2.079	£1.425	£3.144	£2.490	£3.943	£3.289																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
19 St Martins Hospital (part conversion)	50	0.56	£0.84	-£0.350	-£0.862	£0.902	£0.397	£1.645	£1.185	£2.892	£2.432	£4.644	£4.139	£4.793	£4.293	£5.899	£5.402	£7.005	£6.508	£7.835	£7.338																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
BLV: LOWER VALUE BROWNFIELD																						Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	1 Very small housing scheme	4	0.20	£0.15	£0.03	-£0.01	£0.11	£0.08	£0.20	£0.17	£0.29	£0.25	£0.37	£0.34	£0.38	£0.35	£0.46	£0.43	£0.54	£0.51	£0.60	£0.56	2 Low density housing scheme	15	0.60	£0.45	£0.09	-£0.02	£0.40	£0.28	£0.70	£0.59	£1.01	£0.89	£1.31	£1.20	£1.34	£1.23	£1.62	£1.50	£1.89	£1.77	£2.09	£1.98	3 Small housing scheme	9	0.25	£0.19	£0.06	-£0.01	£0.24	£0.17	£0.41	£0.35	£0.59	£0.53	£0.77	£0.71	£0.79	£0.72	£0.95	£0.89	£1.11	£1.05	£1.23	£1.17	4 Medium density housing scheme	15	0.38	£0.29	£0.09	-£0.02	£0.38	£0.27	£0.67	£0.56	£0.96	£0.85	£1.25	£1.14	£1.27	£1.17	£1.53	£1.42	£1.79	£1.68	£1.99	£1.88	5 Medium density housing scheme	25	0.70	£0.53	£0.07	-£0.09	£0.50	£0.33	£0.92	£0.76	£1.35	£1.18	£1.77	£1.61	£1.82	£1.66	£2.19	£2.03	£2.57	£2.41	£2.85	£2.69	6 Higher density housing scheme	30	0.50	£0.38	£0.09	-£0.11	£0.60	£0.41	£1.12	£0.92	£1.63	£1.43	£2.14	£1.95	£2.20	£2.01	£2.66	£2.46	£3.11	£2.92	£3.45	£3.26	7 Low density flatted scheme	25	0.20	£0.15	-£0.84	-£1.03	-£0.47	-£0.66	-£0.10	-£0.26	£0.27	£0.09	£0.64	£0.45	£0.69	£0.50	£1.01	£0.83	£1.34	£1.16	£1.59	£1.40	8 Medium density flatted scheme	52	0.40	£0.30	-£1.77	-£2.16	-£0.99	-£1.38	-£0.20	-£0.60	£0.57	£0.18	£1.34	£0.96	£1.44	£1.06	£2.13	£1.75	£2.82	£2.44	£3.34	£2.96	9 High density flatted scheme	30	0.20	£0.15	-£0.99	-£1.21	-£0.55	-£0.77	-£0.11	-£0.33	£0.32	£0.10	£0.75	£0.53	£0.80	£0.59	£1.19	£0.97	£1.57	£1.36	£1.86	£1.65	10 Higher density flatted scheme	100	0.65	£0.49	-£4.88	-£5.51	-£3.87	-£4.50	-£2.89	-£3.48	-£1.84	-£2.47	-£0.82	-£1.46	-£0.65	-£1.28	£0.25	-£0.38	£1.14	£0.53	£1.80	£1.19	11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£2.55	£3.38	£2.89	£3.72	£3.23	£4.06	£3.57	£4.40	£3.91	£4.35	£3.86	£4.66	£4.17	£4.96	£4.47	£5.19	£4.70	12 Mixed use scheme 2	56	0.17	£0.13	-£0.38	-£0.85	£0.39	-£0.07	£1.15	£0.69	£1.92	£1.46	£2.68	£2.22	£2.78	£2.32	£3.45	£3.00	£4.13	£3.68	£4.64	£4.19	13 Retail	-	0.61	£0.46	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	14 Office	-	0.20	£0.15	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	15 Industrial unit	-	0.67	£0.50	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	-£1.67	£5.05	£3.20	£9.78	£7.97	£14.42	£12.64	£19.02	£17.26	£19.47	£17.72	£23.56	£21.81	£27.63	£25.89	£30.68	£28.95	17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	-£0.02	£0.31	£0.22	£0.55	£0.46	£0.79	£0.70	£1.03	£0.94	£1.06	£0.97	£1.27	£1.18	£1.49	£1.40	£1.65	£1.56	18 Sion Hill Bath Spa University	100	0.67	£0.50	-£4.05	-£4.72	-£2.83	-£3.50	-£1.60	-£2.28	-£0.38	-£1.06	£0.83	£0.16	£1.01	£0.35	£2.08	£1.42	£3.14	£2.49	£3.94	£3.29	19 St Martins Hospital (part conversion)	50	0.56	£0.42	-£0.35	-£0.86	£0.90	£0.40	£2.15	£1.64	£3.40	£2.89	£4.64	£4.14	£4.79	£4.29	£5.90	£5.40	£7.01	£6.51	£7.84	£7.34	BLV: HIGHER GREENFIELD																						Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	1 Very small housing scheme	4	0.20	£0.05	£0.03	-£0.01	£0.11	£0.08	£0.20	£0.17	£0.29	£0.25	£0.37	£0.34	£0.38	£0.35	£0.46	£0.43	£0.54	£0.51	£0.60	£0.56	2 Low density housing scheme	15	0.60	£0.15	£0.09	-£0.02	£0.40	£0.28	£0.70	£0.59	£1.01	£0.89	£1.31	£1.20	£1.34	£1.23	£1.62	£1.50	£1.89	£1.77	£2.09	£1.98	3 Small housing scheme	9	0.25	£0.06	£0.06	-£0.01	£0.24	£0.17	£0.41	£0.35	£0.59	£0.53	£0.77	£0.71	£0.79	£0.72	£0.95	£0.89	£1.11	£1.05	£1.23	£1.17	4 Medium density housing scheme	15	0.38	£0.10	£0.09	-£0.02	£0.38	£0.27	£0.67	£0.56	£0.96	£0.85	£1.25	£1.14	£1.27	£1.17	£1.53	£1.42	£1.79	£1.68	£1.99	£1.88	5 Medium density housing scheme	25	0.70	£0.18	£0.07	-£0.09	£0.50	£0.33	£0.92	£0.76	£1.35	£1.18	£1.77	£1.61	£1.82	£1.66																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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9 High density flatted scheme	30	0.20	£0.15	-£0.99	-£1.21	-£0.55	-£0.77	-£0.11	-£0.33	£0.32	£0.10	£0.75	£0.53	£0.80	£0.59	£1.19	£0.97	£1.57	£1.36	£1.86	£1.65																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
10 Higher density flatted scheme	100	0.65	£0.49	-£4.88	-£5.51	-£3.87	-£4.50	-£2.89	-£3.48	-£1.84	-£2.47	-£0.82	-£1.46	-£0.65	-£1.28	£0.25	-£0.38	£1.14	£0.53	£1.80	£1.19																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£2.55	£3.38	£2.89	£3.72	£3.23	£4.06	£3.57	£4.40	£3.91	£4.35	£3.86	£4.66	£4.17	£4.96	£4.47	£5.19	£4.70																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
12 Mixed use scheme 2	56	0.17	£0.13	-£0.38	-£0.85	£0.39	-£0.07	£1.15	£0.69	£1.92	£1.46	£2.68	£2.22	£2.78	£2.32	£3.45	£3.00	£4.13	£3.68	£4.64	£4.19																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
13 Retail	-	0.61	£0.46	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77	£1.88	£1.77																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
14 Office	-	0.20	£0.15	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38	£4.84	£4.38																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
15 Industrial unit	-	0.67	£0.50	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14	£2.41	£2.14																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	-£1.67	£5.05	£3.20	£9.78	£7.97	£14.42	£12.64	£19.02	£17.26	£19.47	£17.72	£23.56	£21.81	£27.63	£25.89	£30.68	£28.95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	-£0.02	£0.31	£0.22	£0.55	£0.46	£0.79	£0.70	£1.03	£0.94	£1.06	£0.97	£1.27	£1.18	£1.49	£1.40	£1.65	£1.56																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£4.05	-£4.72	-£2.83	-£3.50	-£1.60	-£2.28	-£0.38	-£1.06	£0.83	£0.16	£1.01	£0.35	£2.08	£1.42	£3.14	£2.49	£3.94	£3.29																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
19 St Martins Hospital (part conversion)	50	0.56	£0.42	-£0.35	-£0.86	£0.90	£0.40	£2.15	£1.64	£3.40	£2.89	£4.64	£4.14	£4.79	£4.29	£5.90	£5.40	£7.01	£6.51	£7.84	£7.34																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
BLV: HIGHER GREENFIELD																						Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	1 Very small housing scheme	4	0.20	£0.05	£0.03	-£0.01	£0.11	£0.08	£0.20	£0.17	£0.29	£0.25	£0.37	£0.34	£0.38	£0.35	£0.46	£0.43	£0.54	£0.51	£0.60	£0.56	2 Low density housing scheme	15	0.60	£0.15	£0.09	-£0.02	£0.40	£0.28	£0.70	£0.59	£1.01	£0.89	£1.31	£1.20	£1.34	£1.23	£1.62	£1.50	£1.89	£1.77	£2.09	£1.98	3 Small housing scheme	9	0.25	£0.06	£0.06	-£0.01	£0.24	£0.17	£0.41	£0.35	£0.59	£0.53	£0.77	£0.71	£0.79	£0.72	£0.95	£0.89	£1.11	£1.05	£1.23	£1.17	4 Medium density housing scheme	15	0.38	£0.10	£0.09	-£0.02	£0.38	£0.27	£0.67	£0.56	£0.96	£0.85	£1.25	£1.14	£1.27	£1.17	£1.53	£1.42	£1.79	£1.68	£1.99	£1.88	5 Medium density housing scheme	25	0.70	£0.18	£0.07	-£0.09	£0.50	£0.33	£0.92	£0.76	£1.35	£1.18	£1.77	£1.61	£1.82	£1.66																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
1 Very small housing scheme	4	0.20	£0.05	£0.03	-£0.01	£0.11	£0.08	£0.20	£0.17	£0.29	£0.25	£0.37	£0.34	£0.38	£0.35	£0.46	£0.43	£0.54	£0.51	£0.60	£0.56																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
2 Low density housing scheme	15	0.60	£0.15	£0.09	-£0.02	£0.40	£0.28	£0.70	£0.59	£1.01	£0.89	£1.31	£1.20	£1.34	£1.23	£1.62	£1.50	£1.89	£1.77	£2.09	£1.98																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
3 Small housing scheme	9	0.25	£0.06	£0.06	-£0.01	£0.24	£0.17	£0.41	£0.35	£0.59	£0.53	£0.77	£0.71	£0.79	£0.72	£0.95	£0.89	£1.11	£1.05	£1.23	£1.17																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
4 Medium density housing scheme	15	0.38	£0.10	£0.09	-£0.02	£0.38	£0.27	£0.67	£0.56	£0.96	£0.85	£1.25	£1.14	£1.27	£1.17	£1.53	£1.42	£1.79	£1.68	£1.99	£1.88																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
5 Medium density housing scheme	25	0.70	£0.18	£0.07	-£0.09	£0.50	£0.33	£0.92	£0.76	£1.35	£1.18	£1.77	£1.61	£1.82	£1.66																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

Table 6.9.6: Carbon Net Zero Scenarios C and Z

			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
BLV: HIGHER VALUE BROWNFIELD			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z
1 Very small housing scheme	4	0.20	£0.30	£0.027	-£0.012	£0.114	£0.075	£0.201	£0.161	£0.287	£0.248	£0.374	£0.335	£0.383	£0.344	£0.460	£0.421	£0.538	£0.499	£0.596	£0.557
2 Low density housing scheme	15	0.60	£0.90	£0.094	-£0.044	£0.399	£0.261	£0.705	£0.566	£1.008	£0.871	£1.315	£1.175	£1.344	£1.206	£1.616	£1.479	£1.869	£1.751	£2.093	£1.956
3 Small housing scheme	9	0.25	£0.38	£0.055	-£0.026	£0.235	£0.154	£0.415	£0.354	£0.595	£0.513	£0.774	£0.693	£0.792	£0.711	£0.950	£0.872	£1.114	£1.033	£1.235	£1.153
4 Medium density housing scheme	15	0.38	£0.57	£0.089	-£0.042	£0.378	£0.247	£0.667	£0.537	£0.956	£0.826	£1.245	£1.115	£1.275	£1.144	£1.533	£1.403	£1.792	£1.662	£1.986	£1.856
5 Medium density housing scheme	25	0.70	£1.05	£0.073	-£0.124	£0.497	£0.302	£0.921	£0.726	£1.345	£1.150	£1.767	£1.574	£1.815	£1.623	£2.192	£2.000	£2.568	£2.376	£2.954	£2.658
6 Higher density housing scheme	30	0.50	£0.75	£0.088	-£0.150	£0.602	£0.368	£1.116	£0.880	£1.630	£1.394	£2.142	£1.908	£2.200	£1.968	£2.656	£2.423	£3.112	£2.879	£3.454	£3.221
7 Low density flatted scheme	25	0.20	£0.30	-£0.841	-£1.065	-£0.489	-£0.693	-£0.097	-£0.321	£0.271	£0.051	£0.638	£0.417	£0.685	£0.465	£1.014	£0.793	£1.342	£1.122	£1.588	£1.368
8 Medium density flatted scheme	52	0.40	£0.60	-£1.770	-£2.240	-£0.987	-£1.457	-£0.204	-£0.674	£0.570	£0.107	£1.342	£0.879	£1.442	£0.979	£1.670	£2.824	£2.361	£3.342	£2.879	
9 High density flatted scheme	30	0.20	£0.30	-£0.987	-£1.249	-£0.551	-£0.813	-£0.115	-£0.377	£0.317	£0.058	£0.747	£0.489	£0.803	£0.544	£1.187	£0.928	£1.572	£1.314	£1.861	£1.603
10 Higher density flatted scheme	100	0.65	£0.98	-£4.881	-£5.637	-£3.887	-£4.623	-£2.953	-£3.609	-£1.839	-£3.595	-£0.625	-£1.581	-£0.654	-£1.411	£0.251	-£0.502	£1.142	£0.401	£1.805	£1.070
11 Mixed use scheme 1	25	0.17	£0.26	£3.038	£2.450	£3.379	£2.791	£3.720	£3.132	£4.061	£3.473	£4.401	£3.814	£4.350	£3.762	£4.655	£4.067	£4.980	£4.372	£5.189	£4.601
12 Mixed use scheme 2	56	0.17	£0.26	-£0.379	-£0.939	£0.389	-£0.165	£1.153	£0.601	£1.916	£1.364	£2.679	£2.127	£2.778	£2.226	£3.455	£2.909	£4.132	£3.587	£4.639	£4.095
13 Retail	-	0.61	£0.92	£1.879	£1.753	£1.879	£1.753	£1.879	£1.753	£1.879	£1.753	£1.879	£1.753	£1.879	£1.753	£1.879	£1.753	£1.879	£1.753	£1.879	£1.753
14 Office	-	0.20	£0.30	£4.844	£4.267	£4.844	£4.267	£4.844	£4.267	£4.844	£4.267	£4.844	£4.267	£4.844	£4.267	£4.844	£4.267	£4.844	£4.267	£4.844	£4.267
15 Industrial unit	-	0.67	£1.00	£2.405	£2.091	£2.405	£2.091	£2.405	£2.091	£2.405	£2.091	£2.405	£2.091	£2.405	£2.091	£2.405	£2.091	£2.405	£2.091	£2.405	£2.091
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	-£2.057	£5.052	£2.830	£9.776	£7.603	£14.420	£12.284	£19.022	£16.907	£19.466	£17.369	£23.555	£21.461	£27.626	£25.548	£30.679	£28.601
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	-£0.035	£0.313	£0.205	£0.553	£0.445	£0.793	£0.685	£1.032	£0.924	£1.057	£0.940	£1.271	£1.163	£1.495	£1.377	£1.646	£1.538
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£4.046	-£4.855	-£2.825	-£3.632	-£1.604	-£2.411	-£0.393	-£1.190	£0.827	£0.031	£1.014	£0.221	£2.079	£1.294	£3.144	£2.359	£3.945	£3.158
19 St Martins Hospital (part conversion)	50	0.56	£0.84	-£0.350	-£0.964	£0.902	£0.296	£2.149	£1.544	£4.644	£2.791	£4.038	£4.793	£4.192	£5.899	£5.302	£7.005	£6.408	£7.835	£7.238	

			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
BLV: LOWER VALUE BROWNFIELD			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z
1 Very small housing scheme	4	0.20	£0.15	£0.03	-£0.01	£0.11	£0.07	£0.20	£0.16	£0.29	£0.25	£0.37	£0.33	£0.38	£0.34	£0.46	£0.42	£0.54	£0.50	£0.60	£0.56
2 Low density housing scheme	15	0.60	£0.45	£0.09	-£0.04	£0.40	£0.26	£0.70	£0.57	£1.01	£0.87	£1.31	£1.18	£1.34	£1.21	£1.62	£1.48	£1.89	£1.75	£2.09	£1.96
3 Small housing scheme	9	0.25	£0.19	£0.06	-£0.03	£0.24	£0.15	£0.41	£0.33	£0.59	£0.51	£0.77	£0.69	£0.79	£0.71	£0.95	£0.87	£1.11	£1.03	£1.23	£1.15
4 Medium density housing scheme	15	0.38	£0.29	£0.09	-£0.04	£0.38	£0.25	£0.67	£0.54	£0.96	£0.83	£1.25	£1.11	£1.27	£1.14	£1.53	£1.40	£1.79	£1.66	£1.99	£1.86
5 Medium density housing scheme	25	0.70	£0.53	£0.07	-£0.12	£0.50	£0.30	£0.92	£0.73	£1.35	£1.15	£1.77	£1.57	£1.82	£1.62	£2.19	£2.00	£2.57	£2.38	£2.85	£2.66
6 Higher density housing scheme	30	0.50	£0.38	£0.09	-£0.15	£0.60	£0.37	£1.12	£0.88	£1.63	£1.39	£2.14	£1.91	£2.20	£1.97	£2.66	£2.42	£3.11	£2.88	£3.45	£3.22
7 Low density flatted scheme	25	0.20	£0.15	-£0.84	-£1.06	-£0.47	-£0.69	-£0.10	-£0.32	£0.27	£0.05	£0.64	£0.42	£0.69	£0.46	£1.01	£0.79	£1.34	£1.12	£1.59	£1.37
8 Medium density flatted scheme	52	0.40	£0.30	-£1.77	-£2.24	-£0.99	-£1.46	-£0.20	-£0.67	£0.57	£0.11	£1.34	£0.88	£1.44	£0.98	£2.13	£1.67	£2.82	£2.36	£3.34	£2.88
9 High density flatted scheme	30	0.20	£0.15	-£0.99	-£1.25	-£0.55	-£0.81	-£0.11	-£0.38	£0.32	£0.06	£0.75	£0.49	£0.80	£0.54	£1.19	£0.93	£1.57	£1.31	£1.86	£1.60
10 Higher density flatted scheme	100	0.65	£0.49	-£4.88	-£5.64	-£3.87	-£4.62	-£2.85	-£3.61	-£1.84	-£3.60	-£0.82	-£1.58	-£0.65	-£1.41	£0.25	-£0.50	£1.14	£0.40	£1.80	£1.07
11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£2.45	£3.38	£2.79	£3.72	£3.13	£4.06	£3.47	£4.40	£3.81	£4.35	£3.76	£4.66	£4.07	£4.98	£4.37	£5.19	£4.60
12 Mixed use scheme 2	56	0.17	£0.13	-£0.38	-£0.94	£0.39	-£0.17	£1.15	£0.60	£1.92	£1.36	£2.60	£2.13	£2.78	£2.23	£3.45	£2.91	£4.13	£3.59	£4.64	£4.10
13 Retail	-	0.61	£0.46	£1.88	£1.75	£1.88	£1.75	£1.88	£1.75	£1.88	£1.75	£1.88	£1.75	£1.88	£1.75	£1.88	£1.75	£1.88	£1.75	£1.88	£1.75
14 Office	-	0.20	£0.15	£4.84	£4.29	£4.84	£4.29	£4.84	£4.29	£4.84	£4.29	£4.84	£4.29	£4.84	£4.29	£4.84	£4.29	£4.84	£4.29	£4.84	£4.29
15 Industrial unit	-	0.67	£0.50	£2.41	£2.09	£2.41	£2.09	£2.41	£2.09	£2.41	£2.09	£2.41	£2.09	£2.41	£2.09	£2.41	£2.09	£2.41	£2.09	£2.41	£2.09
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	-£2.06	£5.05	£2.83	£9.78	£7.60	£14.42	£12.28	£19.02	£16.91	£19.47	£17.37	£23.56	£21.46	£27.63	£25.55	£30.68	£28.60
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	-£0.03	£0.31	£0.21	£0.55	£0.45	£0.79	£0.68	£1.03	£0.92	£1.06	£0.95	£1.27	£1.16	£1.49	£1.38	£1.65	£1.54
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£4.05	-£4.85	-£2.83	-£3.63	-£1.60	-£2.41	-£0.38	-£1.19	£0.83	£0.03	£1.01	£0.22	£2.08	£1.29	£3.14	£2.36	£3.94	£3.16
19 St Martins Hospital (part conversion)	50	0.56	£0.42	-£0.35	-£0.96	£0.90	£0.30	£2.15	£1.54	£3.40	£2.79	£4.64	£4.04	£4.79	£4.19	£5.90	£5.30	£7.01	£6.41	£7.84	£7.24

			Residual land values (£ millions)																		
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
BLV: HIGHER GREENFIELD			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z	Baseline	Carb C/Z
1 Very small housing scheme	4	0.20	£0.05	£0.03	-£0.01	£0.11	£0.07	£0.20	£0.16	£0.29	£0.25	£0.37	£0.33	£0.38	£0.34	£0.46	£0.42	£0.54	£0.50	£0.60	£0.56
2 Low density housing scheme	15	0.60	£0.15	£0.09	-£0.04	£0.40	£0.26	£0.70	£0.57	£1.01	£0.87	£1.31	£1.18	£1.34	£1.21	£1.62	£1.48	£1.89	£1.75	£2.09	£1.96
3 Small housing scheme	9	0.25	£0.06	£0.06	-£0.03	£0.24	£0.15	£0.41	£0.33	£0.59	£0.51	£0.77	£0.69	£0.79	£0.71	£0.95	£0.87	£1.11	£1.03	£1.23	£1.15
4 Medium density housing scheme	15	0.38	£0.10	£0.09	-£0.04	£0.38	£0.25	£0.67	£0.54	£0.96	£0.83	£1.25	£1.11	£1.27	£1.14	£1.53	£1.40	£1.79	£1.66	£1.99	£1.86
5 Medium density housing scheme	25	0.70	£0.18	£0.07	-£0.12	£0.50	£0.30	£0.92	£0.73	£1.35	£1.15	£1.77	£1.57	£1.82	£1.62	£2.19	£2.00	£2.57	£2.38	£2.85	£2.66
6 Higher density housing scheme	30	0.50	£0.13	£0.09	-£0.15	£0.60	£0.37	£1.12	£0.88	£1.63	£1.39	£2.14	£1.91	£2.20	£1.97	£2.66	£2.42	£3.11	£2.88	£3.45	£3.22
7 Low density flatted scheme	25	0.20	£0.05	-£0.84	-£1.06	-£0.47	-£0.69	-£0.10	-£0.32	£0.27	£0.05	£0.64	£0.42	£0.69	£0.46	£1.01	£0.79	£1.34	£1.12	£1.59	£1.37
8 Medium density flatted scheme	52	0.40	£0.10	-£1.77	-£2.24	-£0.99	-£1.46	-£0.20	-£0.67	£0.57	£0.11	£1.34	£0.88	£1.44	£0.98	£2.13	£1.67	£2.82	£2.36	£3.34	£2.88
9 High density flatted scheme	30	0.20	£0.05	-£0.99	-£1.25	-															

Cumulative impact of emerging policies

- 6.24 In addition to testing the emerging policies individually, we have also tested their cumulative impact on the residual land values generated by the development typologies. This introduces the policies individually so their cumulative impact can be seen, in the following order: EV charging; BNG; Accessibility; and net zero carbon scenarios A and X (3% for residential and 4% for non-residential, which as noted earlier satisfies the policy requirement). The results are summarised in a similar format to the other tables, showing the impact of price point (£2,900 to £6,000 per square metre) and also comparing the residual land values to each of the four benchmark land values. The results are summarised in tables 6.24.1 to 6.24.9.
- 6.25 In these tables, the column headed “Adopted policies” shows the residual land value assuming the required affordable housing percentage (30% or 40%, depending on location) and other adopted Plan policies. The columns to the right then apply the emerging policies in the LPPU on a cumulative basis. Where cells are green, the residual land value is higher than the relevant benchmark land value (all four benchmarks are tested). Conversely, where the cells are shaded red, the residual land value is lower than the benchmark land value.
- 6.26 In Bath City Centre price points H and I, all the typologies generate residual land values which are higher than all four benchmark land values, with the exception of typology 10 (higher density flatted scheme) which becomes unviable when accessibility and net zero carbon requirements are applied. However, this is only when the scheme residual value is compared to the highest benchmark land value. This also assumes that the schemes provide 40% affordable housing with a policy compliant tenure split (75% social rent and 25% intermediate).
- 6.27 In the parts of the City Centre which attract lower sales values (price points F and G, £4,900 and £5,300 per square metre), typology 10 is unviable with adopted policies. However, this type of development is really only likely to come forward where values are higher (i.e. price points H and I).

Table 6.24.1: Cumulative impact of emerging policies: Price Point I (£6,000 per square metre)

BATH LPPU Viability Aff Hsg: 40% £6,000 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	900,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	375,000	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	570,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	1,050,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	750,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	300,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	600,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	300,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	975,000	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	255,000	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	255,000	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	735,000	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	1,005,000	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	843,000	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	450,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	187,500	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	285,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	525,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	375,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	150,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	300,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	150,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	487,500	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	127,500	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	127,500	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	367,500	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	502,500	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	421,500	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	150,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	62,500	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	95,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	175,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	125,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	50,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	100,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	50,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	162,500	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	42,500	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	42,500	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	122,500	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	167,500	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	140,500	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	90,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	37,500	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	57,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	105,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	75,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	30,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	60,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	30,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	97,500	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	25,500	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	25,500	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	73,500	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	100,500	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	84,300	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Table 6.24.2: Cumulative impact of emerging policies: Price Point H (£5,700 per square metre)

BATH LPPU Viability Aff Hsg: 40% £5,700 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	900,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	375,000	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	570,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	1,050,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	750,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	300,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	600,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	300,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	975,000	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	255,000	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	255,000	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	735,000	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	1,005,000	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	843,000	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	450,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	187,500	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	285,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	525,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	375,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	150,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	300,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	150,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	487,500	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	127,500	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	127,500	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	367,500	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	502,500	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	421,500	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	150,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	62,500	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	95,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	175,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	125,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	50,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	100,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	50,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	162,500	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	42,500	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	42,500	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	122,500	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	167,500	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	140,500	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	90,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	37,500	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	57,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	105,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	75,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	30,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	60,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	30,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	97,500	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	25,000	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	25,000	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	73,500	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	100,500	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	84,300	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

Table 6.24.3: Cumulative impact of emerging policies: Price Point G (£5,300 per square metre)

BATH LPPU Viability Aff Hsg: 40% £5,300 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	900,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	375,000	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	570,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	1,050,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	750,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	300,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	600,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	300,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	975,000	£250,885	£180,176	£88,097	£26,399	£410,869
11	Mixed use scheme 1	25	255,000	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	255,000	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	735,000	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	1,005,000	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	843,000	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	450,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	187,500	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	285,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	525,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	375,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	150,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	300,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	150,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	487,500	£250,885	£180,176	£88,097	£26,399	£410,869
11	Mixed use scheme 1	25	127,500	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	127,500	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	367,500	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	502,500	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	421,500	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	150,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	62,500	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	95,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	175,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	125,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	50,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	100,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	50,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	162,500	£250,885	£180,176	£88,097	£26,399	£410,869
11	Mixed use scheme 1	25	42,500	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	42,500	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	122,500	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	167,500	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	140,500	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	90,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	37,500	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	57,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	105,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	75,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	30,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	60,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	30,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	97,500	£250,885	£180,176	£88,097	£26,399	£410,869
11	Mixed use scheme 1	25	25,500	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	25,500	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	73,500	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	100,500	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	84,300	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

Table 6.24.4: Cumulative impact of emerging policies: Price Point F (£4,900 per square metre)

BATH LPPU Viability Aff Hsg: 40% £4,900 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	900,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	375,000	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	570,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	1,050,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	750,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	300,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	600,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	300,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	975,000	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	255,000	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	255,000	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	795,000	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	1,005,000	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	843,000	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	450,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	187,500	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	285,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	525,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	375,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	150,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	300,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	150,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	487,500	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	127,500	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	127,500	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	367,500	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	502,500	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	421,500	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	150,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	62,500	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	95,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	175,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	125,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	50,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	100,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	50,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	162,500	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	42,500	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	42,500	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	122,500	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	167,500	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	140,500	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	90,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	37,500	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	57,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	105,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	75,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	30,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	60,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	30,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	97,500	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	25,500	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	25,500	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	73,500	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	100,500	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	84,300	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

Table 6.24.5: Cumulative impact of emerging policies: Price Point E (£4,500 per square metre)

BATH LPPU Viability Aff Hsg: 30% £4,500 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	900,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	375,000	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	570,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	1,050,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	750,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	300,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	600,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	300,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	975,000	£824,745	£896,453	£989,836	£1,099,401	£1,483,687
11	Mixed use scheme 1	25	255,000	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	255,000	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	795,000	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	1,005,000	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	843,000	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	450,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	187,500	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	285,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	525,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	375,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	150,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	300,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	150,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	487,500	£824,745	£896,453	£989,836	£1,099,401	£1,483,687
11	Mixed use scheme 1	25	127,500	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	127,500	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	367,500	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	502,500	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	421,500	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	150,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	62,500	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	95,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	175,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	125,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	50,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	100,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	50,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	162,500	£824,745	£896,453	£989,836	£1,099,401	£1,483,687
11	Mixed use scheme 1	25	42,500	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	42,500	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	122,500	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	167,500	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	140,500	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	90,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	37,500	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	57,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	105,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	75,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	30,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	60,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	30,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	97,500	£824,745	£896,453	£989,836	£1,099,401	£1,483,687
11	Mixed use scheme 1	25	25,500	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	25,500	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	73,500	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	100,500	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	84,300	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

Table 6.24.6: Cumulative impact of emerging policies: Price Point D (£4,100 per square metre)

BATH LPPU Viability Aff Hsg: 30% £4,100 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	900,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	375,000	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	570,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	1,050,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	750,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	300,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	600,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	300,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	975,000	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	255,000	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	255,000	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	735,000	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	1,005,000	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	843,000	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	450,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	187,500	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	285,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	525,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	375,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	150,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	300,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	150,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	487,500	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	127,500	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	127,500	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	367,500	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	502,500	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	421,500	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	150,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	62,500	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	95,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	175,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	125,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	50,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	100,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	50,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	162,500	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	42,500	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	42,500	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	122,500	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	167,500	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	140,500	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	90,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	37,500	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	57,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	105,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	75,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	30,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	60,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	30,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	97,500	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	25,500	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	25,500	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	73,500	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	100,500	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	84,300	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

Table 6.24.7: Cumulative impact of emerging policies: Price Point C (£3,700 per square metre)

BATH LPPU Viability Aff Hsg: 30% £3,700 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	900,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	375,000	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	570,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	1,050,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	750,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	300,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	600,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	300,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	975,000	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	255,000	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	255,000	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	735,000	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	1,005,000	-£1,604,006	-£1,675,717	-£1,775,367	-£1,892,266	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	843,000	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	450,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	187,500	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	285,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	525,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	375,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	150,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	300,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	150,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	487,500	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	127,500	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	127,500	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	367,500	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	502,500	-£1,604,006	-£1,675,717	-£1,775,367	-£1,892,266	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	421,500	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	150,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	62,500	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	95,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	175,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	125,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	50,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	100,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	50,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	162,500	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	42,500	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	42,500	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	122,500	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	167,500	-£1,604,006	-£1,675,717	-£1,775,367	-£1,892,266	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	140,500	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	90,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	37,500	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	57,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	105,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	75,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	30,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	60,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	30,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	97,500	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	25,500	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	25,500	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	73,500	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	100,500	-£1,604,006	-£1,675,717	-£1,775,367	-£1,892,266	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	84,300	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

Table 6.24.8: Cumulative impact of emerging policies: Price Point B (£3,300 per square metre)

BATH LPPU Viability Aff Hsg: 30% £3,300 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	900,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	375,000	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	570,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	1,050,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	750,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	300,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	600,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	300,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	975,000	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	255,000	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	255,000	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	735,000	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	1,005,000	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	843,000	£901,976	£866,503	£791,750	£694,133	£386,213

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	450,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	187,500	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	285,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	525,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	375,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	150,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	300,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	150,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	487,500	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	127,500	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	127,500	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	367,500	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	502,500	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	421,500	£901,976	£866,503	£791,750	£694,133	£386,213

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	150,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	62,500	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	95,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	175,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	125,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	50,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	100,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	50,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	162,500	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	42,500	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	42,500	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	122,500	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	167,500	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	140,500	£901,976	£866,503	£791,750	£694,133	£386,213

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	90,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	37,500	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	57,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	105,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	75,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	30,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	60,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	30,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	97,500	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	25,500	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	25,500	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	73,500	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	100,500	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	84,300	£901,976	£866,503	£791,750	£694,133	£386,213

Table 6.24.9: Cumulative impact of emerging policies: Price Point A (£2,900 per square metre)

BATH LPPU Viability Aff Hsg: 30% £2,900 per square metre
Higher Benchmark Land Value (£1.5 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	900,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	375,000	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	570,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	1,050,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	750,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	300,000	-£841,460	-£859,446	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	600,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	300,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	975,000	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	255,000	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	255,000	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	735,000	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	1,005,000	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	843,000	-£350,226	-£386,200	-£462,011	-£561,009	-£873,267

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	450,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	187,500	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	285,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	525,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	375,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	150,000	-£841,460	-£859,446	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	300,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	150,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	487,500	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	127,500	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	127,500	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	367,500	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	502,500	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	421,500	-£350,226	-£386,200	-£462,011	-£561,009	-£873,267

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	150,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	62,500	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	95,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	175,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	125,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	50,000	-£841,460	-£859,446	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	100,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	50,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	162,500	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	42,500	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	42,500	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	122,500	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	167,500	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	140,500	-£350,226	-£386,200	-£462,011	-£561,009	-£873,267

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	90,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	37,500	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	57,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	105,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	75,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	30,000	-£841,460	-£859,446	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	60,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	30,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	97,500	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	25,500	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	25,500	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	73,500	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	100,500	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	84,300	-£350,226	-£386,200	-£462,011	-£561,009	-£873,267

Site allocations

- 6.28 Although the site allocations have been tested at all price points and against all benchmark land values (and there can be seen as typologies alongside the other typologies), it is also necessary to consider the results against their site-specific price point and benchmark land value.
- 6.29 **Sion Hill** is located in one of the highest price points in Bath City (price point G, £5,300 per square metre) and is viable against all benchmark land values with the adopted and emerging policies in place. As noted in Table 6.24.3, the Site has a benchmark land value of up to £1,005,000 and the residual land value (assuming all adopted and emerging policies are applied) is £1,393,360.
- 6.30 **St Martin's Hospital** is located in the BA2 5 postcode sector, with new build sales values of £4,305 per square metre (see Table 4.6.1). The existing buildings are in existing healthcare use and therefore it within the lower value brownfield benchmark land value (£0.75 million per hectare). Taking price point D (£4,100 per square metre) as the closest approximation for local new build values, Table 6.24.6 indicates that the conversion scheme is viable at the highest benchmark land value with all the adopted and emerging policies applied. The benchmark land value based on the lower brownfield rate is £843,000 and the residual land value is £2,880,842.
- 6.31 **Keynsham safeguarded land KE3B** is located in an area where values are at price point D (£4,100 per square metre). It is a greenfield site and therefore its residual land value would need to be compared to the two greenfield benchmark land values. As noted in Table 6.24.6, this scheme is viable with the adopted and emerging policies applied. The benchmark land value (assuming higher greenfield land value of £0.25 million per hectare) is £3.39 million, and the residual land value equates to £12.53 million after the adopted and emerging policies are applied.
- 6.32 **Silver Street, Midsomer Norton** is located in an area where new build sales values range from £3,257 to £3,501 per square metre which lies between price points B and C (£3,300 to £3,700 per square metre). At the lower of these two price points, the site is viable against both greenfield land values (see Table 6.24.8). The benchmark land value based on the higher of the two greenfield benchmarks is £1,222,500 and the residual land value reflecting all the adopted and emerging policies is £219,474.

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in the District to support draft policies in the LPPU, alongside other plan policies and CIL.
- 7.2 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”.
- 7.3 Although the NPPF sets an ambition for plan policies to be set in the plan with little use of viability assessments when planning applications are brought forward this is only a realistic expectation in rural district authorities with homogenous developments on greenfields. In common with other districts, Bath and North East Somerset has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and a high degree of variability in residential sales values (e.g. between prime Bath and areas such as Radstock). In such circumstances, setting a policy that *all* schemes can viably deliver would require the level of affordable housing to be set at such a low level, it would be relatively meaningless in terms of meeting affordable housing need. It would be a policy that is determined by the lowest common denominator and schemes that could have viably delivered a higher percentage would no longer be required to do so. The Council’s adopted approach of seeking 30% affordable housing in the lower value settlements and 40% in the high value areas is therefore appropriately balanced in terms of reducing complexity.
- 7.4 The LPPU does not propose to change the affordable housing policy and we consider that the evidence base endorses this decision. The results of our appraisals indicate that some schemes will not meet the full policy requirement for affordable housing due, but the policy has sufficient flexibility to deal with these sites.
- 7.5 The specific findings from our assessment of the Council’s Local Plan policies and our recommendations are summarised as follows:
- **Existing affordable housing (Policy CP9):** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the ability of development typologies to meet the requirements of emerging Policy CP9 which requires 30% in lower value areas and 40% in higher value areas.
 - Clearly as noted above, the key barrier to delivery of affordable housing will be the relationship between the residual value generated by a proposal and the existing use value of the site. Sites that come in the District vary significantly, from greenfield and other undeveloped land which has negligible value in its existing use, to existing brownfield sites, which have higher existing use values. The scale of the proposed development in comparison to the size of existing buildings is also important, regardless of the use.
 - In the main, the affordable housing policy remains viable in most development scenarios. However, it is possible in some circumstances that fully policy compliant developments generate residual land values that are lower than the Site’s existing use value. In these circumstances, the tenure mix of the affordable housing could be adjusted to improve viability, or CIL exceptional relief could be applied. Alternatively, the level of affordable housing could be reduced, or the Site may need to remain in its existing use if it is not required in the first part of the plan period. The extent to which the Site is required to meet the Council’s housing targets could determine the extent to which the affordable housing requirement should be applied flexibly.
 - Our appraisals indicate that the affordable housing requirements can be met across all areas of

the District but the existing use value of sites is a critical factor in determining the outcome. Where existing use values are high, the ability of residential schemes to meet the policy requirement will be more constrained and the level of achievable residential sales values becomes a more critical factor. In these circumstances, the policy contains sufficient flexibility, to enable schemes to come forward with a viable package of affordable housing. Flatted schemes are less viable in lower value areas, due to their higher build costs, but these types of schemes generally only come forward where values are higher (i.e. Bath City Centre). Conversely, there are some parts of Bath City where the 30% affordable housing requirement applies, yet sales values are at the higher end of the range across the District. There is scope for the boundary of 30% and 40% zones to be revised in a future Local Plan review.

- **Electric Vehicle Charging:** Local plan policies seek the provision of Electric Vehicle Charging in residential and commercial developments. Although there is a cost of this provision, over time purchasers will come to expect charging points to be provided in new build schemes. This expectation will accelerate as the UK moves towards 2030, by which the manufacture of new petrol and diesel cars will be banned. Our testing assumes that all residential units will require a charging point, which will be a significant over-provision in many cases, bearing in mind that new build schemes in Bath City and other towns will have lower car parking ratios. Nevertheless, the impact on viability of developments is modest, with residual land values needing to be adjusted downwards by only 0.8% in most cases.
- **Biodiversity net gain:** there are various approaches to achieving the Council's objectives of biodiversity net gain of 10% in perpetuity. We have reflected the costs of delivering this objective identified by DEFRA's Impact Assessment, which indicates that costs will increase by 0.8%. In the main the impact of a requirement for a net gain on residual land values through this option is relatively modest, with a typical 1.5% reduction. As biodiversity net gain becomes more engrained in development, research and innovation are likely to result in lower cost solutions becoming available.
- **Accessibility:** The Council's proposed revised policy seeks to apply M4(3) 2b standard to 7.8% of affordable units, with the balance of affordable units meeting M4(2) standard. The emerging policy will require that 5.6% of private units meet M4(3)2a standard and 48% meet M4(2) standard. Although the costs of achieving M4(3)2b standards are high (and to a lesser extent also M4(3)2a standard), the cost of meeting M4(2) standards are low on a per unit basis. With a low percentage of units required by the new policy to meet the more onerous standards, the overall cost to development proposals is modest. Our appraisals indicate that these requirements can be absorbed with little impact on residual land values.
- **Climate change policies:** we have tested the potential impact of five scenarios relating to climate change policies. The cost of these scenarios ranges from 3% to 6% of build costs for residential and between 4% and 6% for non-residential. The Council's emerging work in this area indicates that net zero carbon can be achieved with solutions costing 3% for residential (Scenario A) and 4% for non-residential (Scenario X). The impact of these additional costs will vary between schemes and between locations within the District, but broadly speaking the reduction in residual land value equates to circa 5%. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing (tenure or numbers of units) to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more 'surplus' residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any changes in affordable housing tenure or percentage.

Additional observations

- 7.6 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can often be absorbed in most circumstances by developers taking a commercial view on the impact. It is also possible in some cases for the impact of

policies on land value to be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

- 7.7 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's housing policies and requirements.
- 7.8 It is critical that developers do not over-pay for sites such that all of the value generated by developments is paid to the landowner, rather than being used in part to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements that cannot be passed back to the landowner). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment. This flexibility is allowed for in the Council's policies which set out the circumstances in which reduced affordable housing may be accepted.

Appendix 1 - Policy review

Policy	Cost implications for developments
<p>New Policy SCR6 re New build residential sustainable construction</p> <p>New build residential development will be required to meet the standards set out below.</p> <p>New build residential development will aim to achieve zero operational emissions by reducing heat and power demand then supplying all energy demand through onsite renewables. Through the submission of a sustainable construction checklist, proposed new dwellings will demonstrate the following;</p> <ul style="list-style-type: none"> • Space heating demand less than 30kWh/m2/annum; • Total energy use less than 40kWh/m2/annum; and • On site renewable energy generation to match the total energy use, with a preference for roof mounted solar PV • Connection to a district heating network where available <p>Major residential development</p> <p>In the case of major developments where the use of onsite renewables to match total energy consumption is demonstrated to be not technically feasible (for example with apartments) or economically viable, renewable energy generation should be maximised and the residual carbon offset by a financial contribution</p> <p>Applications for 50 dwellings or more are required to demonstrate that the CIBSE TM59 overheating target has been met in the current climate, and a strategy submitted to show how overheating can be mitigated in the future climate.</p>	<p>Zero carbon objectives tested in the appraisals</p>
<p>New policy SCR7 Sustainable Construction for New Build Non-Residential Buildings</p> <p>New build non-residential major development will maximise carbon reduction through sustainable construction measures. Through the submission of a sustainable construction checklist all planning applications will provide evidence that the standards below are met.</p> <p>Major development is to achieve a 100% regulated operational carbon emissions reduction from Building Regulations Part L 2013 (or future equivalent legislation), following the hierarchy set out below.</p> <ul style="list-style-type: none"> • Minimise energy use through the use of energy efficient fabric and services • Residual energy use should be met through connection to a heat network if available. • Maximise Opportunities for renewable energy to mitigate all regulated operational emissions. • Residual carbon emission that cannot be mitigated on site should be offset through a financial contribution to the council's carbon offset fund 	<p>Zero carbon objectives tested in the appraisals</p> <p>Zero carbon cost incorporated into the appraisals</p>
<p>Policy CP1 has been slightly amended. The original policy encourages retrofitting of existing buildings to improve energy efficiency. Buildings included within development sites but retained should be considered for retrofitting.</p> <p>The proposed addition refers to the Council's Energy Efficiency, Retrofitting and Sustainable Construction Supplementary Planning Document in preparation and states that in the case of a house in multiple occupation the property must achieve an Energy Performance Certificate "C" rating as required by policy H2.</p>	<p>Zero carbon objectives tested in the appraisals</p>
<p>New Embodied Carbon Policy SCR8</p> <p>Large scale new-build developments (a minimum of 50 dwellings or a minimum of 5000m2 of commercial floor space) are required to submit an Embodied Carbon Assessment that demonstrates a score of less than 900kg/sqm of carbon can be achieved within the development for the substructure, superstructure and finishes.</p>	<p>No direct cost to development</p>
<p>Renewable Energy revised Policy CP3 sets out the criteria for all stand alone renewable energy projects as well as specific criteria for wind energy and ground mounted solar</p> <p>Proposals for grid balancing plant will be expected to follow the hierarchy below:</p> <ol style="list-style-type: none"> 1. Energy storage plant co-located with renewable energy generation plant 	<p>No direct cost to development</p>

Policy	Cost implications for developments
<p>2. Freestanding energy storage plant Balancing plant that increases the district's carbon emissions, for example those that burn fossil fuels such as gas will not be acceptable [unless certain conditions are met ie subject to criteria set out].</p>	
<p>New Policy SCR9 Electric Vehicle Residential Development: states: New Build Residential Development: All dwellings with one or more dedicated parking space or garage must provide access to electric vehicle charging infrastructure. Further guidance will be set out in the Transport and Development Supplementary Planning Documents. Where off street parking is not provided and parking is provided on street within a development proposal, the design and layout of the development should incorporate infrastructure to enable the on-street charging of electric vehicles which does not compromise any special characteristics of the area, the public realm or the mobility of other users.</p> <p>New Build Non-residential development</p> <p>In all non-residential developments providing 1 or more car parking bays, access to electric vehicle charging infrastructure must be provided. Further guidance will be set out in the Transport and Development Supplementary Planning Document Grid Capacity</p> <p>Where the costs of providing the necessary capacity in the local electric grid infrastructure connections to support electric vehicle infrastructure are abnormally high the applicant must provide evidence to robustly demonstrate why they are not able to comply with the above policy.</p>	<p>Provision of EV charging tested in the appraisals</p>
<p>Amendments to Policy NE3: Sites, Habitats and Species</p> <p>The policy seeks to conserve and increase the abundance and diversity of Bath and North East Somerset's wildlife habitats and species and to minimise adverse effects where conflicts of interest are unavoidable. It covers internationally, nationally, and locally important sites, species and habitats, as well as seeking to protect a range of natural features which are valuable for wildlife, amenity, historic, recreational or visual reasons and act as routes for wildlife migration. The policy articulates what is required of developers when submitting a planning application which either directly or indirectly affects wildlife sites or habitats.</p>	<p>Land use issue only – presumption is in favour of preventing harmful development</p>
<p>Revised Policy NE5: Ecological Networks <u>and Nature Recovery</u> Development proposals will be expected to demonstrate that a positive contribution will be made to ecological networks Regional Nature Recovery Networks as shown on the Policies Map <u>and for maintaining or creating local ecological networks</u> through habitat creation, protection, enhancement, restoration and/or management.</p>	<p>Contribution assumed to be secured through CIL</p>
<p>New Policy NE3a Biodiversity Net Gain</p> <p>Development will only be permitted for major developments where a Biodiversity Net Gain of at least 10% is demonstrated and secured in perpetuity (at least 30 years) subject to the following requirements:</p> <p>a The latest DEFRA metric or agreed equivalent is used to quantify the biodiversity value of the site pre-development, post-development after application of the mitigation hierarchy and for any off-site areas proposed for habitat creation or enhancement both pre- and post development.</p> <p>b That the assessment be undertaken by a suitably qualified and/or experience ecologist and is submitted together with baseline and proposed habitat mapping in a digital format with the application.</p> <p>c A management plan will be required, detailing how the post-development biodiversity values of the site and any supporting off-site provision will be secured, managed and monitored in perpetuity.</p> <p>d Any off-site habitats created or enhanced are well located to maximise opportunities for local nature recovery.</p>	<p>Allowances for delivering Biodiversity Net Gain included in the appraisals</p>

Policy	Cost implications for developments
<p>For minor developments, development will only be permitted where no net loss and appropriate net gain of biodiversity is secured using the latest DEFRA Small Sites metric or agreed equivalent.</p> <p>Opportunities to secure Biodiversity Net Gain on householder development and exempted brownfield sites will be supported.</p>	
<p>Amendments to Policy CP7 The integrity, multi-functionality, quality and connectivity of the strategic Green Infrastructure (GI) network will be protected, enhanced and managed. Under delivery it states that the impact of new development on GI will be assessed through the Development Management process. The amendments emphasise the benefits of green spaces for health and well-being. The revised policy refers to the Bath River Line as a strategic green infrastructure project which will provide a high-quality walking and cycling route between Newbridge to Batheaston. It will protect and enhance the natural environment and will provide spaces for all as part of a wider network of green infrastructure. Development proposals must, where possible, take the opportunity to connect into and enhance the Bath River Line walking and cycling route safeguarded under Policy ST2A.</p>	<p>Largely a land use matter only – policy will prevent development in the designated area</p>
<p>Amendments to Policy NE1 seek to ensure every opportunity is taken to safeguard and enhance the GI network through development proposals.</p> <p>Changes include focussing on the use of nature based solutions to deliver community benefits; linking to active travel routes where feasible to improve accessibility; demonstrating the delivery of a range of nature-based solutions and providing new connections between existing and/or new linear wildlife habitats.</p>	<p>Any costs assumed to be met through CIL</p>
<p>Amendments to Policy PCS5 Policy PCS5 provides the framework for considering planning applications where land contamination issues are involved. The amendment adds “or where development may result in the contamination of land”</p>	<p>Land use matter only</p>
<p>Amendments to Policy LCR6 New and replacement sports and recreational facilities The policy is proposed to be amended to introduce a requirement for applicants to produce a management plan for artificial pitch proposals to address pollution issues. The management plan should outline the materials used and should consider potential sources of pollution from the installation phase through to end of life, including disposal. This includes both chemical and solid wastes including microplastics. Adequate remediation measures must be reported to ensure any identified potential harm can be suitably mitigated.</p>	<p>Relates to artificial pitches only – not relevant to developments</p>
<p>Amendments to Policy H2 The amendments increase the scope of the policy to new build HMOs and changes of use to HMOs and provides additional criteria relating to the standard of HMOs, Energy performance and potential conditions on number of occupants.</p>	<p>Not relevant to new development</p>
<p>Policy B5 is amended to delete references to area for academic space and numbers of student rooms and slightly amended with addition of references to specific allocations as follows:</p> <p>Off-campus Student Accommodation and Teaching Space</p> <p>Proposals for off-campus student accommodation (whether in the form, C2, C4 or sui generis residential units) or teaching space (apart from at specific allocations) will be refused within the Central Area, the Enterprise Zone and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to delivering housing, and economic development (in respect of office, industrial, retail and hotel space).</p>	<p>Land use issue only.</p> <p>The policy generally helps to reduce competition for land in the central area and Enterprise zone by restricting student housing</p>
<p>Proposed New Policy H2A -Purpose Built Student Accommodation (PBSA) Purpose built student accommodation of an appropriate scale and design will be permitted:</p>	<p>Land use issue only.</p>

Policy	Cost implications for developments
<p>a) On allocated sites where student accommodation use is specifically identified within the Development Principles; or</p> <p>b) Elsewhere in the district (except for areas restricted by policy B5), only where it can be demonstrated that there is a need for additional student accommodation.</p> <p>All proposals for new, extensions to, or conversions to, Purpose-Built Student Accommodation on sites not allocated for student accommodation, will be required to demonstrate that:</p> <p>i. There is a need for additional student accommodation of the type and in the location proposed, evidenced by a formal agreement between the developer and a relevant education provider, for the supply of bed spaces created by the development;</p> <p>ii. The proposal will not result in a significant negative impact on retail, employment, leisure, tourism, housing or the council's wider strategic objectives;</p> <p>iii. The site is in a location accessible by sustainable transport methods, including to the educational establishment to which it is associated;</p> <p>iv. The use of the site for student accommodation is appropriate in relation to neighbouring uses;</p> <p>v. The development will not have an unacceptable impact on the amenity of surrounding residents. A management plan will be provided prior to occupation of the development, to ensure adequate management arrangements have been incorporated;</p> <p>vi. The internal design, layout and size of accommodation and facilities are of an appropriate standard;</p> <p>vii. The proposal provides an appropriate level of car parking having regard to relevant standards, and provides adequate provision for servicing, pick up and drop off;</p> <p>viii. The proposal provides adequate storage for recycling/refuse and bicycles, in line with relevant standards;</p> <p>ix. The development has been designed in such a way that it is capable of being re-configured through internal alterations to meet general housing needs in the future if necessary; and</p> <p>x. The proposal accords with other relevant Local Plan policies relating to, but not limited to, impact on the historic environment, high quality design, landscape, transport and access, flood risk and drainage, nature conservation, pollution and contamination, and responding to climate change.</p>	<p>Rents may be restricted in response to university requirements for entering into agreements but that is a matter for negotiation between developers and the universities. Lower rents will reduce the amounts that developers are able to pay to acquire on-campus land, but again this a matter for negotiation between developers and the universities.</p>
<p>Amendments to Policy H7 It is proposed to update Policy H7 to require that new housing meets updated housing accessibility standards</p> <p>For affordable housing, 7.8% of dwellings be built to meet Building Regulation M4(3)(2b) standard (wheelchair accessible housing) and the remainder to M4(2) accessible and adaptable dwellings standard within houses, ground floor flats and upper floor flats where a lift is installed, and age restricted homes.</p> <p>For market housing, 5.6% of dwellings to be built to Building Regulation M4(3)(2a) standard (wheelchair adaptable housing) and 48% of the remainder to M4(2) accessible and adaptable dwellings standard.</p>	<p>Costs of meeting accessibility standards are incorporated into the appraisals.</p>

Policy	Cost implications for developments
<p>In exceptional circumstances, factors such as vulnerability to flooding, site topography and where the provision of a lift to dwelling entrances may not be achievable, may determine a reduced requirement in terms of Building Regulation M4(2) and M4(3) accessibility standards.</p>	
<p>Policy ED2B to be amended as below Non-strategic Industrial Premises The policy adds protection to non strategic industrial premises It adds “However, there are strong economic reasons why other uses on these sites would be inappropriate because of the significant loss and lack of supply of industrial land. Applicants seeking to challenge this presumption should provide compelling evidence that circumstances have changed to the extent that there is no reasonable prospect of land or premises being used for industrial and warehousing uses, by reference to: a) whether the existing premises are being used productively, or if not, the viability of reusing vacant premises or developing allocated land for industrial use, b) the level of interest in the existing premises following a marketing period of 12 months, on reasonable terms, during a sustained period of UK economic growth, c) general market signals of demand across the District and in relation to the locality i.e. the relevant settlement(s), d) the availability and quality of alternative premises, e) whether any other evidence casts critical doubt on the validity of Policy B1, KE1 and SV1 insofar as they relate to the required supply of industrial space. 3. Applicants will also need to demonstrate that non-industrial uses would not be in conflict with the industrial premises that remained around the site.”</p>	<p>Land use issue only.</p>
<p>New Policy SB22 Locksbrook Creative Industry Hub Allocates mixed use development comprising employment space including incubator units and ‘grow-on’ space and teaching space.</p> <p>2.Teaching space will be supported subject to: a)providing flexible workspace that can be offered to small and medium enterprises b)demonstration of economic benefit to the city especially for industrial uses.</p> <p>3.Purpose Built Student Accommodation may be accommodated but no more than the extant planning permission allows (up to 72 bedspaces cluster flat equivalent).”</p>	<p>Land use issue only.</p>
<p>ST1: Promoting Sustainable Travel It is proposed to strengthen this policy by adding the elements outlined below: Requirement for development to be located where there are opportunities to travel by alternatives to private car usage, and with opportunities to reduce travel distance Requirement for development design to support sustainable travel. This aims to enable schemes to be refused on the basis of poor transport design creating car dependency, rather than just not meeting highways design standards. Sustainable transport opportunities to be available for first occupiers – early delivery. Mitigation must maximise opportunities for mode shift before increasing traffic capacity. Opportunities for low-carbon, last mile goods deliveries – dependent on scale/location of development</p>	<p>May reduce the volume of sites that can be developed – therefore primarily a land use issue only.</p>
<p>ST2: Sustainable Transport Routes The policy currently refers to former railway land being safeguarded for sustainable travel routes. It is proposed that the wording is amended to widen the scope to include other land to be safeguarded for this purpose</p>	<p>Land use issue only.</p>
<p>ST2A: Recreational Routes now Active Travel Routes It is proposed to amend the policy so that. “Opportunities to make and enhance strategic connections between, and within, urban areas and other key origins/destinations, utilising these routes, should be investigated and implemented wherever feasible.” It also adds that appropriate enhancements to the route should be in line with guidance set out in the Walking and Cycling SPD,</p>	<p>Should be possible to primarily meet these costs from normal external works budgets and/or through CIL.</p>

Policy	Cost implications for developments
<p>ST3: Transport Infrastructure</p> <p>It is proposed to strengthen this policy by adding the elements outlined below: ..development of transport infrastructure will only be permitted provided that the following requirements have been met:</p> <ol style="list-style-type: none"> 1) The need for intervention has been robustly justified and decisions in relation to the planning and design of the scheme have been made in line with the sustainable transport hierarchy, promoting the use of sustainable modes; 2) The needs of pedestrians, disabled people cyclists and horseriders are met; .. 4) Schemes which propose increases in traffic capacity will need to demonstrate that all other can be justified in terms of whether opportunities to achieve mode shift as an alternative solution have been exhausted; 5) Schemes which propose increases in traffic capacity will also be required to incorporate commensurate improvements to the sustainable transport network; .. 9) <u>The environmental impact of the scheme, such as from noise and other forms of pollution, on surrounding land uses from traffic likely to be generated by the proposal is minimised and of an acceptable level in accordance with relevant topic-specific environmental guidance and standards;</u> <p>It also adds LTN1/20 into the list of design guidance with which proposals should comply</p>	<p>No direct costs to development.</p>
<p>ST5: Traffic Management Proposals</p> <p>It is proposed that this policy should be amended by adding requirements that reflect the Council's Liveable Neighbourhoods Strategy. These additional requirements will: Create attractive places to enhance sense of community, health and wellbeing through re-balancing space towards people and away from vehicles. Achieve mode shift through discouraging short car journeys and prioritising walking and cycling; Support people with restricted mobility; Reduce on-street non-residential parking and provide opportunities for EV charging, car clubs, social spaces and improved walking and cycling routes; Retain vehicular access for residents and businesses; and Be implemented on a trial basis to enable changes to be made in consultation with the council and community</p>	<p>Cost of EV charging points incorporated into the appraisals. Other measures are primarily behavioural and do not have cost implications for developments.</p>
<p>ST6: Park & Ride now Transport Interchange</p> <p>It is proposed to amend the policy to: Change the emphasis from 'traditional' park and ride to develop a new model of "interchange" a multi modal connection with opportunities for e-car hire, ebike hire, access to the countryside, community gain such as solar canopy, alternative uses for social gain outside of peak usage e.g. farmers markets, cafés, pop up venues and festivals all to be explored. A multi modal site, not just car to bus. Add the requirement to demonstrate that the most suitable and sustainable available site(s) has been selected. To expand the requirement to assess traffic impact in order that it also includes assessment of transport benefits</p>	<p>These measures would be funded by CIL or other LA budgets. No direct costs to developments.</p>
<p>ST7: Transport Requirements for Managing Development</p> <p>It is proposed to change the policy by: Strengthening the requirement for development to offer genuine travel choice through opportunities to travel sustainably Requiring that transport improvements and/or mitigation maximise sustainable travel opportunities Removing Parking standards from the Policy and defining them in a new Parking SPD (which will be referred to in the Policy).</p>	<p>Measures such as cycle parking now standard in developments and can be accommodated without significant changes to costs.</p>
<p>Policy GB2: Development in Green Belt Villages</p> <p>It is proposed to amend this to:</p> <p>Development New buildings in villages in the Green Belt will not be permitted unless it is limited to infilling and <u>the proposal is located within the defined Infill Boundary.</u> in the case of residential development the proposal is within the defined Housing Development Boundary.</p>	<p>Land use issues only.</p>

Appendix 2 - Typology details

B&NES LOCAL PLAN VIABILITY																				
		Years 1 - 5					Floor areas - proposed (sqm)													
Site ref	Typology description	Gross	Net site	Site coverage	Heights	No of	No of	Resi costs	Resi costs	GIA	GIA	Note: B1 office includes B1(b)				Total resi	Total resi FS			
		Site area	area			Houses	Flats	Houses	Flats	Houses	flats	Retail A1-A4	Retail S'Mark	B1 office	B1(c) and B B8 storage	units				
1	Very small housing scheme	0.20	0.20	11%	2	4	-	1,272	1,478	420	-	-	-	-	-	-	4	420		
2	Low density housing scheme	0.60	0.60	12%	2	15	-	1,272	1,478	1,475	-	-	-	-	-	-	15	1,475		
3	Small housing scheme	0.25	0.25	17%	2	9	-	1,272	1,478	870	-	-	-	-	-	-	9	870		
4	Medium density housing scheme	0.38	0.38	18%	2	15	-	1,272	1,478	1,400	-	-	-	-	-	-	15	1,400		
5	Medium density housing scheme	0.70	0.70	19%	2	25	-	1,272	1,478	2,125	-	-	-	-	-	-	25	2,125		
6	Higher density housing scheme	0.50	0.50	26%	2	30	-	1,272	1,478	2,575	-	-	-	-	-	-	30	2,575		
7	Low density flatted scheme	0.20	0.20	43%	2	-	25	1,272	1,478	-	2,163	-	-	-	-	-	25	2,163		
8	Medium density flatted scheme	0.40	0.40	38%	3	-	52	1,272	1,478	-	4,550	-	-	-	-	-	52	4,550		
9	High density flatted scheme	0.20	0.20	51%	3	-	30	1,272	1,478	-	2,535	-	-	-	-	-	30	2,535		
10	Higher density flatted scheme	0.65	0.65	38%	3	-	100	1,272	1,478	-	7,450	-	-	-	-	-	100	7,450		
11	Mixed use scheme 1	0.17	0.17	65%	5	-	25	1,272	1,478	-	2,028	500	500	2,500	-	-	25	2,028		
12	Mixed use scheme 2	0.17	0.17	65%	5	-	56	1,272	1,478	-	4,500	-	1,000	-	-	-	56	4,500		
13	Retail	0.61	0.61	21%	1	-	-	1,272	1,478	-	-	-	1,300	-	-	-	-	-		
14	Office	0.20	0.20	50%	5	-	-	1,272	1,478	-	-	-	-	4,500	-	-	-	-		
15	Industrial unit	0.67	0.67	60%	1	-	-	1,272	1,478	-	-	-	-	-	4,000	-	-	-		
16	Keynsham safeguarded land KE3B	13.56	13.56	10%	2	255	25	1,272	1,478	24,275	2,038	-	-	-	-	-	280	26,313		
17	Silver St, Midsomer Norton	0.49	0.49	12%	2	12	-	1,272	1,478	1,160	-	-	-	-	-	-	12	1,160		
18	Sion Hill Bath Spa University	0.67	0.67	28%	4	-	100	1,272	1,478	-	7,950	-	-	-	-	-	100	7,950		
19	St Martins Hospital (part conversion, part NB)	0.56	0.56	50%	2	14	36	1,268	1,306	3,870	2,800	-	-	-	-	-	50	6,670		

B&NES LCRents										Cap val Yields										n/a
Site ref	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
2	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
3	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
4	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
5	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
6	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
7	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
8	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
9	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
10	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
11	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
12	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
13	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
14	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
15	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
16	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
17	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
18	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	
19	300	220	301	160	160	0	450	250	250	6,000	6.50%	3.75%	5.00%	4.50%	4.50%	5.00%	6.00%	7.00%	7.00%	

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157
B&NES LC Investment sale (QUARTERS)											Resi sales period (qtrs)	Sales period start	Area	On-site AH	% AH rented	
Site ref	Retail A1-/	Retail S'M:	B1 office	B1(c) and	I B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi			% of PRS		
														units		
1	6	6	6	6	6	6	6	6	6	6		1.00	6	0.00%	40%	75%
2	6	6	6	6	6	6	6	6	6	6		1.00	6	0.00%	40%	75%
3	6	6	6	6	6	6	6	6	6	6		1.00	6	0.00%	40%	75%
4	6	6	6	6	6	6	6	6	6	6		1.00	6	0.00%	40%	75%
5	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%
6	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%
7	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%
8	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%
9	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%
10	10	10	10	10	10	10	10	10	10	10		4.00	10	0.00%	40%	75%
11	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%
12	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%
13	6	6	6	6	6	6	6	6	6	6		1.00	6	0.00%	0%	75%
14	8	8	8	8	8	8	8	8	8	8		1.00	8	0.00%	0%	75%
15	6	6	6	6	6	6	6	6	6	6		1.00	6	0.00%	0%	75%
16	14	14	14	14	14	14	14	14	14	14		12.00	6	0.00%	40%	75%
17	6	6	6	6	6	6	6	6	6	6		1.00	6	0.00%	40%	75%
18	10	10	10	10	10	10	10	10	10	10		4.00	10	0.00%	40%	75%
19	8	8	8	8	8	8	8	8	8	8		2.00	8	0.00%	40%	75%

Appendix 3 - Residential sales values

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Flat 4, Bluecoat House, Sawclose, Bath, BA1 1EY	BA1 1EY	BA1 1	07/08/2020	295,000	290,641	N	Flat	46	6,318	Leasehold
Flat 4, Bluecoat House, Sawclose, Bath, BA1 1EY	BA1 1EY	BA1 1	07/08/2020	295,000	290,641	N	Flat	46	6,318	Leasehold
Flat 2, 24, Charles Street, Bath, BA1 1HU	BA1 1HU	BA1 1	03/02/2020	200,000	207,093	N	Flat	33	6,276	Leasehold
Flat 2, 24, Charles Street, Bath, BA1 1HU	BA1 1HU	BA1 1	03/02/2020	200,000	207,093	N	Flat	33	6,276	Leasehold
Flat 14, Milsom Apartments, 13, Milsom Street, Bath, BA1 1DE	BA1 1DE	BA1 1	20/01/2020	475,000	488,967	Y	Flat	78	6,269	Leasehold
Flat 3, Milsom Apartments, 13, Milsom Street, Bath, BA1 1DE	BA1 1DE	BA1 1	10/03/2020	495,000	503,458	Y	Flat	85	5,923	Leasehold
Flat 1, 13, Manvers Street, Bath, BA1 1JH	BA1 1JH	BA1 1	09/03/2020	267,000	271,562	N	Flat	51	5,325	Leasehold
Flat 1, 13, Manvers Street, Bath, BA1 1JH	BA1 1JH	BA1 1	09/03/2020	267,000	271,562	N	Flat	51	5,325	Leasehold
Flat 2, Milsom Apartments, 13, Milsom Street, Bath, BA1 1DE	BA1 1DE	BA1 1	17/01/2020	315,000	324,263	Y	Flat	77	4,211	Leasehold
Flat 1, 35, Green Park, Bath, BA1 1HZ	BA1 1HZ	BA1 1	23/11/2020	540,000	511,092	N	Flat	159.36	3,207	Leasehold
Flat 1, 35, Green Park, Bath, BA1 1HZ	BA1 1HZ	BA1 1	23/11/2020	540,000	511,092	N	Flat	159.36	3,207	Leasehold
		BA1 1 Average							£5,332	
Flat 1, 15, Alfred Street, Bath, BA1 2QX	BA1 2QX	BA1 2	18/12/2020	499,000	472,256	N	Flat	60.4	£7,819	Leasehold
Parkfield Coach House, Park Gardens, Bath, BA1 2XP	BA1 2XP	BA1 2	16/10/2020	790,000	775,899	N	Detached	101	£7,682	Freehold
Parkfield Coach House, Park Gardens, Bath, BA1 2XP	BA1 2XP	BA1 2	16/10/2020	790,000	775,899	N	Detached	101	£7,682	Freehold
Flat 4, 22, Rivers Street, Bath, BA1 2QA	BA1 2QA	BA1 2	11/12/2020	285,000	269,726	N	Flat	36	£7,492	Leasehold
Flat 4, 22, Rivers Street, Bath, BA1 2QA	BA1 2QA	BA1 2	11/12/2020	285,000	269,726	N	Flat	36	£7,492	Leasehold
21, St James'S Park, Bath, BA1 2ST	BA1 2ST	BA1 2	30/01/2020	660,000	703,050	N	Terraced	101	£6,961	Freehold
21, St James'S Park, Bath, BA1 2ST	BA1 2ST	BA1 2	30/01/2020	660,000	703,050	N	Terraced	101	£6,961	Freehold
35, St James'S Park, Bath, BA1 2SU	BA1 2SU	BA1 2	11/12/2020	800,000	760,698	N	Detached	110.48	£6,885	Freehold
35, St James'S Park, Bath, BA1 2SU	BA1 2SU	BA1 2	11/12/2020	800,000	760,698	N	Detached	110.48	£6,885	Freehold
36, St James'S Park, Bath, BA1 2SU	BA1 2SU	BA1 2	17/01/2020	571,000	609,491	N	Detached	89	£6,848	Freehold
36, St James'S Park, Bath, BA1 2SU	BA1 2SU	BA1 2	17/01/2020	571,000	609,491	N	Detached	89	£6,848	Freehold
Flat 6, 11, Norfolk Crescent, Bath, BA1 2BE	BA1 2BE	BA1 2	25/10/2019	140,215	142,020	N	Flat	21	£6,763	Leasehold
Flat 6, 11, Norfolk Crescent, Bath, BA1 2BE	BA1 2BE	BA1 2	25/10/2019	140,215	142,020	N	Flat	21	£6,763	Leasehold
5, Circus Mansions, 36, Brock Street, Bath, BA1 2LJ	BA1 2LJ	BA1 2	03/08/2020	370,000	364,532	N	Flat	54.8	£6,652	Leasehold
5, Circus Mansions, 36, Brock Street, Bath, BA1 2LJ	BA1 2LJ	BA1 2	03/08/2020	370,000	364,532	N	Flat	54.8	£6,652	Leasehold
Flat 2, 37, Park Street, Bath, BA1 2TD	BA1 2TD	BA1 2	24/03/2020	262,700	267,189	N	Flat	40.47	£6,602	Leasehold
Flat 2, 37, Park Street, Bath, BA1 2TD	BA1 2TD	BA1 2	24/03/2020	262,700	267,189	N	Flat	40.47	£6,602	Leasehold
10a, Sion Hill, Bath, BA1 2UH	BA1 2UH	BA1 2	13/02/2020	960,000	1,026,403	N	Terraced	159.17	£6,448	Freehold
10a, Sion Hill, Bath, BA1 2UH	BA1 2UH	BA1 2	13/02/2020	960,000	1,026,403	N	Terraced	159.17	£6,448	Freehold
Flat 2, 22, Crescent Lane, Bath, BA1 2PX	BA1 2PX	BA1 2	11/03/2020	430,000	437,347	N	Flat	68	£6,432	Leasehold
Flat 2, 22, Crescent Lane, Bath, BA1 2PX	BA1 2PX	BA1 2	11/03/2020	430,000	437,347	N	Flat	68	£6,432	Leasehold
Third Floor Flat, 7, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	19/06/2020	378,000	376,412	N	Flat	64	£5,881	Leasehold
Third Floor Flat, 7, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	19/06/2020	378,000	376,412	N	Flat	64	£5,881	Leasehold
Flat 4, 5, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	25/09/2019	515,000	519,766	N	Flat	91.1	£5,705	Leasehold
Flat 4, 5, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	25/09/2019	515,000	519,766	N	Flat	91.1	£5,705	Leasehold
Flat 1, Victoria Mansions, 7, Northampton Street, Bath, BA1 2SN	BA1 2SN	BA1 2	11/08/2020	300,000	295,567	N	Flat	52	£5,684	Leasehold
Flat 1, Victoria Mansions, 7, Northampton Street, Bath, BA1 2SN	BA1 2SN	BA1 2	11/08/2020	300,000	295,567	N	Flat	52	£5,684	Leasehold
37, New King Street, Bath, BA1 2BN	BA1 2BN	BA1 2	05/11/2020	267,000	255,078	N	Terraced	45	£5,668	Leasehold
37, New King Street, Bath, BA1 2BN	BA1 2BN	BA1 2	05/11/2020	267,000	255,078	N	Terraced	45	£5,668	Leasehold
11, Sion Hill, Bath, BA1 2UH	BA1 2UH	BA1 2	15/04/2020	1,427,000	1,463,375	N	Terraced	269.3	£5,434	Freehold
11, Sion Hill, Bath, BA1 2UH	BA1 2UH	BA1 2	15/04/2020	1,427,000	1,463,375	N	Terraced	269.3	£5,434	Freehold
Flat 5, 4, Alfred Street, Bath, BA1 2QU	BA1 2QU	BA1 2	11/06/2020	360,000	358,487	N	Flat	66	£5,432	Leasehold
Flat 5, 4, Alfred Street, Bath, BA1 2QU	BA1 2QU	BA1 2	11/06/2020	360,000	358,487	N	Flat	66	£5,432	Leasehold
Ground Floor Flat, 13, Brock Street, Bath, BA1 2LW	BA1 2LW	BA1 2	30/10/2020	360,000	350,879	N	Flat	65	£5,398	Leasehold
Ground Floor Flat, 13, Brock Street, Bath, BA1 2LW	BA1 2LW	BA1 2	30/10/2020	360,000	350,879	N	Flat	65	£5,398	Leasehold
Flat 5, Milestones, 19, Park Lane, Bath, BA1 2XH	BA1 2XH	BA1 2	21/12/2020	450,000	425,883	N	Flat	81.23	£5,243	Leasehold
Flat 5, Milestones, 19, Park Lane, Bath, BA1 2XH	BA1 2XH	BA1 2	21/12/2020	450,000	425,883	N	Flat	81.23	£5,243	Leasehold
Flat 3, 12, Park Lane, Bath, BA1 2XQ	BA1 2XQ	BA1 2	12/11/2019	465,000	476,139	N	Flat	91	£5,232	Leasehold
Flat 5, 14, Alfred Street, Bath, BA1 2QX	BA1 2QX	BA1 2	22/06/2020	345,000	343,550	N	Flat	66	£5,205	Leasehold
Flat 5, 14, Alfred Street, Bath, BA1 2QX	BA1 2QX	BA1 2	22/06/2020	345,000	343,550	N	Flat	66	£5,205	Leasehold
25, Cranwells Park, Bath, BA1 2YD	BA1 2YD	BA1 2	14/08/2020	532,000	535,198	N	Semi-detached	105	£5,097	Leasehold
25, Cranwells Park, Bath, BA1 2YD	BA1 2YD	BA1 2	14/08/2020	532,000	535,198	N	Semi-detached	105	£5,097	Leasehold
15, Badminton Gardens, Bath, BA1 2XS	BA1 2XS	BA1 2	14/08/2020	462,500	468,743	N	Detached	94	£4,987	Freehold
15, Badminton Gardens, Bath, BA1 2XS	BA1 2XS	BA1 2	14/08/2020	462,500	468,743	N	Detached	94	£4,987	Freehold
68, Cranwells Park, Bath, BA1 2YE	BA1 2YE	BA1 2	03/08/2020	795,000	805,732	N	Detached	162	£4,974	Freehold
68, Cranwells Park, Bath, BA1 2YE	BA1 2YE	BA1 2	03/08/2020	795,000	805,732	N	Detached	162	£4,974	Freehold
Flat 5, 8, Park Street, Bath, BA1 2TB	BA1 2TB	BA1 2	31/07/2020	241,500	239,544	N	Flat	48.64	£4,925	Leasehold
Flat 5, 8, Park Street, Bath, BA1 2TB	BA1 2TB	BA1 2	31/07/2020	241,500	239,544	N	Flat	48.64	£4,925	Leasehold
Flat 4, 10, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	31/01/2020	325,000	334,557	N	Flat	68	£4,920	Leasehold
Flat 4, 10, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	31/01/2020	325,000	334,557	N	Flat	68	£4,920	Leasehold
Flat 3, 2, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	14/02/2020	500,000	517,733	N	Flat	106	£4,884	Leasehold
Flat 3, 2, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	14/02/2020	500,000	517,733	N	Flat	106	£4,884	Leasehold
27, New King Street, Bath, BA1 2BL	BA1 2BL	BA1 2	01/10/2019	875,000	917,885	N	Terraced	189	£4,857	Freehold
27, New King Street, Bath, BA1 2BL	BA1 2BL	BA1 2	01/10/2019	875,000	917,885	N	Terraced	189	£4,857	Freehold
Flat 1, 12, Park Lane, Bath, BA1 2XQ	BA1 2XQ	BA1 2	25/10/2019	445,000	450,728	N	Flat	93	£4,847	Leasehold
48, Rivers Street, Bath, BA1 2QA	BA1 2QA	BA1 2	18/12/2019	765,000	815,029	N	Terraced	169	£4,823	Freehold
48, Rivers Street, Bath, BA1 2QA	BA1 2QA	BA1 2	18/12/2019	765,000	815,029	N	Terraced	169	£4,823	Freehold
Ground Floor Apartment, 18, The Circus, Bath, BA1 2ET	BA1 2ET	BA1 2	01/07/2020	585,000	580,262	N	Flat	121	£4,796	Leasehold
Ground Floor Apartment, 18, The Circus, Bath, BA1 2ET	BA1 2ET	BA1 2	01/07/2020	585,000	580,262	N	Flat	121	£4,796	Leasehold
Flat 2, 1, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	31/07/2020	445,000	441,396	N	Flat	94.17	£4,687	Leasehold
Flat 2, 1, Portland Place, Bath, BA1 2RU	BA1 2RU	BA1 2	31/07/2020	445,000	441,396	N	Flat	94.17	£4,687	Leasehold
22a, Morford Street, Bath, BA1 2RL	BA1 2RL	BA1 2	08/11/2019	336,000	357,298	N	Terraced	77.98	£4,582	Freehold
22a, Morford Street, Bath, BA1 2RL	BA1 2RL	BA1 2	08/11/2019	336,000	357,298	N	Terraced	77.98	£4,582	Freehold
Garden Maisonette, 15, Marlborough Buildings, Bath, BA1 2LY	BA1 2LY	BA1 2	13/08/2020	1,300,000	1,280,789	N	Flat	281	£4,558	Leasehold
Garden Maisonette, 15, Marlborough Buildings, Bath, BA1 2LY	BA1 2LY	BA1 2	13/08/2020	1,300,000	1,280,789	N	Flat	281	£4,558	Leasehold
Second Floor Flat, 21, Marlborough Buildings, Bath, BA1 2LY	BA1 2LY	BA1 2	24/10/2019	357,500	362,102	N	Flat	80	£4,526	Leasehold
Second Floor Flat, 21, Marlborough Buildings, Bath, BA1 2LY	BA1 2LY	BA1 2	24/10/2019	357,500	362,102	N	Flat	80	£4,526	Leasehold
Flat 1, Victoria House, Weston Road, Bath, BA1 2XY	BA1 2XY	BA1 2	04/12/2019	295,000	303,223	N	Flat	67	£4,526	Leasehold
Flat 1, Victoria House, Weston Road, Bath, BA1 2XY	BA1 2XY	BA1 2	04/12/2019	295,000	303,223	N	Flat	67	£4,526	Leasehold
38, St James'S Square, Bath, BA1 2TU	BA1 2TU	BA1 2	09/08/2019	310,000	313,484	N	Flat	70	£4,478	Leasehold
24, Royal Crescent, Bath, BA1 2LT	BA1 2LT	BA1 2	07/10/2019	425,000	430,471	N	Flat	97	£4,438	Leasehold
24, Royal Crescent, Bath, BA1 2LT	BA1 2LT	BA1 2	07/10/2019	425,000	430,471	N	Flat	97	£4,438	Leasehold
21, Badminton Gardens, Bath, BA1 2XS	BA1 2XS	BA1 2	28/09/2020	455,000	446,053	N	Terraced	101	£4,416	Freehold
21, Badminton Gardens, Bath, BA1 2XS	BA1 2XS	BA1 2	28/09/2020	455,000	446,053	N	Terraced	101	£4,416	Freehold
7, St Pauls Place, Bath, BA1 2AR	BA1 2AR	BA1 2	06/03/2020	190,000	193,247	N	Flat	44	£4,392	Leasehold
7, St Pauls Place, Bath, BA1 2AR	BA1 2AR	BA1 2	06/03/2020	190,000	193,247	N	Flat	44	£4,392	Leasehold
Flat 6, Victoria House, Weston Road, Bath, BA1 2XY	BA1 2XY	BA1 2	31/07/2020	295,000	292,611	N	Flat	67	£4,367	Leasehold
Flat 6, Victoria House, Weston Road, Bath, BA1 2XY	BA1 2XY	BA1 2	31/07/2020	295,000	292,611	N	Flat	67	£4,367	Leasehold
Flat 1, 15, Burlington Street, Bath, BA1 2SA	BA1 2SA	BA1 2	29/06/2020	295,000	293,760	N	Flat	69.56	£4,223	Leasehold
Flat 1, 15, Burlington Street, Bath, BA1 2SA	BA1 2SA	BA1 2	29/06/2020	295,000	293,760	N	Flat	69.56	£4,223	Leasehold
1, Portland Terrace, Bath, BA1 2SH	BA1 2SH	BA1 2	11/11/2020	405,000	386,916	N	Terraced	94	£4,116	Freehold
1, Portland Terrace, Bath, BA1 2SH	BA1 2SH	BA1 2	11/11/2020	405,000	386,916	N	Terraced	94	£4,116	Freehold
Flat 7, 19, Park Lane, Bath, BA1 2XH	BA1 2XH	BA1 2	11/12/2020	375,000	354,902	N	Flat	86.76	£4,091	Leasehold
Flat 7, 19, Park Lane, Bath, BA1 2XH	BA1 2XH	BA1 2	11/12/2020	375,000	354,902	N	Flat	86.76	£4,091	Leasehold
Flat 1, 4, Great Stanhope Street, Bath, BA1 2BQ	BA1 2BQ	BA1 2	06/12/2019	290,000	298,083	N	Flat	74	£4,028	Leasehold
Flat 1, 4, Great Stanhope Street, Bath, BA1 2BQ	BA1 2BQ	BA1 2	06/12/2019	290,000	298,083	N	Flat	74	£4,028	Leasehold
Flat 5, 20, Portland Place, Bath, BA1 2RZ	BA1 2RZ	BA1 2	30/11/2020	300,000	283,940	N	Flat	72.7	£3,906	Leasehold
Flat 5, 20, Portland Place, Bath, BA1 2RZ	BA1 2RZ	BA1 2	30/11							

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Flat 5, 11, New King Street, Bath, BA1 2BL	BA1 2BL	BA1 2	04/12/2020	130,000	123,033	N	Flat	38	£3,238	Leasehold
Flat 3, 27, Morford Street, Bath, BA1 2RJ	BA1 2RJ	BA1 2	16/08/2019	250,000	252,809	N	Flat	93	£2,718	Leasehold
3, Burlington Place, Bath, BA1 2SQ	BA1 2SQ	BA1 2	10/12/2020	137,809	131,242	N	Terraced	49	£2,678	Freehold
3, Burlington Place, Bath, BA1 2SQ	BA1 2SQ	BA1 2	10/12/2020	137,809	131,242	N	Terraced	49	£2,678	Freehold
		BA1 2 Average							£5,124	
Flat 18 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	29/10/2020	600,000	584,799	Y	Flat	66	£8,861	Leasehold
Flat 18 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	29/10/2020	600,000	584,799	Y	Flat	66	£8,861	Leasehold
Flat 10 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	26/10/2020	480,000	467,839	Y	Flat	53	£8,827	Leasehold
Flat 10 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	26/10/2020	480,000	467,839	Y	Flat	53	£8,827	Leasehold
Maisonette, 1, St Georges Buildings, Bath, BA1 3AB	BA1 3AB	BA1 3	25/10/2019	277,000	280,566	N	Flat	35	£8,016	Leasehold
Maisonette, 1, St Georges Buildings, Bath, BA1 3AB	BA1 3AB	BA1 3	25/10/2019	277,000	280,566	N	Flat	35	£8,016	Leasehold
6, Locksbrook Place, Bath, BA1 3DG	BA1 3DG	BA1 3	16/09/2020	460,000	450,955	N	Terraced	57.27	£7,874	Freehold
198, Newbridge Road, Bath, BA1 3LF	BA1 3LF	BA1 3	28/02/2020	550,000	588,939	N	Detached	77	£7,649	Freehold
198, Newbridge Road, Bath, BA1 3LF	BA1 3LF	BA1 3	28/02/2020	550,000	588,939	N	Detached	77	£7,649	Freehold
Flat 14 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	22/10/2019	335,000	339,312	Y	Flat	53	£6,402	Leasehold
Flat 14 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	22/10/2019	335,000	339,312	Y	Flat	53	£6,402	Leasehold
52, Newbridge Hill, Bath, BA1 3PU	BA1 3PU	BA1 3	09/08/2019	1,260,000	1,329,883	N	Semi-detached	209.36	£6,352	Freehold
Flat 2, 10, Albion Place, Bath, BA1 3AD	BA1 3AD	BA1 3	20/11/2020	205,000	194,026	N	Flat	33	£5,880	Leasehold
Flat 2, 10, Albion Place, Bath, BA1 3AD	BA1 3AD	BA1 3	20/11/2020	205,000	194,026	N	Flat	33	£5,880	Leasehold
13, Cedric Road, Bath, BA1 3PD	BA1 3PD	BA1 3	23/12/2019	556,000	594,172	N	Detached	102	£5,825	Freehold
Flat 5 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	12/11/2020	410,000	388,051	Y	Flat	67	£5,792	Leasehold
Flat 5 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	12/11/2020	410,000	388,051	Y	Flat	67	£5,792	Leasehold
5, Victoria Place, Bath, BA1 3AZ	BA1 3AZ	BA1 3	27/01/2020	430,500	458,580	N	Terraced	81	£5,661	Freehold
5, Victoria Place, Bath, BA1 3AZ	BA1 3AZ	BA1 3	27/01/2020	430,500	458,580	N	Terraced	81	£5,661	Freehold
11, Rosslyn Road, Bath, BA1 3LQ	BA1 3LQ	BA1 3	31/01/2020	560,000	596,527	N	Terraced	106	£5,628	Freehold
11, Rosslyn Road, Bath, BA1 3LQ	BA1 3LQ	BA1 3	31/01/2020	560,000	596,527	N	Terraced	106	£5,628	Freehold
115, Penn Hill Road, Bath, BA1 3RU	BA1 3RU	BA1 3	17/11/2020	525,000	502,421	N	Semi-detached	91	£5,521	Freehold
115, Penn Hill Road, Bath, BA1 3RU	BA1 3RU	BA1 3	17/11/2020	525,000	502,421	N	Semi-detached	91	£5,521	Freehold
Flat 2, 133, Newbridge Road, Bath, BA1 3HB	BA1 3HB	BA1 3	01/12/2020	180,000	170,353	N	Flat	31	£5,495	Leasehold
94, Newbridge Hill, Bath, BA1 3QB	BA1 3QB	BA1 3	28/02/2020	1,400,000	1,494,115	N	Semi-detached	275	£5,433	Leasehold
94, Newbridge Hill, Bath, BA1 3QB	BA1 3QB	BA1 3	28/02/2020	1,400,000	1,494,115	N	Semi-detached	275	£5,433	Leasehold
50, Rosslyn Road, Bath, BA1 3LH	BA1 3LH	BA1 3	30/03/2020	523,000	548,227	N	Semi-detached	102	£5,375	Freehold
50, Rosslyn Road, Bath, BA1 3LH	BA1 3LH	BA1 3	30/03/2020	523,000	548,227	N	Semi-detached	102	£5,375	Freehold
32, Manor Park, Bath, BA1 3RJ	BA1 3RJ	BA1 3	18/06/2020	488,000	496,158	N	Semi-detached	94	£5,278	Freehold
48, Penn Lea Road, Bath, BA1 3RB	BA1 3RB	BA1 3	27/03/2020	550,000	577,471	N	Detached	111	£5,202	Freehold
48, Penn Lea Road, Bath, BA1 3RB	BA1 3RB	BA1 3	27/03/2020	550,000	577,471	N	Detached	111	£5,202	Freehold
14, Kelston Road, Bath, BA1 3QN	BA1 3QN	BA1 3	19/11/2020	500,000	478,497	N	Semi-detached	92	£5,201	Freehold
14, Kelston Road, Bath, BA1 3QN	BA1 3QN	BA1 3	19/11/2020	500,000	478,497	N	Semi-detached	92	£5,201	Freehold
3, Victoria Place, Bath, BA1 3AZ	BA1 3AZ	BA1 3	19/10/2020	427,000	419,640	N	Terraced	81	£5,181	Freehold
3, Victoria Place, Bath, BA1 3AZ	BA1 3AZ	BA1 3	19/10/2020	427,000	419,640	N	Terraced	81	£5,181	Freehold
Basement, 93, Newbridge Road, Bath, BA1 3HF	BA1 3HF	BA1 3	13/08/2019	215,000	217,416	N	Flat	42	£5,177	Leasehold
10, Audley Grove, Lower Weston, Bath, BA1 3BS	BA1 3BS	BA1 3	23/10/2020	420,000	412,761	N	Terraced	81	£5,096	Freehold
10, Audley Grove, Lower Weston, Bath, BA1 3BS	BA1 3BS	BA1 3	23/10/2020	420,000	412,761	N	Terraced	81	£5,096	Freehold
Flat 4, Windsor Castle, Upper Bristol Road, Bath, BA1 3DN	BA1 3DN	BA1 3	31/01/2020	240,000	247,057	N	Flat	49	£5,042	Leasehold
Flat 4, Windsor Castle, Upper Bristol Road, Bath, BA1 3DN	BA1 3DN	BA1 3	31/01/2020	240,000	247,057	N	Flat	49	£5,042	Leasehold
32, Partis Way, Bath, BA1 3QQ	BA1 3QQ	BA1 3	19/03/2020	475,000	497,912	N	Semi-detached	99	£5,029	Freehold
28, Cork Street, Bath, BA1 3BD	BA1 3BD	BA1 3	24/01/2020	475,000	505,983	N	Terraced	103.64	£4,882	Freehold
28, Cork Street, Bath, BA1 3BD	BA1 3BD	BA1 3	24/01/2020	475,000	505,983	N	Terraced	103.64	£4,882	Freehold
58, Rosslyn Road, Bath, BA1 3LH	BA1 3LH	BA1 3	18/12/2020	509,000	483,994	N	Detached	100	£4,840	Freehold
Flat 3, 10, Albion Place, Bath, BA1 3AD	BA1 3AD	BA1 3	05/09/2020	190,000	183,557	N	Flat	38	£4,830	Leasehold
Flat 3, 10, Albion Place, Bath, BA1 3AD	BA1 3AD	BA1 3	05/09/2020	190,000	183,557	N	Flat	38	£4,830	Leasehold
12, Combe Park, Bath, BA1 3NP	BA1 3NP	BA1 3	21/02/2020	1,225,000	1,307,351	N	Semi-detached	271	£4,824	Freehold
12, Combe Park, Bath, BA1 3NP	BA1 3NP	BA1 3	21/02/2020	1,225,000	1,307,351	N	Semi-detached	271	£4,824	Freehold
Flat 3, 13, Newbridge Road, Bath, BA1 3HE	BA1 3HE	BA1 3	01/06/2020	230,000	229,034	N	Flat	48.19	£4,753	Leasehold
Flat 3, 13, Newbridge Road, Bath, BA1 3HE	BA1 3HE	BA1 3	01/06/2020	230,000	229,034	N	Flat	48.19	£4,753	Leasehold
30, Edward Street, Lower Weston, Bath, BA1 3BR	BA1 3BR	BA1 3	06/12/2019	538,000	571,293	N	Semi-detached	121	£4,721	Freehold
23, Hungerford Road, Lower Weston, Bath, BA1 3BU	BA1 3BU	BA1 3	16/08/2019	350,000	367,667	N	Terraced	78	£4,714	Freehold
19, Horstmann Close, Bath, BA1 3NX	BA1 3NX	BA1 3	06/01/2020	350,000	360,292	N	Flat	77	£4,679	Leasehold
19, Horstmann Close, Bath, BA1 3NX	BA1 3NX	BA1 3	06/01/2020	350,000	360,292	N	Flat	77	£4,679	Leasehold
15, Evelyn Road, Bath, BA1 3QF	BA1 3QF	BA1 3	20/12/2019	735,000	780,484	N	Semi-detached	167	£4,674	Freehold
15, Evelyn Road, Bath, BA1 3QF	BA1 3QF	BA1 3	20/12/2019	735,000	780,484	N	Semi-detached	167	£4,674	Freehold
65, Rosslyn Road, Bath, BA1 3LQ	BA1 3LQ	BA1 3	07/02/2020	420,000	448,235	N	Semi-detached	97	£4,621	Freehold
65, Rosslyn Road, Bath, BA1 3LQ	BA1 3LQ	BA1 3	07/02/2020	420,000	448,235	N	Semi-detached	97	£4,621	Freehold
30, Avon Park, Bath, BA1 3JP	BA1 3JP	BA1 3	16/08/2019	268,000	281,528	N	Terraced	61	£4,615	Freehold
20, Park Road, Bath, BA1 3EE	BA1 3EE	BA1 3	21/10/2019	645,000	676,613	N	Terraced	147	£4,603	Freehold
20, Park Road, Bath, BA1 3EE	BA1 3EE	BA1 3	21/10/2019	645,000	676,613	N	Terraced	147	£4,603	Freehold
14, Burleigh Gardens, Bath, BA1 3RR	BA1 3RR	BA1 3	29/11/2019	375,000	398,963	N	Semi-detached	87	£4,586	Freehold
14, Burleigh Gardens, Bath, BA1 3RR	BA1 3RR	BA1 3	29/11/2019	375,000	398,963	N	Semi-detached	87	£4,586	Freehold
1, Park View, Upper Bristol Road, Bath, BA1 3AW	BA1 3AW	BA1 3	03/09/2019	787,500	824,576	N	Terraced	180	£4,581	Freehold
33, Partis Way, Bath, BA1 3QQ	BA1 3QQ	BA1 3	16/11/2020	505,500	483,760	N	Semi-detached	106	£4,564	Freehold
33, Partis Way, Bath, BA1 3QQ	BA1 3QQ	BA1 3	16/11/2020	505,500	483,760	N	Semi-detached	106	£4,564	Freehold
49, Hungerford Road, Lower Weston, Bath, BA1 3BX	BA1 3BX	BA1 3	01/11/2019	326,000	346,664	N	Terraced	76	£4,561	Freehold
49, Hungerford Road, Lower Weston, Bath, BA1 3BX	BA1 3BX	BA1 3	01/11/2019	326,000	346,664	N	Terraced	76	£4,561	Freehold
87, Penn Hill Road, Bath, BA1 3RT	BA1 3RT	BA1 3	22/10/2020	717,500	704,693	N	Detached	156	£4,517	Freehold
87, Penn Hill Road, Bath, BA1 3RT	BA1 3RT	BA1 3	22/10/2020	717,500	704,693	N	Detached	156	£4,517	Freehold
9, Locksbrook Road, Bath, BA1 3EY	BA1 3EY	BA1 3	15/11/2019	517,500	550,302	N	Terraced	122	£4,511	Freehold
9, Locksbrook Road, Bath, BA1 3EY	BA1 3EY	BA1 3	15/11/2019	517,500	550,302	N	Terraced	122	£4,511	Freehold
Garden Flat, 40, Newbridge Road, Bath, BA1 3JZ	BA1 3JZ	BA1 3	17/01/2020	262,000	269,704	N	Flat	60	£4,495	Leasehold
Garden Flat, 40, Newbridge Road, Bath, BA1 3JZ	BA1 3JZ	BA1 3	17/01/2020	262,000	269,704	N	Flat	60	£4,495	Leasehold
47, Hungerford Road, Lower Weston, Bath, BA1 3BX	BA1 3BX	BA1 3	28/02/2020	330,000	352,826	N	Terraced	80	£4,410	Freehold
47, Hungerford Road, Lower Weston, Bath, BA1 3BX	BA1 3BX	BA1 3	28/02/2020	330,000	352,826	N	Terraced	80	£4,410	Freehold
36, Avon Park, Bath, BA1 3JP	BA1 3JP	BA1 3	08/12/2020	268,000	255,229	N	Terraced	58	£4,401	Freehold
36, Avon Park, Bath, BA1 3JP	BA1 3JP	BA1 3	08/12/2020	268,000	255,229	N	Terraced	58	£4,401	Freehold
1, Audley Grove, Lower Weston, Bath, BA1 3BS	BA1 3BS	BA1 3	17/09/2019	372,500	393,157	N	Semi-detached	90.3	£4,354	Freehold
1, Audley Grove, Lower Weston, Bath, BA1 3BS	BA1 3BS	BA1 3	17/09/2019	372,500	393,157	N	Semi-detached	90.3	£4,354	Freehold
40, Hungerford Road, Lower Weston, Bath, BA1 3BU	BA1 3BU	BA1 3	18/12/2020	365,000	347,069	N	Detached	80	£4,338	Freehold
40, Hungerford Road, Lower Weston, Bath, BA1 3BU	BA1 3BU	BA1 3	18/12/2020	365,000	347,069	N	Detached	80	£4,338	Freehold
5, Onega Terrace, Bath, BA1 3AH	BA1 3AH	BA1 3	12/06/2020	400,000	407,048	N	Terraced	94	£4,330	Leasehold
5, Onega Terrace, Bath, BA1 3AH	BA1 3AH	BA1 3	12/06/2020	400,000	407,048	N	Terraced	94	£4,330	Leasehold
4, Cork Terrace, Bath, BA1 3BE	BA1 3BE	BA1 3	31/07/2020	425,000	432,621	N	Terraced	100	£4,326	Freehold
4, Cork Terrace, Bath, BA1 3BE	BA1 3BE	BA1 3	31/07/2020	425,000	432,621	N	Terraced	100	£4,326	Freehold

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
9, Partis Way, Bath, BA1 3QG	BA1 3QG	BA1 3	06/08/2020	550,000	553,306	N	Semi-detached	139	£3,981	Freehold
51, Audley Grove, Lower Weston, Bath, BA1 3BS	BA1 3BS	BA1 3	17/09/2020	485,000	475,463	N	Terraced	120	£3,962	Freehold
63, Newbridge Road, Bath, BA1 3HF	BA1 3HF	BA1 3	06/09/2019	250,000	252,313	N	Flat	64	£3,942	Leasehold
33, Avondale Road, Bath, BA1 3EG	BA1 3EG	BA1 3	20/03/2020	320,110	336,297	N	Terraced	87	£3,865	Freehold
33, Avondale Road, Bath, BA1 3EG	BA1 3EG	BA1 3	20/03/2020	320,110	336,297	N	Terraced	87	£3,865	Freehold
3, Osborne Road, Bath, BA1 3JR	BA1 3JR	BA1 3	06/09/2019	350,000	366,478	N	Terraced	95	£3,858	Leasehold
Ground Floor Flat, 30, Combe Park, Bath, BA1 3NR	BA1 3NR	BA1 3	01/12/2020	610,000	577,307	N	Flat	152	£3,798	Leasehold
Milvidon, Evelyn Road, Bath, BA1 3QF	BA1 3QF	BA1 3	04/08/2020	335,000	337,014	N	Semi-detached	90	£3,745	Freehold
Milvidon, Evelyn Road, Bath, BA1 3QF	BA1 3QF	BA1 3	04/08/2020	335,000	337,014	N	Semi-detached	90	£3,745	Freehold
11, Evelyn Road, Bath, BA1 3QF	BA1 3QF	BA1 3	07/10/2020	320,000	314,484	N	Terraced	84	£3,744	Freehold
44, Avondale Road, Bath, BA1 3EG	BA1 3EG	BA1 3	26/03/2020	375,000	393,963	N	Terraced	106	£3,717	Freehold
44, Avondale Road, Bath, BA1 3EG	BA1 3EG	BA1 3	26/03/2020	375,000	393,963	N	Terraced	106	£3,717	Freehold
Ground Floor Flat, 3, Albion Terrace, Bath, BA1 3AF	BA1 3AF	BA1 3	01/11/2019	187,000	191,479	N	Flat	52	£3,682	Leasehold
Ground Floor Flat, 3, Albion Terrace, Bath, BA1 3AF	BA1 3AF	BA1 3	01/11/2019	187,000	191,479	N	Flat	52	£3,682	Leasehold
15, Kennington Road, Lower Weston, Bath, BA1 3EA	BA1 3EA	BA1 3	03/08/2020	499,500	501,109	N	Terraced	137	£3,658	Freehold
15, Kennington Road, Lower Weston, Bath, BA1 3EA	BA1 3EA	BA1 3	03/08/2020	499,500	501,109	N	Terraced	137	£3,658	Freehold
127, Newbridge Road, Bath, BA1 3HG	BA1 3HG	BA1 3	24/01/2020	615,000	656,457	N	Detached	183	£3,587	Freehold
127, Newbridge Road, Bath, BA1 3HG	BA1 3HG	BA1 3	24/01/2020	615,000	656,457	N	Detached	183	£3,587	Freehold
157, Newbridge Road, Bath, BA1 3HQ	BA1 3HQ	BA1 3	24/04/2020	475,000	486,927	N	Semi-detached	136	£3,580	Freehold
13, Avondale Road, Bath, BA1 3EG	BA1 3EG	BA1 3	13/09/2019	320,000	335,066	N	Terraced	94	£3,565	Freehold
13, Avondale Road, Bath, BA1 3EG	BA1 3EG	BA1 3	13/09/2019	320,000	335,066	N	Terraced	94	£3,565	Freehold
Flat 6, Windsor Castle, Upper Bristol Road, Bath, BA1 3DN	BA1 3DN	BA1 3	31/01/2020	275,000	283,086	N	Flat	80.54	£3,515	Leasehold
Flat 6, Windsor Castle, Upper Bristol Road, Bath, BA1 3DN	BA1 3DN	BA1 3	31/01/2020	275,000	283,086	N	Flat	80.54	£3,515	Leasehold
Flat 6 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	16/09/2020	240,000	231,861	Y	Flat	66	£3,513	Leasehold
Flat 6 South Building, River View Court, Victoria Bridge Road, Bath, BA1 3FA	BA1 3FA	BA1 3	16/09/2020	240,000	231,861	Y	Flat	66	£3,513	Leasehold
13, Station Road, Lower Weston, Bath, BA1 3DY	BA1 3DY	BA1 3	01/10/2020	525,000	515,951	N	Terraced	148	£3,486	Freehold
8, Ashley Avenue, Lower Weston, Bath, BA1 3DR	BA1 3DR	BA1 3	13/12/2019	580,000	617,930	N	Terraced	178	£3,472	Freehold
17, Combe Park, Bath, BA1 3NP	BA1 3NP	BA1 3	02/10/2020	1,250,000	1,229,177	N	Semi-detached	356	£3,453	Freehold
17, Combe Park, Bath, BA1 3NP	BA1 3NP	BA1 3	02/10/2020	1,250,000	1,229,177	N	Semi-detached	356	£3,453	Freehold
Flat 5, 92, Newbridge Hill, Bath, BA1 3QB	BA1 3QB	BA1 3	30/10/2020	248,000	241,717	N	Flat	71.28	£3,391	Leasehold
Flat 3, 129, Newbridge Road, Bath, BA1 3HG	BA1 3HG	BA1 3	28/08/2020	270,000	266,010	N	Flat	80	£3,325	Leasehold
Flat 3, 129, Newbridge Road, Bath, BA1 3HG	BA1 3HG	BA1 3	28/08/2020	270,000	266,010	N	Flat	80	£3,325	Leasehold
68, Combe Park, Bath, BA1 3NE	BA1 3NE	BA1 3	30/08/2019	465,000	488,471	N	Terraced	152	£3,214	Freehold
Flat 30, Meadow Court, Brassmill Lane, Bath, BA1 3HX	BA1 3HX	BA1 3	13/08/2019	137,000	138,540	N	Flat	54	£2,566	Leasehold
		BA1 3 Average							£4,742	
Savile House, Weston Park, Bath, BA1 4AN	BA1 4AN	BA1 4	03/09/2019	6,000,000	6,338,434	N	Detached	697.92	£9,082	Freehold
27, Frankland Close, Bath, BA1 4EJ	BA1 4EJ	BA1 4	28/02/2020	290,000	309,495	N	Semi-detached	54.36	£5,693	Leasehold
27, Frankland Close, Bath, BA1 4EJ	BA1 4EJ	BA1 4	28/02/2020	290,000	309,495	N	Semi-detached	54.36	£5,693	Leasehold
1, Countess Chapel, Trafalgar Road, Bath, BA1 4EW	BA1 4EW	BA1 4	13/10/2020	335,000	329,226	N	Terraced	61	£5,397	Freehold
1, Countess Chapel, Trafalgar Road, Bath, BA1 4EW	BA1 4EW	BA1 4	13/10/2020	335,000	329,226	N	Terraced	61	£5,397	Freehold
2, Kinber Close, Bath, BA1 4LT	BA1 4LT	BA1 4	28/02/2020	495,000	528,277	N	Semi-detached	98	£5,391	Freehold
2, Kinber Close, Bath, BA1 4LT	BA1 4LT	BA1 4	28/02/2020	495,000	528,277	N	Semi-detached	98	£5,391	Freehold
74, Purlewent Drive, Bath, BA1 4BA	BA1 4BA	BA1 4	19/03/2020	500,000	524,973	N	Detached	101	£5,198	Freehold
74, Purlewent Drive, Bath, BA1 4BA	BA1 4BA	BA1 4	19/03/2020	500,000	524,973	N	Detached	101	£5,198	Freehold
9, Broadmoor Vale, Bath, BA1 4LP	BA1 4LP	BA1 4	16/08/2019	512,500	540,925	N	Semi-detached	106	£5,103	Freehold
2, Westmead Cottages, Weston, Bath, BA1 4DT	BA1 4DT	BA1 4	25/11/2020	485,000	464,142	N	Semi-detached	91	£5,100	Freehold
2, Westmead Cottages, Weston, Bath, BA1 4DT	BA1 4DT	BA1 4	25/11/2020	485,000	464,142	N	Semi-detached	91	£5,100	Freehold
Abinger, Weston Lane, Bath, BA1 4AA	BA1 4AA	BA1 4	15/12/2020	670,000	640,047	N	Semi-detached	128.4	£4,985	Freehold
Abinger, Weston Lane, Bath, BA1 4AA	BA1 4AA	BA1 4	15/12/2020	670,000	640,047	N	Semi-detached	128.4	£4,985	Freehold
Hillylands, Weston Park, Bath, BA1 4AL	BA1 4AL	BA1 4	09/08/2019	1,735,000	1,831,228	N	Semi-detached	371	£4,936	Freehold
22, Haviland Grove, Weston, Bath, BA1 4JP	BA1 4JP	BA1 4	28/10/2019	350,000	368,745	N	Semi-detached	77	£4,789	Freehold
22, Haviland Grove, Weston, Bath, BA1 4JP	BA1 4JP	BA1 4	28/10/2019	350,000	368,745	N	Semi-detached	77	£4,789	Freehold
64, Frankland Close, Bath, BA1 4EL	BA1 4EL	BA1 4	05/10/2020	325,000	319,586	N	Semi-detached	67	£4,770	Freehold
97, Frankland Close, Bath, BA1 4EL	BA1 4EL	BA1 4	01/11/2019	250,000	265,846	N	Terraced	56	£4,747	Freehold
97, Frankland Close, Bath, BA1 4EL	BA1 4EL	BA1 4	01/11/2019	250,000	265,846	N	Terraced	56	£4,747	Freehold
28, Napier Road, Bath, BA1 4LW	BA1 4LW	BA1 4	26/11/2020	380,000	363,657	N	Semi-detached	77	£4,723	Freehold
28, Napier Road, Bath, BA1 4LW	BA1 4LW	BA1 4	26/11/2020	380,000	363,657	N	Semi-detached	77	£4,723	Freehold
38, Church Road, Weston, Bath, BA1 4BT	BA1 4BT	BA1 4	26/11/2020	320,000	305,066	N	Detached	65	£4,693	Freehold
38, Church Road, Weston, Bath, BA1 4BT	BA1 4BT	BA1 4	26/11/2020	320,000	305,066	N	Detached	65	£4,693	Freehold
Flat 6, Bibury House, High Street, Weston, Bath, BA1 4DR	BA1 4DR	BA1 4	31/07/2020	160,000	158,704	N	Flat	35	£4,534	Leasehold
Flat 6, Bibury House, High Street, Weston, Bath, BA1 4DR	BA1 4DR	BA1 4	31/07/2020	160,000	158,704	N	Flat	35	£4,534	Leasehold
23, Frankland Close, Bath, BA1 4EJ	BA1 4EJ	BA1 4	23/10/2020	272,500	267,803	N	Terraced	60	£4,463	Leasehold
16, Broadmoor Park, Bath, BA1 4JW	BA1 4JW	BA1 4	11/12/2020	385,000	367,788	N	Semi-detached	83	£4,431	Freehold
1, Greenacres, Bath, BA1 4NP	BA1 4NP	BA1 4	12/06/2020	334,000	339,584	N	Semi-detached	77	£4,410	Freehold
1, Greenacres, Bath, BA1 4NP	BA1 4NP	BA1 4	12/06/2020	334,000	339,584	N	Semi-detached	77	£4,410	Freehold
8, Trafalgar Road, Bath, BA1 4EW	BA1 4EW	BA1 4	27/08/2019	321,500	337,728	N	Terraced	77	£4,386	Freehold
156, Purlewent Drive, Bath, BA1 4BE	BA1 4BE	BA1 4	15/10/2020	325,000	319,398	N	Terraced	73	£4,375	Freehold
11, Lansdown Lane, Bath, BA1 4LS	BA1 4LS	BA1 4	16/03/2020	320,000	335,435	N	Semi-detached	78	£4,300	Freehold
11, Lansdown Lane, Bath, BA1 4LS	BA1 4LS	BA1 4	16/03/2020	320,000	335,435	N	Semi-detached	78	£4,300	Freehold
9a, Manor Road, Bath, BA1 4BW	BA1 4BW	BA1 4	22/08/2019	181,000	190,136	N	Terraced	45	£4,225	Freehold
44, Napier Road, Bath, BA1 4LW	BA1 4LW	BA1 4	29/09/2020	520,000	511,905	N	Detached	123	£4,162	Freehold
44, Napier Road, Bath, BA1 4LW	BA1 4LW	BA1 4	29/09/2020	520,000	511,905	N	Detached	123	£4,162	Freehold
56, Chandler Close, Weston, Bath, BA1 4EG	BA1 4EG	BA1 4	06/09/2019	270,000	282,712	N	Terraced	68	£4,158	Freehold
56, Chandler Close, Weston, Bath, BA1 4EG	BA1 4EG	BA1 4	06/09/2019	270,000	282,712	N	Terraced	68	£4,158	Freehold
6, Brookfield Park, Bath, BA1 4JF	BA1 4JF	BA1 4	19/12/2019	335,000	356,908	N	Terraced	86	£4,150	Freehold
6, Brookfield Park, Bath, BA1 4JF	BA1 4JF	BA1 4	19/12/2019	335,000	356,908	N	Terraced	86	£4,150	Freehold
25, Harcourt Gardens, Bath, BA1 4DL	BA1 4DL	BA1 4	24/04/2020	295,000	302,520	N	Terraced	73	£4,144	Leasehold
25, Harcourt Gardens, Bath, BA1 4DL	BA1 4DL	BA1 4	24/04/2020	295,000	302,520	N	Terraced	73	£4,144	Leasehold
26, Wellington Buildings, Bath, BA1 4EP	BA1 4EP	BA1 4	05/12/2019	275,000	292,984	N	Terraced	71.27	£4,111	Freehold
7, Chandler Close, Weston, Bath, BA1 4EG	BA1 4EG	BA1 4	31/07/2020	344,000	350,168	N	Terraced	86	£4,072	Freehold
7, Chandler Close, Weston, Bath, BA1 4EG	BA1 4EG	BA1 4	31/07/2020	344,000	350,168	N	Terraced	86	£4,072	Freehold
2, Montrose Cottages, Bath, BA1 4AF	BA1 4AF	BA1 4	26/08/2020	515,000	516,659	N	Terraced	127	£4,068	Freehold
2, Montrose Cottages, Bath, BA1 4AF	BA1 4AF	BA1 4	26/08/2020	515,000	516,659	N	Terraced	127	£4,068	Freehold
99, High Street, Weston, Bath, BA1 4DQ	BA1 4DQ	BA1 4	17/03/2020	211,500	222,195	N	Terraced	55	£4,040	Freehold
99, High Street, Weston, Bath, BA1 4DQ	BA1 4DQ	BA1 4	17/03/2020	211,500	222,195	N	Terraced	55	£4,040	Freehold
2, Napier Road, Bath, BA1 4LN	BA1 4LN	BA1 4	13/08/2020	385,000	390,197	N	Detached	97	£4,023	Freehold
29, Napier Road, Bath, BA1 4LN	BA1 4LN	BA1 4	30/11/2020	332,000	316,505	N	Detached	79	£4,006	Freehold
29, Napier Road, Bath, BA1 4LN	BA1 4LN	BA1 4	30/11/2020	332,000	316,505	N	Detached	79	£4,006	Freehold
143, Purlewent Drive, Bath, BA1 4BE	BA1 4BE	BA1 4	22/09/2020	282,500	278,102	N	Detached	70	£3,973	Freehold
143, Purlewent Drive, Bath, BA1 4BE	BA1 4BE	BA1 4	22/09/2020	282,500	278,102	N	Detached	70	£3,973	Freehold
49, Greenacres, Bath, BA1 4NP	BA1 4NP	BA1 4	02/04/2020	340,000	348,537	N	Semi-detached	93	£3,748	Freehold
49, Greenacres, Bath, BA1 4NP	BA1 4NP	BA1 4	02/04/2020	340,000	348,537	N	Semi-detached	93	£3,748	Freehold
114, Broadmoor Lane, Bath, BA1 4LB	BA1 4LB	BA1 4	22/11/2019	435,000	462,797	N	Semi-detached	124	£3,732	Freehold
114, Broadmoor Lane, Bath, BA1 4LB	BA1 4LB	BA1 4	22/11/2019	435,000	462,797	N	Semi-detached	124	£3,732	Freehold
3, Greenbank Gardens, Bath, BA1 4EF	BA1 4EF	BA1 4	09/03/2020	317,000	333,030	N	Terraced	91	£3,660	Freehold
3, Greenbank Gardens, Bath, BA1 4EF	BA1 4EF	BA1 4	09/03/2020	317,000	333,030	N	Terraced	91	£3,660	Freehold
Flat 14, Sheppards Gardens, High Street, Weston, Bath, BA1 4DF	BA1 4DF	BA1 4	24/10/2019	142,000	143,828	N	Flat	39.37	£3,653	Leasehold
Flat 14, Sheppards Gardens, High Street, Weston, Bath, BA1 4DF	BA1 4DF	BA1 4	24/10/2019	142,000	143,828	N	Flat	39.37	£3,653	Leasehold
Flat 23, Sheppards Gardens, High Street, Weston, Bath, BA1 4DF	BA1 4DF	BA1 4	20/08/2020	180,000	177,340	N	Flat	49	£3,619	Leasehold
Flat 23, Sheppards Gardens, High Street, Weston, Bath, BA1 4DF	BA1 4DF	BA1 4	20/08/2020	180,000	177,340	N	Flat	49	£3,619	Leasehold
36, Leighton Road, Bath, BA1 4NE	BA1 4NE	BA1 4	23/10/2020	382,500	375,672	N	Detached	106	£3	

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
148, Southlands, Bath, BA1 4EB	BA1 4EB	BA1 4	19/02/2020	255,000	272,142	N	Semi-detached	85	£3,202	Freehold
54, Brookfield Park, Bath, BA1 4JJ	BA1 4JJ	BA1 4	24/08/2020	295,000	295,950	N	Terraced	94	£3,148	Freehold
54, Brookfield Park, Bath, BA1 4JJ	BA1 4JJ	BA1 4	24/08/2020	295,000	295,950	N	Terraced	94	£3,148	Freehold
63, Brookfield Park, Bath, BA1 4JJ	BA1 4JJ	BA1 4	25/10/2019	276,000	289,527	N	Terraced	103	£2,811	Freehold
63, Brookfield Park, Bath, BA1 4JJ	BA1 4JJ	BA1 4	25/10/2019	276,000	289,527	N	Terraced	103	£2,811	Freehold
60, Eastfield Avenue, Bath, BA1 4HJ	BA1 4HJ	BA1 4	11/12/2020	230,000	219,717	N	Semi-detached	105	£2,093	Freehold
60, Eastfield Avenue, Bath, BA1 4HJ	BA1 4HJ	BA1 4	11/12/2020	230,000	219,717	N	Semi-detached	105	£2,093	Freehold
		BA1 4 Average							£4,250	
14, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	31/10/2019	1,350,000	1,367,377	Y	Flat	139	£9,837	Leasehold
14, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	31/10/2019	1,350,000	1,367,377	Y	Flat	139	£9,837	Leasehold
7, Hermitage Road, Bath, BA1 5SN	BA1 5SN	BA1 5	30/03/2020	830,000	871,456	N	Detached	92	£9,472	Freehold
7, Hermitage Road, Bath, BA1 5SN	BA1 5SN	BA1 5	30/03/2020	830,000	871,456	N	Detached	92	£9,472	Freehold
6, Malvern Villas, Bath, BA1 5JS	BA1 5JS	BA1 5	29/10/2019	1,100,000	1,158,914	N	Semi-detached	136.08	£8,516	Freehold
6, Malvern Villas, Bath, BA1 5JS	BA1 5JS	BA1 5	29/10/2019	1,100,000	1,158,914	N	Semi-detached	136.08	£8,516	Freehold
9, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	04/11/2019	1,125,000	1,151,948	Y	Flat	136	£8,470	Leasehold
9, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	04/11/2019	1,125,000	1,151,948	Y	Flat	136	£8,470	Leasehold
28a, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	29/11/2019	437,500	447,980	Y	Flat	53	£8,452	Leasehold
28a, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	29/11/2019	437,500	447,980	Y	Flat	53	£8,452	Leasehold
32a, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	10/12/2019	345,000	354,616	Y	Flat	42	£8,443	Leasehold
8, Ainslies Belvedere, Bath, BA1 5HT	BA1 5HT	BA1 5	06/04/2020	1,350,000	1,384,412	N	Terraced	169	£8,192	Freehold
8, Ainslies Belvedere, Bath, BA1 5HT	BA1 5HT	BA1 5	06/04/2020	1,350,000	1,384,412	N	Terraced	169	£8,192	Freehold
5, Northfields Close, Bath, BA1 5TE	BA1 5TE	BA1 5	13/08/2020	1,150,000	1,165,524	N	Detached	143	£8,151	Freehold
5, Northfields Close, Bath, BA1 5TE	BA1 5TE	BA1 5	13/08/2020	1,150,000	1,165,524	N	Detached	143	£8,151	Freehold
4, Somerset Place, Bath, BA1 5AD	BA1 5AD	BA1 5	24/06/2020	1,050,000	1,045,588	N	Flat	129	£8,105	Leasehold
4, Somerset Place, Bath, BA1 5AD	BA1 5AD	BA1 5	24/06/2020	1,050,000	1,045,588	N	Flat	129	£8,105	Leasehold
11, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	06/03/2020	1,075,000	1,093,368	Y	Flat	136	£8,039	Leasehold
11, Perfect View, Bath, BA1 5JY	BA1 5JY	BA1 5	30/06/2020	520,000	529,162	N	Terraced	66	£8,018	Leasehold
11, Perfect View, Bath, BA1 5JY	BA1 5JY	BA1 5	30/06/2020	520,000	529,162	N	Terraced	66	£8,018	Leasehold
33, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	09/03/2020	395,000	401,749	Y	Flat	51	£7,877	Leasehold
28b, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	01/05/2020	375,000	373,303	Y	Flat	48	£7,777	Leasehold
28b, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	01/05/2020	375,000	373,303	Y	Flat	48	£7,777	Leasehold
40, Richmond Place, Bath, BA1 5QA	BA1 5QA	BA1 5	23/08/2019	725,000	761,595	N	Terraced	98.5	£7,732	Leasehold
35, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	16/01/2020	385,000	396,321	Y	Flat	52	£7,622	Leasehold
35, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	16/01/2020	385,000	396,321	Y	Flat	52	£7,622	Leasehold
11a, Somerset Place, Bath, BA1 5AD	BA1 5AD	BA1 5	31/03/2020	1,700,000	1,729,048	N	Flat	230	£7,518	Leasehold
7, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	08/06/2020	1,025,500	1,021,191	Y	Flat	136	£7,509	Leasehold
7, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	08/06/2020	1,025,500	1,021,191	Y	Flat	136	£7,509	Leasehold
Flat 4, 4, Fountain Buildings, Bath, BA1 5DU	BA1 5DU	BA1 5	21/10/2020	190,000	185,186	N	Flat	26	£7,123	Leasehold
Flat 4, 4, Fountain Buildings, Bath, BA1 5DU	BA1 5DU	BA1 5	21/10/2020	190,000	185,186	N	Flat	26	£7,123	Leasehold
21, The Tramshed, Beehive Yard, Bath, BA1 5BB	BA1 5BB	BA1 5	02/06/2020	850,000	846,428	N	Flat	119	£7,113	Leasehold
21, The Tramshed, Beehive Yard, Bath, BA1 5BB	BA1 5BB	BA1 5	02/06/2020	850,000	846,428	N	Flat	119	£7,113	Leasehold
16, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	13/08/2020	850,000	837,439	Y	Flat	118	£7,097	Leasehold
16, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	13/08/2020	850,000	837,439	Y	Flat	118	£7,097	Leasehold
Ground And First Floor Maisonette, 6, Lansdown Place West, Bath, BA1 5EZ	BA1 5EZ	BA1 5	28/08/2019	785,000	824,624	N	Terraced	124	£6,650	Leasehold
10, St Stephens Close, Bath, BA1 5PP	BA1 5PP	BA1 5	13/08/2020	850,000	861,474	N	Detached	132	£6,526	Freehold
10, St Stephens Close, Bath, BA1 5PP	BA1 5PP	BA1 5	13/08/2020	850,000	861,474	N	Detached	132	£6,526	Freehold
29a, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	14/07/2020	263,000	260,870	Y	Flat	40	£6,522	Leasehold
29a, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	14/07/2020	263,000	260,870	Y	Flat	40	£6,522	Leasehold
Grove House, Hamilton Road, Bath, BA1 5SB	BA1 5SB	BA1 5	02/12/2019	910,000	972,476	N	Detached	153	£6,356	Freehold
27, Richmond Place, Bath, BA1 5PZ	BA1 5PZ	BA1 5	11/12/2020	1,285,000	1,223,765	N	Terraced	193.16	£6,336	Freehold
27, Richmond Place, Bath, BA1 5PZ	BA1 5PZ	BA1 5	11/12/2020	1,285,000	1,223,765	N	Terraced	193.16	£6,336	Freehold
13, Springfield Place, Bath, BA1 5RA	BA1 5RA	BA1 5	17/09/2019	1,449,000	1,517,220	N	Terraced	240.69	£6,304	Freehold
13, Springfield Place, Bath, BA1 5RA	BA1 5RA	BA1 5	17/09/2019	1,449,000	1,517,220	N	Terraced	240.69	£6,304	Freehold
30a, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	21/07/2020	305,000	302,530	Y	Flat	49	£6,174	Leasehold
30a, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	21/07/2020	305,000	302,530	Y	Flat	49	£6,174	Leasehold
14, Lansdown Villas, Bath, BA1 5LD	BA1 5LD	BA1 5	01/12/2020	310,000	293,386	N	Flat	48	£6,112	Leasehold
14, Lansdown Villas, Bath, BA1 5LD	BA1 5LD	BA1 5	01/12/2020	310,000	293,386	N	Flat	48	£6,112	Leasehold
Flat 102, The Tramshed, Beehive Yard, Bath, BA1 5BB	BA1 5BB	BA1 5	18/06/2020	795,000	791,659	Y	Flat	131	£6,043	Leasehold
Flat 102, The Tramshed, Beehive Yard, Bath, BA1 5BB	BA1 5BB	BA1 5	18/06/2020	795,000	791,659	Y	Flat	131	£6,043	Leasehold
1, Lansdown Villas, Bath, BA1 5LD	BA1 5LD	BA1 5	29/05/2020	375,000	373,303	N	Flat	63	£5,925	Leasehold
1, Lansdown Villas, Bath, BA1 5LD	BA1 5LD	BA1 5	29/05/2020	375,000	373,303	N	Flat	63	£5,925	Leasehold
31, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	21/08/2020	270,000	266,010	Y	Flat	45	£5,911	Leasehold
31, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	21/08/2020	270,000	266,010	Y	Flat	45	£5,911	Leasehold
Ground Floor Flat, 19, Vineyards, Bath, BA1 5NA	BA1 5NA	BA1 5	30/08/2019	260,000	262,922	N	Flat	44.74	£5,877	Leasehold
12, St Stephens Close, Bath, BA1 5PP	BA1 5PP	BA1 5	08/04/2020	900,000	920,757	N	Detached	161	£5,719	Freehold
3, Hamilton Road, Bath, BA1 5SB	BA1 5SB	BA1 5	04/12/2020	950,000	903,329	N	Detached	159.93	£5,648	Freehold
3, Hamilton Road, Bath, BA1 5SB	BA1 5SB	BA1 5	04/12/2020	950,000	903,329	N	Detached	159.93	£5,648	Freehold
Flat 2, Lansdown Mansions, Lansdown Road, Bath, BA1 5ST	BA1 5ST	BA1 5	28/08/2019	485,000	490,450	N	Flat	87	£5,637	Leasehold
Buchanan House, 4, Richmond Road, Bath, BA1 5TU	BA1 5TU	BA1 5	12/03/2020	1,585,000	1,664,166	N	Detached	305	£5,456	Freehold
Buchanan House, 4, Richmond Road, Bath, BA1 5TU	BA1 5TU	BA1 5	12/03/2020	1,585,000	1,664,166	N	Detached	305	£5,456	Freehold
Estoril, Lansdown Road, Bath, BA1 5SY	BA1 5SY	BA1 5	12/06/2020	696,250	710,341	N	Detached	134	£5,301	Freehold
Estoril, Lansdown Road, Bath, BA1 5SY	BA1 5SY	BA1 5	12/06/2020	696,250	710,341	N	Detached	134	£5,301	Freehold
32, Belgrave Crescent, Bath, BA1 5JU	BA1 5JU	BA1 5	09/06/2020	825,000	839,536	N	Terraced	162	£5,182	Leasehold
32, Belgrave Crescent, Bath, BA1 5JU	BA1 5JU	BA1 5	09/06/2020	825,000	839,536	N	Terraced	162	£5,182	Leasehold
Flat 2, 6, Cleveland Place West, Bath, BA1 5DG	BA1 5DG	BA1 5	06/08/2019	250,000	252,809	N	Flat	49	£5,159	Leasehold
Hermitage Lodge, Lansdown Road, Bath, BA1 5TB	BA1 5TB	BA1 5	18/11/2020	935,000	894,789	N	Semi-detached	175	£5,113	Freehold
Hermitage Lodge, Lansdown Road, Bath, BA1 5TB	BA1 5TB	BA1 5	18/11/2020	935,000	894,789	N	Semi-detached	175	£5,113	Freehold
Garden Flat, 2, City View, Bath, BA1 5JQ	BA1 5JQ	BA1 5	29/01/2020	315,000	324,263	N	Flat	64.1	£5,059	Leasehold
Garden Flat, 2, City View, Bath, BA1 5JQ	BA1 5JQ	BA1 5	29/01/2020	315,000	324,263	N	Flat	64.1	£5,059	Leasehold
Flat 2, 18, Walcot Parade, Bath, BA1 5NF	BA1 5NF	BA1 5	02/12/2020	208,000	196,852	N	Flat	39	£5,048	Leasehold
Flat 2, 18, Walcot Parade, Bath, BA1 5NF	BA1 5NF	BA1 5	02/12/2020	208,000	196,852	N	Flat	39	£5,048	Leasehold
23, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	01/10/2020	855,000	833,338	Y	Flat	166	£5,020	Leasehold
23, Hope Place, Bath, BA1 5DL	BA1 5DL	BA1 5	01/10/2020	855,000	833,338	Y	Flat	166	£5,020	Leasehold
Flat 4, 7, Mount Beacon, Bath, BA1 5QP	BA1 5QP	BA1 5	15/05/2020	550,000	547,511	N	Flat	110.41	£4,959	Leasehold
Flat 4, 7, Mount Beacon, Bath, BA1 5QP	BA1 5QP	BA1 5	15/05/2020	550,000	547,511	N	Flat	110.41	£4,959	Leasehold
14, Pera Place, Bath, BA1 5NX	BA1 5NX	BA1 5	29/08/2019	380,000	399,181	N	Terraced	82	£4,868	Freehold
Flat 6, 2, Fountain Buildings, Bath, BA1 5DU	BA1 5DU	BA1 5	18/12/2020	197,000	186,442	N	Flat	39	£4,781	Leasehold
Top Floor Flat, 7, Belgrave Terrace, Bath, BA1 5JR	BA1 5JR	BA1 5	28/02/2020	240,000	248,512	N	Flat	53.09	£4,681	Leasehold
Sherford House, Lansdown Road, Bath, BA1 5SU	BA1 5SU	BA1 5	11/12/2020	1,075,000	1,026,940	N	Semi-detached	221	£4,647	Freehold
Flat 2, 15, Lansdown Crescent, Bath, BA1 5EX	BA1 5EX	BA1 5	20/09/2019	470,000	474,349	N	Flat	102.53	£4,626	Leasehold
Flat 2, 15, Lansdown Crescent, Bath, BA1 5EX	BA1 5EX	BA1 5	20/09/2019	470,000	474,349	N	Flat	102.53		

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Upper Maisonette, 8, Lansdown Place West, Bath, BA1 5EZ	BA1 5EZ	BA1 5	09/12/2020	685,000	648,288	N	Flat	159.29	£4,070	Leasehold
24, Alpine Gardens, Bath, BA1 5PE	BA1 5PE	BA1 5	12/03/2020	320,000	336,182	N	Terraced	83	£4,050	Leasehold
Flat 8, Lansdown Mansions, Lansdown Road, Bath, BA1 5ST	BA1 5ST	BA1 5	14/01/2020	310,000	319,116	N	Flat	79	£4,039	Leasehold
Flat 8, Lansdown Mansions, Lansdown Road, Bath, BA1 5ST	BA1 5ST	BA1 5	14/01/2020	310,000	319,116	N	Flat	79	£4,039	Leasehold
20, Perfect View, Bath, BA1 5JY	BA1 5JY	BA1 5	16/12/2019	345,000	367,562	N	Terraced	95	£3,869	Freehold
20, Perfect View, Bath, BA1 5JY	BA1 5JY	BA1 5	16/12/2019	345,000	367,562	N	Terraced	95	£3,869	Freehold
33, Alpine Gardens, Bath, BA1 5PD	BA1 5PD	BA1 5	04/03/2020	315,000	330,929	N	Terraced	86	£3,848	Leasehold
2, Leopold Buildings, Bath, BA1 5NY	BA1 5NY	BA1 5	03/04/2020	450,000	449,811	N	Flat	120	£3,748	Freehold
First Floor Maisonette, 3a, London Street, Bath, BA1 5BU	BA1 5BU	BA1 5	30/12/2019	320,000	328,919	N	Flat	95	£3,462	Leasehold
Flat 6, Stoneleigh Court, Lansdown Road, Bath, BA1 5TL	BA1 5TL	BA1 5	11/12/2020	292,000	276,350	N	Flat	82.4	£3,354	Leasehold
10, Bladud Buildings, Bath, BA1 5LS	BA1 5LS	BA1 5	10/12/2020	145,916	138,963	N	Terraced	51	£2,725	Freehold
10, Bladud Buildings, Bath, BA1 5LS	BA1 5LS	BA1 5	10/12/2020	145,916	138,963	N	Terraced	51	£2,725	Freehold
Flat 2, 7, Spencers Belle Vue, Bath, BA1 5ER	BA1 5ER	BA1 5	16/03/2020	188,000	191,212	N	Flat	88	£2,173	Leasehold
Flat 2, 7, Spencers Belle Vue, Bath, BA1 5ER	BA1 5ER	BA1 5	16/03/2020	188,000	191,212	N	Flat	88	£2,173	Leasehold
		BA1 5 Average							£5,919	
Flat 3, 18, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	24/04/2020	192,000	191,919	N	Flat	25	£7,677	Leasehold
Flat 4, 5, Percy Place, Bath, BA1 6AR	BA1 6AR	BA1 6	29/05/2020	361,000	359,366	N	Flat	49.28	£7,292	Leasehold
Flat 4, 5, Percy Place, Bath, BA1 6AR	BA1 6AR	BA1 6	29/05/2020	361,000	359,366	N	Flat	49.28	£7,292	Leasehold
4, St Saviours Terrace, Bath,	BA1 6RL	BA1 6	13/01/2021	795,000	795,000	N	Terraced	115.21	£6,900	Freehold
8, Beaufort Place, Bath, BA1 6RP	BA1 6RP	BA1 6	20/12/2019	670,000	713,816	N	Terraced	109	£6,549	Freehold
8, Beaufort Place, Bath, BA1 6RP	BA1 6RP	BA1 6	20/12/2019	670,000	713,816	N	Terraced	109	£6,549	Freehold
Flat 1, 18, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	13/11/2019	323,000	330,737	N	Flat	50.68	£6,526	Leasehold
Flat 1, 18, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	13/11/2019	323,000	330,737	N	Flat	50.68	£6,526	Leasehold
34a, Upper East Hayes, Bath, BA1 6LP	BA1 6LP	BA1 6	07/10/2020	1,200,000	1,180,010	N	Semi-detached	183.86	£6,418	Freehold
34a, Upper East Hayes, Bath, BA1 6LP	BA1 6LP	BA1 6	07/10/2020	1,200,000	1,180,010	N	Semi-detached	183.86	£6,418	Freehold
12, Otago Terrace, Bath, BA1 6SX	BA1 6SX	BA1 6	24/04/2020	450,000	461,471	N	Terraced	79.69	£5,791	Leasehold
12, Otago Terrace, Bath, BA1 6SX	BA1 6SX	BA1 6	24/04/2020	450,000	461,471	N	Terraced	79.69	£5,791	Leasehold
14, Belgrave Road, Bath, BA1 6LU	BA1 6LU	BA1 6	05/12/2019	775,000	825,683	N	Terraced	146	£5,655	Freehold
7, Brookleaze Buildings, Bath, BA1 6RA	BA1 6RA	BA1 6	02/09/2019	550,000	575,894	N	Terraced	102	£5,646	Freehold
7, Brookleaze Buildings, Bath, BA1 6RA	BA1 6RA	BA1 6	02/09/2019	550,000	575,894	N	Terraced	102	£5,646	Freehold
1, Belgrave Road, Bath, BA1 6LU	BA1 6LU	BA1 6	03/08/2020	1,030,000	1,036,191	N	Semi-detached	190	£5,454	Freehold
1, Belgrave Road, Bath, BA1 6LU	BA1 6LU	BA1 6	03/08/2020	1,030,000	1,036,191	N	Semi-detached	190	£5,454	Freehold
Flat 5, 35, Grosvenor Place, Bath, BA1 6BA	BA1 6BA	BA1 6	30/10/2020	200,000	194,933	N	Flat	36	£5,415	Leasehold
Flat 5, 35, Grosvenor Place, Bath, BA1 6BA	BA1 6BA	BA1 6	30/10/2020	200,000	194,933	N	Flat	36	£5,415	Leasehold
14, Southbourne Gardens, Bath, BA1 6LZ	BA1 6LZ	BA1 6	06/04/2020	800,000	820,392	N	Terraced	152	£5,397	Freehold
14, Southbourne Gardens, Bath, BA1 6LZ	BA1 6LZ	BA1 6	06/04/2020	800,000	820,392	N	Terraced	152	£5,397	Freehold
The Bungalow, Worcester Buildings, Bath, BA1 6QS	BA1 6QS	BA1 6	13/09/2019	417,500	441,049	N	Detached	82	£5,379	Freehold
The Bungalow, Worcester Buildings, Bath, BA1 6QS	BA1 6QS	BA1 6	13/09/2019	417,500	441,049	N	Detached	82	£5,379	Freehold
1, Ullswater Drive, Bath, BA1 6NP	BA1 6NP	BA1 6	03/01/2020	385,000	409,063	N	Semi-detached	77	£5,313	Freehold
1, Ullswater Drive, Bath, BA1 6NP	BA1 6NP	BA1 6	03/01/2020	385,000	409,063	N	Semi-detached	77	£5,313	Freehold
23, Hill View Road, Bath, BA1 6NX	BA1 6NX	BA1 6	31/10/2019	375,000	395,084	N	Semi-detached	76	£5,198	Freehold
23, Hill View Road, Bath, BA1 6NX	BA1 6NX	BA1 6	31/10/2019	375,000	395,084	N	Semi-detached	76	£5,198	Freehold
21, Claremont Buildings, Bath, BA1 6EZ	BA1 6EZ	BA1 6	30/06/2020	372,405	378,966	N	Terraced	73	£5,191	Freehold
5, Eastbourne Avenue, Bath, BA1 6EW	BA1 6EW	BA1 6	15/12/2020	755,000	719,022	N	Terraced	140	£5,136	Freehold
Flat 1, 3, Kensington Place, Bath, BA1 6AW	BA1 6AW	BA1 6	17/10/2019	210,000	212,703	N	Flat	41.7	£5,101	Leasehold
Flat 1, 3, Kensington Place, Bath, BA1 6AW	BA1 6AW	BA1 6	17/10/2019	210,000	212,703	N	Flat	41.7	£5,101	Leasehold
1, Queenwood Avenue, Bath, BA1 6EU	BA1 6EU	BA1 6	16/12/2020	382,500	364,272	N	Terraced	72	£5,059	Freehold
42, Salisbury Road, Bath, BA1 6QZ	BA1 6QZ	BA1 6	28/08/2020	415,000	416,337	N	Terraced	83	£5,016	Freehold
42, Salisbury Road, Bath, BA1 6QZ	BA1 6QZ	BA1 6	28/08/2020	415,000	416,337	N	Terraced	83	£5,016	Freehold
9, Kensington Court, Bath, BA1 6PS	BA1 6PS	BA1 6	30/04/2020	210,000	215,353	N	Terraced	43	£5,008	Leasehold
9, Kensington Court, Bath, BA1 6PS	BA1 6PS	BA1 6	30/04/2020	210,000	215,353	N	Terraced	43	£5,008	Leasehold
79, Upper East Hayes, Bath, BA1 6LR	BA1 6LR	BA1 6	13/11/2020	330,000	315,265	N	Terraced	63	£5,004	Leasehold
79, Upper East Hayes, Bath, BA1 6LR	BA1 6LR	BA1 6	13/11/2020	330,000	315,265	N	Terraced	63	£5,004	Leasehold
Flat 1, 16, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	11/10/2019	248,000	251,192	N	Flat	50.68	£4,956	Leasehold
Flat 1, 16, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	11/10/2019	248,000	251,192	N	Flat	50.68	£4,956	Leasehold
9, Salisbury Road, Bath, BA1 6QX	BA1 6QX	BA1 6	30/03/2020	495,000	520,031	N	Terraced	105	£4,953	Leasehold
9, Salisbury Road, Bath, BA1 6QX	BA1 6QX	BA1 6	30/03/2020	495,000	520,031	N	Terraced	105	£4,953	Leasehold
15, Arundel Road, Bath, BA1 6EF	BA1 6EF	BA1 6	23/09/2020	381,000	373,942	N	Semi-detached	76	£4,920	Freehold
15, Arundel Road, Bath, BA1 6EF	BA1 6EF	BA1 6	23/09/2020	381,000	373,942	N	Semi-detached	76	£4,920	Freehold
2, Kensington Gardens, Bath, BA1 6LH	BA1 6LH	BA1 6	02/10/2020	474,000	465,830	N	Terraced	95	£4,903	Freehold
Ground Floor Flat, 15, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	04/06/2020	295,000	293,760	N	Flat	60	£4,896	Leasehold
Ground Floor Flat, 15, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	04/06/2020	295,000	293,760	N	Flat	60	£4,896	Leasehold
6, Arundel Road, Bath, BA1 6EF	BA1 6EF	BA1 6	03/01/2020	353,750	375,860	N	Semi-detached	77	£4,881	Freehold
6, Arundel Road, Bath, BA1 6EF	BA1 6EF	BA1 6	03/01/2020	353,750	375,860	N	Semi-detached	77	£4,881	Freehold
35, Salisbury Road, Bath, BA1 6QZ	BA1 6QZ	BA1 6	01/10/2020	450,000	442,504	N	Semi-detached	92	£4,810	Freehold
30, Charlcombe Lane, Larkhall, Bath, BA1 6NS	BA1 6NS	BA1 6	28/08/2020	463,725	466,513	N	Semi-detached	97	£4,809	Freehold
30, Charlcombe Lane, Larkhall, Bath, BA1 6NS	BA1 6NS	BA1 6	28/08/2020	463,725	466,513	N	Semi-detached	97	£4,809	Freehold
3, Fairfield Park Road, Bath, BA1 6JN	BA1 6JN	BA1 6	31/10/2019	370,000	388,134	N	Terraced	81.38	£4,769	Freehold
3, Fairfield Park Road, Bath, BA1 6JN	BA1 6JN	BA1 6	31/10/2019	370,000	388,134	N	Terraced	81.38	£4,769	Freehold
5a, Marshfield Way, Bath, BA1 6HA	BA1 6HA	BA1 6	10/02/2020	510,000	546,107	N	Detached	116	£4,708	Freehold
5a, Marshfield Way, Bath, BA1 6HA	BA1 6HA	BA1 6	10/02/2020	510,000	546,107	N	Detached	116	£4,708	Freehold
18, Tynning Terrace, Bath, BA1 6ET	BA1 6ET	BA1 6	01/12/2020	370,000	352,368	N	Terraced	75	£4,698	Freehold
18, Tynning Terrace, Bath, BA1 6ET	BA1 6ET	BA1 6	01/12/2020	370,000	352,368	N	Terraced	75	£4,698	Freehold
7, Frankley Terrace, Bath, BA1 6DP	BA1 6DP	BA1 6	04/11/2019	455,000	483,840	N	Terraced	103	£4,697	Freehold
7, Frankley Terrace, Bath, BA1 6DP	BA1 6DP	BA1 6	04/11/2019	455,000	483,840	N	Terraced	103	£4,697	Freehold
15, Ferndale Road, Bath, BA1 6TD	BA1 6TD	BA1 6	25/10/2019	402,000	421,703	N	Terraced	91	£4,634	Freehold
15, Ferndale Road, Bath, BA1 6TD	BA1 6TD	BA1 6	25/10/2019	402,000	421,703	N	Terraced	91	£4,634	Freehold
41, Chilton Road, Bath, BA1 6DR	BA1 6DR	BA1 6	03/11/2020	581,000	555,058	N	Terraced	120	£4,625	Freehold
Basement Flat, 39, Grosvenor Place, Bath, BA1 6BA	BA1 6BA	BA1 6	17/09/2020	650,000	627,957	N	Flat	136.14	£4,613	Leasehold
Basement Flat, 39, Grosvenor Place, Bath, BA1 6BA	BA1 6BA	BA1 6	17/09/2020	650,000	627,957	N	Flat	136.14	£4,613	Leasehold
5b, Marshfield Way, Bath, BA1 6HA	BA1 6HA	BA1 6	16/10/2020	540,000	530,361	N	Detached	116	£4,572	Freehold
5b, Marshfield Way, Bath, BA1 6HA	BA1 6HA	BA1 6	16/10/2020	540,000	530,361	N	Detached	116	£4,572	Freehold
4, Middle Lane, Bath, BA1 6LS	BA1 6LS	BA1 6	02/09/2019	406,600	429,148	N	Semi-detached	94.4	£4,546	Freehold
4, Middle Lane, Bath, BA1 6LS	BA1 6LS	BA1 6	02/09/2019	406,600	429,148	N	Semi-detached	94.4	£4,546	Freehold
53a, Midsummer Buildings, Bath, BA1 6JH	BA1 6JH	BA1 6	21/12/2020	372,500	354,200	N	Detached	78	£4,541	Freehold
53a, Midsummer Buildings, Bath, BA1 6JH	BA1 6JH	BA1 6	21/12/2020	372,500	354,200	N	Detached	78	£4,541	Freehold
First Floor Flat, 10, Kensington Place, Bath, BA1 6AW	BA1 6AW	BA1 6	30/08/2019	233,500	236,124	N	Flat	52	£4,541	Leasehold
2, Walmesley Terrace, Bath, BA1 6DW	BA1 6DW	BA1 6	28/02/2020	475,000	507,855	N	Terraced	113	£4,494	Leasehold
2, Walmesley Terrace, Bath, BA1 6DW	BA1 6DW	BA1 6	28/02/2020	475,000	507,855	N	Terraced	113	£4,494	Leasehold
87, Bay Tree Road, Bath, BA1 6NF	BA1 6NF	BA1 6	23/12/2019	357,000	379,092	N	Semi-detached	85	£4,460	Leasehold
29, Arundel Road, Bath, BA1 6EF	BA1 6EF	BA1 6	31/01/2020	350,000	372,829	N	Terraced	84	£4,438	Freehold
29, Arundel Road,										

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
6, Kingsdown View, Bath, BA1 6HU	BA1 6HU	BA1 6	04/09/2019	490,000	513,069	N	Terraced	126	£4,072	Freehold
23, Croft Road, Bath, BA1 6JJ	BA1 6JJ	BA1 6	21/08/2020	307,500	308,491	N	Terraced	76	£4,059	Freehold
23, Croft Road, Bath, BA1 6JJ	BA1 6JJ	BA1 6	21/08/2020	307,500	308,491	N	Terraced	76	£4,059	Freehold
35, Fairfield Avenue, Bath, BA1 6NJ	BA1 6NJ	BA1 6	23/10/2020	330,000	324,503	N	Semi-detached	80	£4,056	Leasehold
35, Fairfield Avenue, Bath, BA1 6NJ	BA1 6NJ	BA1 6	23/10/2020	330,000	324,503	N	Semi-detached	80	£4,056	Leasehold
1, Seymour Road, Bath, BA1 6DY	BA1 6DY	BA1 6	08/06/2020	599,950	610,521	N	Terraced	151	£4,043	Leasehold
1, Seymour Road, Bath, BA1 6DY	BA1 6DY	BA1 6	08/06/2020	599,950	610,521	N	Terraced	151	£4,043	Leasehold
Flat 15, Hampton House, Grosvenor Bridge Road, Bath, BA1 6BE	BA1 6BE	BA1 6	19/09/2019	260,000	262,406	N	Flat	65	£4,037	Leasehold
Flat 15, Hampton House, Grosvenor Bridge Road, Bath, BA1 6BE	BA1 6BE	BA1 6	19/09/2019	260,000	262,406	N	Flat	65	£4,037	Leasehold
13, Tynning Terrace, Bath, BA1 6ET	BA1 6ET	BA1 6	21/01/2020	287,500	306,253	N	Terraced	76	£4,030	Freehold
13, Tynning Terrace, Bath, BA1 6ET	BA1 6ET	BA1 6	21/01/2020	287,500	306,253	N	Terraced	76	£4,030	Freehold
Coach Cottage, Grosvenor Place, Bath, BA1 6AU	BA1 6AU	BA1 6	01/09/2020	510,000	502,061	N	Detached	126	£3,985	Freehold
Coach Cottage, Grosvenor Place, Bath, BA1 6AU	BA1 6AU	BA1 6	01/09/2020	510,000	502,061	N	Detached	126	£3,985	Freehold
15, Kensington Gardens, Bath, BA1 6LH	BA1 6LH	BA1 6	07/01/2020	430,000	456,876	N	Semi-detached	115	£3,973	Freehold
15, Kensington Gardens, Bath, BA1 6LH	BA1 6LH	BA1 6	07/01/2020	430,000	456,876	N	Semi-detached	115	£3,973	Freehold
26, Salisbury Road, Bath, BA1 6QZ	BA1 6QZ	BA1 6	04/11/2020	290,000	277,051	N	Terraced	70	£3,958	Freehold
26, Salisbury Road, Bath, BA1 6QZ	BA1 6QZ	BA1 6	04/11/2020	290,000	277,051	N	Terraced	70	£3,958	Freehold
2, Batstone Close, Bath,	BA1 6PE	BA1 6	11/01/2021	320,000	320,000	N	Terraced	81.06	£3,948	Freehold
33, Rose Hill, Bath, BA1 6TH	BA1 6TH	BA1 6	24/10/2019	280,000	293,723	N	Terraced	75	£3,916	Freehold
33, Rose Hill, Bath, BA1 6TH	BA1 6TH	BA1 6	24/10/2019	280,000	293,723	N	Terraced	75	£3,916	Freehold
7, Fairfield View, Bath, BA1 6HX	BA1 6HX	BA1 6	18/03/2020	397,000	417,075	N	Terraced	106.82	£3,904	Freehold
7, Fairfield View, Bath, BA1 6HX	BA1 6HX	BA1 6	18/03/2020	397,000	417,075	N	Terraced	106.82	£3,904	Freehold
93, Bay Tree Road, Bath, BA1 6NF	BA1 6NF	BA1 6	03/07/2020	354,000	360,348	N	Terraced	94	£3,833	Leasehold
93, Bay Tree Road, Bath, BA1 6NF	BA1 6NF	BA1 6	03/07/2020	354,000	360,348	N	Terraced	94	£3,833	Leasehold
2, Wiltshire Way, Bath, BA1 6NW	BA1 6NW	BA1 6	30/09/2020	315,000	308,806	N	Terraced	81	£3,812	Freehold
2, Wiltshire Way, Bath, BA1 6NW	BA1 6NW	BA1 6	30/09/2020	315,000	308,806	N	Terraced	81	£3,812	Freehold
Flat 2, 1, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	15/08/2019	278,000	281,124	N	Flat	75	£3,748	Leasehold
Flat 1, 29, Grosvenor Place, Bath, BA1 6BA	BA1 6BA	BA1 6	27/02/2020	252,576	261,534	N	Flat	70	£3,736	Leasehold
11, Whitewells Road, Bath, BA1 6NZ	BA1 6NZ	BA1 6	02/09/2020	272,500	267,142	N	Terraced	74	£3,610	Freehold
Flat 4, 8, Grosvenor Place, Bath, BA1 6AX	BA1 6AX	BA1 6	01/06/2020	290,000	288,781	N	Flat	80.13	£3,604	Leasehold
9, Brooklyn Road, Bath, BA1 6TF	BA1 6TF	BA1 6	08/09/2020	360,000	352,921	N	Terraced	98	£3,601	Leasehold
9, Brooklyn Road, Bath, BA1 6TF	BA1 6TF	BA1 6	08/09/2020	360,000	352,921	N	Terraced	98	£3,601	Leasehold
Flat 4, Kensington Chapel, Kensington Place, Bath, BA1 6FW	BA1 6FW	BA1 6	05/10/2020	395,000	384,993	N	Flat	108.9	£3,535	Leasehold
62, Fairfield Avenue, Bath, BA1 6NJ	BA1 6NJ	BA1 6	05/08/2020	495,000	501,682	N	Detached	142	£3,533	Freehold
62, Fairfield Avenue, Bath, BA1 6NJ	BA1 6NJ	BA1 6	05/08/2020	495,000	501,682	N	Detached	142	£3,533	Freehold
Flat 39, Easton House, Grosvenor Bridge Road, Bath, BA1 6BG	BA1 6BG	BA1 6	19/06/2020	235,000	234,013	N	Flat	67	£3,493	Leasehold
Flat 39, Easton House, Grosvenor Bridge Road, Bath, BA1 6BG	BA1 6BG	BA1 6	19/06/2020	235,000	234,013	N	Flat	67	£3,493	Leasehold
Flat 9, Hanover Court, Salisbury Road, Bath, BA1 6QX	BA1 6QX	BA1 6	15/11/2019	152,500	156,153	N	Flat	45	£3,470	Leasehold
Flat 9, Hanover Court, Salisbury Road, Bath, BA1 6QX	BA1 6QX	BA1 6	15/11/2019	152,500	156,153	N	Flat	45	£3,470	Leasehold
17, Kensington Gardens, Bath, BA1 6LH	BA1 6LH	BA1 6	04/08/2020	372,000	373,198	N	Terraced	108	£3,456	Leasehold
17, Kensington Gardens, Bath, BA1 6LH	BA1 6LH	BA1 6	04/08/2020	372,000	373,198	N	Terraced	108	£3,456	Leasehold
Flat 2, Lamont House, Lambridge Street, Bath, BA1 6RX	BA1 6RX	BA1 6	14/11/2019	220,000	225,270	N	Flat	66	£3,413	Leasehold
Flat 2, Lamont House, Lambridge Street, Bath, BA1 6RX	BA1 6RX	BA1 6	14/11/2019	220,000	225,270	N	Flat	66	£3,413	Leasehold
12a, Uphill Drive, Bath, BA1 6PA	BA1 6PA	BA1 6	09/07/2020	395,000	402,083	N	Terraced	119	£3,379	Freehold
12a, Uphill Drive, Bath, BA1 6PA	BA1 6PA	BA1 6	09/07/2020	395,000	402,083	N	Terraced	119	£3,379	Freehold
26, Coxley Drive, Bath, BA1 6PD	BA1 6PD	BA1 6	03/01/2020	245,900	261,939	N	Terraced	79	£3,316	Freehold
26, Coxley Drive, Bath, BA1 6PD	BA1 6PD	BA1 6	03/01/2020	245,900	261,939	N	Terraced	79	£3,316	Freehold
34, Fairfield Avenue, Bath, BA1 6NH	BA1 6NH	BA1 6	22/07/2020	515,000	528,416	N	Detached	160	£3,303	Freehold
34, Fairfield Avenue, Bath, BA1 6NH	BA1 6NH	BA1 6	22/07/2020	515,000	528,416	N	Detached	160	£3,303	Freehold
19, Eden Terrace, Bath, BA1 6TQ	BA1 6TQ	BA1 6	23/08/2019	300,000	315,143	N	Terraced	98	£3,216	Freehold
4, Fairfield Terrace, Bath, BA1 6HN	BA1 6HN	BA1 6	19/11/2020	495,000	472,898	N	Terraced	150	£3,153	Freehold
4, Fairfield Terrace, Bath, BA1 6HN	BA1 6HN	BA1 6	19/11/2020	495,000	472,898	N	Terraced	150	£3,153	Freehold
41, Brooklyn Road, Bath, BA1 6TF	BA1 6TF	BA1 6	26/11/2020	310,000	296,158	N	Terraced	94	£3,151	Leasehold
42, Fairfield Avenue, Bath, BA1 6NJ	BA1 6NJ	BA1 6	09/10/2019	532,500	563,222	N	Detached	180	£3,129	Leasehold
42, Fairfield Avenue, Bath, BA1 6NJ	BA1 6NJ	BA1 6	09/10/2019	532,500	563,222	N	Detached	180	£3,129	Leasehold
Flat 21, Saffron Court, Snow Hill, Bath, BA1 6DF	BA1 6DF	BA1 6	21/12/2020	221,000	209,156	N	Flat	67.12	£3,116	Leasehold
Flat 21, Saffron Court, Snow Hill, Bath, BA1 6DF	BA1 6DF	BA1 6	21/12/2020	221,000	209,156	N	Flat	67.12	£3,116	Leasehold
101, Ringswell Gardens, Bath, BA1 6BW	BA1 6BW	BA1 6	24/04/2020	265,000	271,755	N	Terraced	89	£3,053	Leasehold
101, Ringswell Gardens, Bath, BA1 6BW	BA1 6BW	BA1 6	24/04/2020	265,000	271,755	N	Terraced	89	£3,053	Leasehold
62, Solsbury Way, Bath, BA1 6JA	BA1 6JA	BA1 6	11/09/2020	280,000	274,494	N	Terraced	91	£3,016	Leasehold
Flat 54, Saffron Court, Snow Hill, Bath, BA1 6DF	BA1 6DF	BA1 6	23/09/2019	197,500	199,328	N	Flat	67.12	£2,970	Leasehold
35, Kensington Gardens, Bath, BA1 6LH	BA1 6LH	BA1 6	20/09/2019	510,000	538,767	N	Detached	184	£2,928	Freehold
35, Kensington Gardens, Bath, BA1 6LH	BA1 6LH	BA1 6	20/09/2019	510,000	538,767	N	Detached	184	£2,928	Freehold
35, Solsbury Way, Bath, BA1 6HH	BA1 6HH	BA1 6	16/08/2019	352,500	370,293	N	Terraced	131.37	£2,819	Leasehold
Flat 17, Saffron Court, Snow Hill, Bath, BA1 6DF	BA1 6DF	BA1 6	20/07/2020	190,000	188,461	N	Flat	67.12	£2,808	Leasehold
Flat 17, Saffron Court, Snow Hill, Bath, BA1 6DF	BA1 6DF	BA1 6	20/07/2020	190,000	188,461	N	Flat	67.12	£2,808	Leasehold
Upper Maisonette, 1, Alexander Buildings, Bath, BA1 6AT	BA1 6AT	BA1 6	28/11/2019	300,000	307,186	N	Flat	117	£2,626	Leasehold
Garden Flat, Fairfield House Rear, Fairfield Road, Bath, BA1 6JQ	BA1 6JQ	BA1 6	21/08/2020	215,000	211,823	N	Flat	81	£2,615	Leasehold
Garden Flat, Fairfield House Rear, Fairfield Road, Bath, BA1 6JQ	BA1 6JQ	BA1 6	21/08/2020	215,000	211,823	N	Flat	81	£2,615	Leasehold
16, Midsummer Buildings, Bath, BA1 6JH	BA1 6JH	BA1 6	26/11/2020	167,000	158,060	N	Flat	67	£2,359	Leasehold
16, Midsummer Buildings, Bath, BA1 6JH	BA1 6JH	BA1 6	26/11/2020	167,000	158,060	N	Flat	67	£2,359	Leasehold
		BA1 6 Average							£4,364	
81, Bailbrook Lane, Bath, BA1 7AL	BA1 7AL	BA1 7	14/02/2020	365,000	390,247	N	Terraced	47.48	£8,219	Freehold
81, Bailbrook Lane, Bath, BA1 7AL	BA1 7AL	BA1 7	14/02/2020	365,000	390,247	N	Terraced	47.48	£8,219	Freehold
1, Chapel Row, Bathford, Bath, BA1 7TQ	BA1 7TQ	BA1 7	11/10/2019	350,000	367,154	N	Terraced	56	£6,556	Freehold
1, Chapel Row, Bathford, Bath, BA1 7TQ	BA1 7TQ	BA1 7	11/10/2019	350,000	367,154	N	Terraced	56	£6,556	Freehold
170, London Road West, Bath, BA1 7QU	BA1 7QU	BA1 7	05/11/2020	720,000	686,397	N	Detached	121	£5,673	Freehold
170, London Road West, Bath, BA1 7QU	BA1 7QU	BA1 7	05/11/2020	720,000	686,397	N	Detached	121	£5,673	Freehold
15, Chapel Row, Bathford, Bath, BA1 7TQ	BA1 7TQ	BA1 7	13/09/2019	328,000	343,442	N	Terraced	61	£5,630	Freehold
15, Chapel Row, Bathford, Bath, BA1 7TQ	BA1 7TQ	BA1 7	13/09/2019	328,000	343,442	N	Terraced	61	£5,630	Freehold
25, Bailbrook Lane, Bath, BA1 7AN	BA1 7AN	BA1 7	17/04/2020	420,000	430,706	N	Terraced	77	£5,594	Freehold
25, Bailbrook Lane, Bath, BA1 7AN	BA1 7AN	BA1 7	17/04/2020	420,000	430,706	N	Terraced	77	£5,594	Freehold
45, Eden Park Drive, Batheaston, Bath, BA1 7JJ	BA1 7JJ	BA1 7	20/08/2019	452,300	478,844	N	Detached	93	£5,149	Freehold
Shiralee, Bannerdown Road, Batheaston, Bath, BA1 7PJ	BA1 7PJ	BA1 7	29/08/2019	650,000	686,051	N	Semi-detached	134	£5,120	Freehold
72, Dovers Park, Bathford, Bath, BA1 7UE	BA1 7UE	BA1 7	06/02/2020	425,000	455,089	N	Detached	90	£5,057	Freehold
72, Dovers Park, Bathford, Bath, BA1 7UE	BA1 7UE	BA1 7	06/02/2020	425,000	455,089	N	Detached	90	£5,057	Freehold
2, Whitefield Close, Batheaston, Bath, BA1 7PU	BA1 7PU	BA1 7	16/10/2020	745,000	731,702	N	Detached	145	£5,046	Freehold
2, Whitefield Close, Batheaston, Bath, BA1 7PU	BA1 7PU	BA1 7	16/10/2020	745,000	731,702	N	Detached	145	£5,046	Freehold
8, Garstons, Bathford, Bath, BA1 7TE	BA1 7TE	BA1 7	02/10/2019	575,000	608,174	N	Detached	121	£5,026	Freehold
8, Garstons, Bathford, Bath, BA1 7TE	BA1 7TE	BA1 7	02/10/2019	575,000	608,174	N	Detached	121	£5,026	Freehold
4, Morris Lane, Bath, BA1 7PP	BA1 7PP	BA1 7	26/02/2020	482,500	516,660	N	Detached	103	£5,016	Freehold
5, Ashley Road, Bathford, Bath, BA1 7TT	BA1 7TT	BA1 7	18/12/2020	420,000	401,223	N	Semi-detached	81	£4,953	Freehold
5, Ashley Road, Bathford, Bath, BA1 7TT	BA1 7TT	BA1 7	18/12/2020	420,000	401,223	N	Semi-detached	81	£4,953	Freehold
48, Eveleigh Avenue, Bath, BA1 7DH	BA1 7DH	BA1 7	10/09/2019	450,000	471,186	N	Terraced	99	£4,759	Freehold
1, Bannerdown Drive, Batheaston, Bath, BA1 7JW	BA1 7JW	BA1 7	20/08/2020	622,000	630,396	N	Detached	134	£4,704	Freehold
56, Morris Lane, Bath, BA1 7PS	BA1 7PS	BA1 7	09/07/2020	575,000	589,979	N	Detached	126	£4,682	Leasehold
56, Morris Lane, Bath, BA1 7PS	BA1 7PS	BA1 7	09/07/2020	575,000	589,979	N	Detached	126	£4,682	Leasehold
73, High Street, Bathford, Bath, BA1 7TF	BA1 7TF	BA1 7	09/12/2020	580,000	551,506	N	Detached	118	£4,674	Freehold
73, High Street, Bathford, Bath, BA1 7TF	BA1 7TF	BA1 7	09/12/2020	580,000	551,506	N	Detached	118	£4,674	Freehold
33, Meadow Park, Bathford, Bath, BA1 7PZ	BA1 7PZ	BA1 7	11/02/2020	355,250	379,132	N	Semi-detached	82	£4,624	Leasehold
33, Meadow Park, Bathford, Bath, BA1 7PZ	BA1 7PZ	BA1 7	11/02/2020	355,250	379,132	N	Semi-detached	82	£4,624	Leasehold
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Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
70, London Road West, Bath, BA1 7DA	BA1 7DA	BA1 7	18/09/2020	499,950	490,689	N	Semi-detached	109	£4,502	Freehold
70, London Road West, Bath, BA1 7DA	BA1 7DA	BA1 7	18/09/2020	499,950	490,689	N	Semi-detached	109	£4,502	Freehold
24, Bailbrook Lane, Bath, BA1 7AH	BA1 7AH	BA1 7	17/04/2020	365,000	374,304	N	Terraced	84	£4,456	Freehold
24, Bailbrook Lane, Bath, BA1 7AH	BA1 7AH	BA1 7	17/04/2020	365,000	374,304	N	Terraced	84	£4,456	Freehold
39, Dovers Park, Bathford, Bath, BA1 7UD	BA1 7UD	BA1 7	31/01/2020	606,000	646,850	N	Detached	148	£4,371	Freehold
39, Dovers Park, Bathford, Bath, BA1 7UD	BA1 7UD	BA1 7	31/01/2020	606,000	646,850	N	Detached	148	£4,371	Freehold
16, Elm Grove, Swainswick, Bath, BA1 7AZ	BA1 7AZ	BA1 7	10/08/2020	590,000	597,964	N	Detached	137	£4,365	Freehold
16, Elm Grove, Swainswick, Bath, BA1 7AZ	BA1 7AZ	BA1 7	10/08/2020	590,000	597,964	N	Detached	137	£4,365	Freehold
71, High Street, Bathford, Bath, BA1 7SZ	BA1 7SZ	BA1 7	31/01/2020	1,150,000	1,227,521	N	Detached	286	£4,292	Freehold
71, High Street, Bathford, Bath, BA1 7SZ	BA1 7SZ	BA1 7	31/01/2020	1,150,000	1,227,521	N	Detached	286	£4,292	Freehold
107, Dovers Park, Bathford, Bath, BA1 7UE	BA1 7UE	BA1 7	28/02/2020	430,000	460,443	N	Detached	108	£4,263	Freehold
11, Chapel Row, Bathford, Bath, BA1 7TQ	BA1 7TQ	BA1 7	22/12/2020	330,000	314,274	N	Terraced	74	£4,247	Leasehold
11, Chapel Row, Bathford, Bath, BA1 7TQ	BA1 7TQ	BA1 7	22/12/2020	330,000	314,274	N	Terraced	74	£4,247	Leasehold
18, West View Road, Batheaston, Bath, BA1 7PN	BA1 7PN	BA1 7	04/12/2020	362,500	343,072	N	Flat	81	£4,235	Leasehold
18, West View Road, Batheaston, Bath, BA1 7PN	BA1 7PN	BA1 7	04/12/2020	362,500	343,072	N	Flat	81	£4,235	Leasehold
15, Ashley Road, Bathford, Bath, BA1 7TT	BA1 7TT	BA1 7	18/08/2020	423,500	424,864	N	Terraced	103	£4,125	Freehold
15, Ashley Road, Bathford, Bath, BA1 7TT	BA1 7TT	BA1 7	18/08/2020	423,500	424,864	N	Terraced	103	£4,125	Freehold
94, Northend, Batheaston, Bath, BA1 7ES	BA1 7ES	BA1 7	19/10/2020	385,000	378,364	N	Terraced	92	£4,113	Freehold
94, Northend, Batheaston, Bath, BA1 7ES	BA1 7ES	BA1 7	19/10/2020	385,000	378,364	N	Terraced	92	£4,113	Freehold
4, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	16/01/2020	355,000	378,156	Y	Terraced	92	£4,110	Leasehold
4, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	16/01/2020	355,000	378,156	Y	Terraced	92	£4,110	Leasehold
Wilmslow, Bannerdown Road, Batheaston, Bath, BA1 7ND	BA1 7ND	BA1 7	09/12/2020	750,000	713,155	N	Detached	175	£4,075	Freehold
Wilmslow, Bannerdown Road, Batheaston, Bath, BA1 7ND	BA1 7ND	BA1 7	09/12/2020	750,000	713,155	N	Detached	175	£4,075	Freehold
38, Morris Lane, Bath, BA1 7PR	BA1 7PR	BA1 7	20/10/2020	875,000	859,381	N	Detached	213	£4,035	Freehold
58, Church Street, Bathford, Bath, BA1 7RS	BA1 7RS	BA1 7	16/09/2020	471,500	462,766	N	Semi-detached	115	£4,024	Leasehold
58, Church Street, Bathford, Bath, BA1 7RS	BA1 7RS	BA1 7	16/09/2020	471,500	462,766	N	Semi-detached	115	£4,024	Leasehold
142, London Road West, Bath, BA1 7DD	BA1 7DD	BA1 7	31/07/2020	570,000	584,849	N	Detached	147	£3,979	Freehold
142, London Road West, Bath, BA1 7DD	BA1 7DD	BA1 7	31/07/2020	570,000	584,849	N	Detached	147	£3,979	Freehold
1, Seven Acres Lane, Batheaston, Bath, BA1 7HE	BA1 7HE	BA1 7	22/05/2020	315,000	321,949	N	Terraced	81	£3,975	Freehold
1, Seven Acres Lane, Batheaston, Bath, BA1 7HE	BA1 7HE	BA1 7	22/05/2020	315,000	321,949	N	Terraced	81	£3,975	Freehold
2, Eagle Road, Batheaston, Bath, BA1 7HL	BA1 7HL	BA1 7	05/06/2020	495,000	503,275	N	Semi-detached	127	£3,963	Freehold
2, Eagle Road, Batheaston, Bath, BA1 7HL	BA1 7HL	BA1 7	05/06/2020	495,000	503,275	N	Semi-detached	127	£3,963	Freehold
8, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	01/04/2020	370,000	369,844	Y	Flat	94	£3,935	Leasehold
8, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	01/04/2020	370,000	369,844	Y	Flat	94	£3,935	Leasehold
1, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	11/03/2020	425,000	432,262	Y	Flat	110	£3,930	Leasehold
53, Eveleigh Avenue, Bath, BA1 7DH	BA1 7DH	BA1 7	17/01/2020	640,000	683,142	N	Detached	174	£3,926	Freehold
53, Eveleigh Avenue, Bath, BA1 7DH	BA1 7DH	BA1 7	17/01/2020	640,000	683,142	N	Detached	174	£3,926	Freehold
6, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	26/03/2020	310,000	315,297	Y	Flat	81	£3,893	Leasehold
41, Church Street, Bathford, Bath, BA1 7TU	BA1 7TU	BA1 7	11/05/2020	285,000	290,416	N	Detached	75	£3,872	Freehold
41, Church Street, Bathford, Bath, BA1 7TU	BA1 7TU	BA1 7	11/05/2020	285,000	290,416	N	Detached	75	£3,872	Freehold
81, Gloucester Road, Bath, BA1 7AU	BA1 7AU	BA1 7	05/08/2019	310,000	325,648	N	Terraced	86	£3,787	Freehold
147, Catherine Way, Batheaston, Bath, BA1 7PB	BA1 7PB	BA1 7	30/03/2020	265,000	278,400	N	Terraced	74	£3,762	Freehold
147, Catherine Way, Batheaston, Bath, BA1 7PB	BA1 7PB	BA1 7	30/03/2020	265,000	278,400	N	Terraced	74	£3,762	Freehold
38, Bathford Hill, Bathford, Bath, BA1 7SL	BA1 7SL	BA1 7	03/01/2020	350,000	371,876	N	Semi-detached	99	£3,756	Freehold
38, Bathford Hill, Bathford, Bath, BA1 7SL	BA1 7SL	BA1 7	03/01/2020	350,000	371,876	N	Semi-detached	99	£3,756	Freehold
224, High Street, Batheaston, Bath, BA1 7QZ	BA1 7QZ	BA1 7	16/10/2019	425,000	445,830	N	Terraced	119	£3,746	Freehold
224, High Street, Batheaston, Bath, BA1 7QZ	BA1 7QZ	BA1 7	16/10/2019	425,000	445,830	N	Terraced	119	£3,746	Freehold
115, Catherine Way, Batheaston, Bath, BA1 7NZ	BA1 7NZ	BA1 7	04/11/2020	280,000	267,498	N	Terraced	73	£3,664	Freehold
115, Catherine Way, Batheaston, Bath, BA1 7NZ	BA1 7NZ	BA1 7	04/11/2020	280,000	267,498	N	Terraced	73	£3,664	Freehold
Flat 5, Gay Court, London Road West, Bath, BA1 7QU	BA1 7QU	BA1 7	11/03/2020	290,000	294,955	N	Flat	83	£3,554	Leasehold
Flat 5, Gay Court, London Road West, Bath, BA1 7QU	BA1 7QU	BA1 7	11/03/2020	290,000	294,955	N	Flat	83	£3,554	Leasehold
6, Avonvale Place, Batheaston, Bath, BA1 7RF	BA1 7RF	BA1 7	06/09/2019	259,000	271,194	N	Terraced	76.48	£3,546	Freehold
5, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	05/08/2020	357,000	351,724	Y	Flat	100	£3,517	Leasehold
5, Heather Rise, Bannerdown Road, Batheaston, Bath, BA1 7PL	BA1 7PL	BA1 7	05/08/2020	357,000	351,724	Y	Flat	100	£3,517	Leasehold
53, High Street, Bathford, Bath, BA1 7SZ	BA1 7SZ	BA1 7	09/12/2020	390,100	372,660	N	Semi-detached	106	£3,516	Freehold
53, High Street, Bathford, Bath, BA1 7SZ	BA1 7SZ	BA1 7	09/12/2020	390,100	372,660	N	Semi-detached	106	£3,516	Freehold
7a, Elmhurst Estate, Batheaston, Bath, BA1 7NR	BA1 7NR	BA1 7	20/11/2019	197,000	201,719	N	Flat	58	£3,478	Leasehold
7a, Elmhurst Estate, Batheaston, Bath, BA1 7NR	BA1 7NR	BA1 7	20/11/2019	197,000	201,719	N	Flat	58	£3,478	Leasehold
253, Bailbrook Lane, Bath, BA1 7AA	BA1 7AA	BA1 7	01/12/2020	434,626	415,195	N	Semi-detached	120	£3,460	Freehold
135, Mountain Wood, Bathford, Bath, BA1 7SA	BA1 7SA	BA1 7	21/05/2020	320,000	327,059	N	Terraced	97	£3,372	Freehold
135, Mountain Wood, Bathford, Bath, BA1 7SA	BA1 7SA	BA1 7	21/05/2020	320,000	327,059	N	Terraced	97	£3,372	Freehold
3, Catherine Way, Batheaston, Bath, BA1 7NY	BA1 7NY	BA1 7	13/11/2019	280,000	297,748	N	Terraced	89	£3,345	Freehold
3, Catherine Way, Batheaston, Bath, BA1 7NY	BA1 7NY	BA1 7	13/11/2019	280,000	297,748	N	Terraced	89	£3,345	Freehold
17, Catherine Way, Batheaston, Bath, BA1 7NY	BA1 7NY	BA1 7	06/02/2020	248,000	265,154	N	Terraced	80	£3,314	Freehold
17, Catherine Way, Batheaston, Bath, BA1 7NY	BA1 7NY	BA1 7	06/02/2020	248,000	265,154	N	Terraced	80	£3,314	Freehold
8, Whitmore Court, Batheaston, Bath, BA1 7PD	BA1 7PD	BA1 7	28/02/2020	185,000	191,561	N	Flat	60	£3,193	Leasehold
8, Whitmore Court, Batheaston, Bath, BA1 7PD	BA1 7PD	BA1 7	28/02/2020	185,000	191,561	N	Flat	60	£3,193	Leasehold
199, Catherine Way, Batheaston, Bath, BA1 7PA	BA1 7PA	BA1 7	16/10/2019	273,000	286,380	N	Terraced	92	£3,113	Freehold
199, Catherine Way, Batheaston, Bath, BA1 7PA	BA1 7PA	BA1 7	16/10/2019	273,000	286,380	N	Terraced	92	£3,113	Freehold
35, Elmhurst Estate, Batheaston, Bath, BA1 7NU	BA1 7NU	BA1 7	28/08/2020	300,000	300,966	N	Terraced	97	£3,103	Freehold
35, Elmhurst Estate, Batheaston, Bath, BA1 7NU	BA1 7NU	BA1 7	28/08/2020	300,000	300,966	N	Terraced	97	£3,103	Freehold
66, Meadow Park, Bathford, Bath, BA1 7PY	BA1 7PY	BA1 7	20/11/2020	390,000	369,122	N	Flat	122	£3,026	Leasehold
173, Catherine Way, Batheaston, Bath, BA1 7PA	BA1 7PA	BA1 7	21/08/2020	245,000	245,789	N	Terraced	84	£2,926	Freehold
Flat 4, Bathford Manor, Church Street, Bathford, Bath, BA1 7UA	BA1 7UA	BA1 7	11/12/2020	335,000	317,046	N	Flat	111	£2,856	Leasehold
Flat 4, Bathford Manor, Church Street, Bathford, Bath, BA1 7UA	BA1 7UA	BA1 7	11/12/2020	335,000	317,046	N	Flat	111	£2,856	Leasehold
123a, Elmhurst Estate, Batheaston, Bath, BA1 7NR	BA1 7NR	BA1 7	27/09/2019	195,000	196,805	N	Flat	71	£2,772	Leasehold
123a, Elmhurst Estate, Batheaston, Bath, BA1 7NR	BA1 7NR	BA1 7	27/09/2019	195,000	196,805	N	Flat	71	£2,772	Leasehold
2, Bathampton View, Bathford, Bath, BA1 7RU	BA1 7RU	BA1 7	04/12/2020	595,000	568,400	N	Semi-detached	216	£2,631	Freehold
3, Avonvale Place, Batheaston, Bath, BA1 7RF	BA1 7RF	BA1 7	18/12/2020	215,000	204,754	N	Terraced	88	£2,327	Leasehold
3, Avonvale Place, Batheaston, Bath, BA1 7RF	BA1 7RF	BA1 7	18/12/2020	215,000	204,754	N	Terraced	88	£2,327	Leasehold
		BA1 7 Average							£4,182	
41, Lambrook Court, Gloucester Road, Bath, BA1 8AZ	BA1 8AZ	BA1 8	24/03/2020	465,000	472,945	N	Flat	70	£6,756	Leasehold
18, Lambrook Court, Gloucester Road, Bath, BA1 8AZ	BA1 8AZ	BA1 8	17/10/2019	488,800	495,092	N	Flat	79	£6,267	Leasehold
18, Lambrook Court, Gloucester Road, Bath, BA1 8AZ	BA1 8AZ	BA1 8	17/10/2019	488,800	495,092	N	Flat	79	£6,267	Leasehold
5, Lambrook Court, Gloucester Road, Bath, BA1 8AZ	BA1 8AZ	BA1 8	31/10/2019	464,100	470,074	N	Flat	79	£5,950	Leasehold
5, Lambrook Court, Gloucester Road, Bath, BA1 8AZ	BA1 8AZ	BA1 8	31/10/2019	464,100	470,074	N	Flat	79	£5,950	Leasehold
39, Lambrook Court, Gloucester Road, Bath, BA1 8AZ	BA1 8AZ	BA1 8	31/10/2019	425,000	430,471	N	Flat	76	£5,664	Leasehold
43, Lambrook Court, Gloucester Road, Bath, BA1 8AZ	BA1 8AZ	BA1 8	15/12/2020	365,000	345,438	N	Flat	61	£5,663	Leasehold
Flat 10, Pitman Court, Gloucester Road, Bath, BA1 8BD	BA1 8BD	BA1 8	07/05/2020	270,000	268,778	N	Flat	66	£4,072	Leasehold
Flat 10, Pitman Court, Gloucester Road, Bath, BA1 8BD	BA1 8BD	BA1 8	07/05/2020	270,000	268,778	N	Flat	66	£4,072	Leasehold
Flat 21, Pitman Court, Gloucester Road, Bath, BA1 8BD	BA1 8BD	BA1 8	21/12/2020	260,000	246,065	N	Flat	81	£3,038	Leasehold
Flat 20, Pitman Court, Gloucester Road, Bath, BA1 8BD	BA1 8BD	BA1 8	18/12/2020	250,000	236,601	N	Flat	81	£2,921	Leasehold
		BA1 8 Average							£5,147	
4, Lansdown Court, Lansdown Road, Charlcombe, Bath, BA1 9DT	BA1 9DT	BA1 9	04/11/2019	450,000	460,779	Y	Flat	75	£6,144	Leasehold
4, Lansdown Court, Lansdown Road, Charlcombe, Bath, BA1 9DT	BA1 9DT	BA1 9	04/11/2019	450,000	460,779	Y	Flat	75	£6,144	Leasehold
27, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	16/01/2020	833,000	889,152	Y	Detached	147	£6,049	Freehold
27, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	16/01/2020	833,000	889,152	Y	Detached	147	£6,049	Freehold
31, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	22/11/2019	779,950	833,576	Y	Detached	141	£5,912	Freehold
31, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	22/11/2019	779,950	833,576	Y	Detached	141	£5,912	Freehold
Prospect House, Granville Road, Bath, BA1 9BE	BA1 9BE	BA1 9	09/12/2019	1,635,000	1,747,251	N	Detached	304	£5,748	Freehold
Prospect House,										

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
22, Hopton Way, Lansdown, Bath, BA1 9AZ	BA1 9AZ	BA1 9	30/09/2019	439,950	464,348	Y	Semi-detached	91	£5,103	Freehold
4, Waller Gardens, Lansdown, Bath, BA1 9DJ	BA1 9DJ	BA1 9	08/04/2020	430,000	439,917	N	Detached	90	£4,888	Freehold
4, Waller Gardens, Lansdown, Bath, BA1 9DJ	BA1 9DJ	BA1 9	08/04/2020	430,000	439,917	N	Detached	90	£4,888	Freehold
8, The Furlong, Lansdown, Bath, BA1 9AY	BA1 9AY	BA1 9	24/01/2020	925,000	987,354	Y	Detached	202	£4,888	Freehold
8, The Furlong, Lansdown, Bath, BA1 9AY	BA1 9AY	BA1 9	24/01/2020	925,000	987,354	Y	Detached	202	£4,888	Freehold
20, Hopton Way, Lansdown, Bath, BA1 9AZ	BA1 9AZ	BA1 9	30/08/2019	505,000	534,637	Y	Detached	112	£4,774	Freehold
1, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	20/12/2019	927,000	990,643	Y	Detached	214	£4,629	Freehold
1, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	20/12/2019	927,000	990,643	Y	Detached	214	£4,629	Freehold
4, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	18/12/2019	395,000	420,832	Y	Terraced	91	£4,625	Freehold
4, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	18/12/2019	395,000	420,832	Y	Terraced	91	£4,625	Freehold
29, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	20/12/2019	920,000	983,163	N	Detached	214	£4,594	Freehold
29, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	20/12/2019	920,000	983,163	N	Detached	214	£4,594	Freehold
7, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	29/11/2019	389,950	414,667	Y	Terraced	91	£4,557	Freehold
11, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	29/11/2019	389,950	414,667	Y	Terraced	91	£4,557	Freehold
7, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	29/11/2019	389,950	414,667	Y	Terraced	91	£4,557	Freehold
11, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	29/11/2019	389,950	414,667	Y	Terraced	91	£4,557	Freehold
Flat 4, Equus House, Granville Road, Bath, BA1 9BE	BA1 9BE	BA1 9	20/03/2020	550,000	559,398	N	Flat	125	£4,475	Leasehold
1, Lansdown Square West, Lansdown, Bath, BA1 9DR	BA1 9DR	BA1 9	07/08/2020	900,000	902,899	Y	Terraced	202	£4,470	Freehold
1, Lansdown Square West, Lansdown, Bath, BA1 9DR	BA1 9DR	BA1 9	07/08/2020	900,000	902,899	Y	Terraced	202	£4,470	Freehold
2, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	15/04/2020	930,000	951,449	Y	Detached	214	£4,446	Freehold
5, Fairways, Lansdown, Bath, BA1 9DH	BA1 9DH	BA1 9	30/08/2019	382,000	401,282	Y	Terraced	91	£4,410	Freehold
8, Hopton Way, Lansdown, Bath, BA1 9AZ	BA1 9AZ	BA1 9	25/09/2020	611,500	600,172	Y	Semi-detached	139	£4,318	Freehold
8, Hopton Way, Lansdown, Bath, BA1 9AZ	BA1 9AZ	BA1 9	25/09/2020	611,500	600,172	Y	Semi-detached	139	£4,318	Freehold
9, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	20/09/2019	699,950	739,431	Y	Detached	185	£3,997	Freehold
9, Granville Road, Lansdown, Bath, BA1 9DN	BA1 9DN	BA1 9	20/09/2019	699,950	739,431	Y	Detached	185	£3,997	Freehold
		BA1 9 Average							£4,964	
Conygre House, Loves Lane, Farmborough, Bath, BA2 0FZ	BA2 0FZ	BA2 0	11/12/2020	1,750,000	1,664,028	N	Detached	301	£5,528	Freehold
Conygre House, Loves Lane, Farmborough, Bath, BA2 0FZ	BA2 0FZ	BA2 0	11/12/2020	1,750,000	1,664,028	N	Detached	301	£5,528	Freehold
37, Southlands Drive, Timsbury, Bath, BA2 0HB	BA2 0HB	BA2 0	26/06/2020	270,000	274,514	N	Semi-detached	58	£4,733	Freehold
37, Southlands Drive, Timsbury, Bath, BA2 0HB	BA2 0HB	BA2 0	26/06/2020	270,000	274,514	N	Semi-detached	58	£4,733	Freehold
3, South View, Timsbury, Bath, BA2 0LZ	BA2 0LZ	BA2 0	24/09/2019	227,000	237,687	N	Terraced	53	£4,485	Freehold
Durley House, Timsbury Road, Farmborough, Bath, BA2 0AE	BA2 0AE	BA2 0	27/03/2020	385,000	404,229	N	Detached	98	£4,125	Freehold
7, Canal View, Camerton, Bath, BA2 0BP	BA2 0BP	BA2 0	11/12/2019	350,000	374,029	N	Detached	92	£4,066	Freehold
7, Canal View, Camerton, Bath, BA2 0BP	BA2 0BP	BA2 0	11/12/2019	350,000	374,029	N	Detached	92	£4,066	Freehold
Cedar House, Blind Lane, Tunley, Bath, BA2 0DU	BA2 0DU	BA2 0	17/04/2020	725,000	741,721	N	Detached	187	£3,966	Freehold
Cedar House, Blind Lane, Tunley, Bath, BA2 0DU	BA2 0DU	BA2 0	17/04/2020	725,000	741,721	N	Detached	187	£3,966	Freehold
10, Upper Furlong, Timsbury, Bath, BA2 0NN	BA2 0NN	BA2 0	30/06/2020	287,000	292,808	N	Detached	75	£3,904	Freehold
10, Upper Furlong, Timsbury, Bath, BA2 0NN	BA2 0NN	BA2 0	30/06/2020	287,000	292,808	N	Detached	75	£3,904	Freehold
32, Brookside Drive, Farmborough, Bath, BA2 0AX	BA2 0AX	BA2 0	09/12/2020	340,000	323,297	N	Detached	84	£3,849	Freehold
Hillside Farm, Timsbury Road, Farmborough, Bath, BA2 0FD	BA2 0FD	BA2 0	06/03/2020	975,000	1,023,698	N	Detached	273	£3,750	Freehold
Greenhill Cottage, South Road, Timsbury, Bath, BA2 0ER	BA2 0ER	BA2 0	26/11/2020	617,000	588,204	N	Detached	157	£3,747	Freehold
Greenhill Cottage, South Road, Timsbury, Bath, BA2 0ER	BA2 0ER	BA2 0	26/11/2020	617,000	588,204	N	Detached	157	£3,747	Freehold
6, Red Hill, Camerton, Bath, BA2 0NY	BA2 0NY	BA2 0	16/08/2019	355,000	372,919	N	Terraced	100	£3,729	Freehold
6, Herbert Gardens, Farmborough, Bath, BA2 0FE	BA2 0FE	BA2 0	31/01/2020	262,500	279,622	Y	Terraced	76	£3,679	Freehold
6, Herbert Gardens, Farmborough, Bath, BA2 0FE	BA2 0FE	BA2 0	31/01/2020	262,500	279,622	Y	Terraced	76	£3,679	Freehold
The Timbers, Bridge Place Road, Camerton, Bath, BA2 0PD	BA2 0PD	BA2 0	29/01/2020	475,000	507,019	N	Detached	138	£3,674	Freehold
The Timbers, Bridge Place Road, Camerton, Bath, BA2 0PD	BA2 0PD	BA2 0	29/01/2020	475,000	507,019	N	Detached	138	£3,674	Freehold
Mollifrend House, Bath Road, Farmborough, Bath, BA2 0EG	BA2 0EG	BA2 0	24/09/2020	625,000	615,271	N	Detached	168	£3,662	Freehold
19, Bloomfield Close, Timsbury, Bath, BA2 0LP	BA2 0LP	BA2 0	07/08/2019	267,500	282,336	N	Semi-detached	78	£3,620	Freehold
41, Lippiatt Lane, Timsbury, Bath, BA2 0JF	BA2 0JF	BA2 0	17/12/2019	340,000	363,343	N	Detached	102	£3,562	Freehold
2, Canal View, Camerton, Bath, BA2 0BP	BA2 0BP	BA2 0	17/12/2020	410,000	389,858	N	Detached	109.59	£3,557	Freehold
The Barn, Bath Road, Farmborough, Bath, BA2 0BR	BA2 0BR	BA2 0	26/09/2019	495,000	522,921	N	Detached	147	£3,557	Freehold
The Barn, Bath Road, Farmborough, Bath, BA2 0BR	BA2 0BR	BA2 0	26/09/2019	495,000	522,921	N	Detached	147	£3,557	Freehold
58, St Johns Road, Timsbury, Bath, BA2 0HR	BA2 0HR	BA2 0	31/01/2020	263,000	279,438	N	Semi-detached	81	£3,450	Freehold
58, St Johns Road, Timsbury, Bath, BA2 0HR	BA2 0HR	BA2 0	31/01/2020	263,000	279,438	N	Semi-detached	81	£3,450	Freehold
3, Bakers Parade, Timsbury, Bath, BA2 0LY	BA2 0LY	BA2 0	30/08/2019	220,000	231,105	N	Terraced	67	£3,449	Freehold
Valley View, Hook, Timsbury, Bath, BA2 0NE	BA2 0NE	BA2 0	18/09/2020	310,000	304,257	N	Semi-detached	89	£3,419	Freehold
Valley View, Hook, Timsbury, Bath, BA2 0NE	BA2 0NE	BA2 0	18/09/2020	310,000	304,257	N	Semi-detached	89	£3,419	Freehold
18, Brookside Drive, Farmborough, Bath, BA2 0AX	BA2 0AX	BA2 0	23/03/2020	455,000	477,726	N	Detached	140	£3,412	Freehold
60b, Greenvale Drive, Timsbury, Bath, BA2 0HP	BA2 0HP	BA2 0	24/04/2020	264,500	271,141	N	Semi-detached	80	£3,389	Freehold
60b, Greenvale Drive, Timsbury, Bath, BA2 0HP	BA2 0HP	BA2 0	24/04/2020	264,500	271,141	N	Semi-detached	80	£3,389	Freehold
Croft Cottage, North Road, Timsbury, Bath, BA2 0JH	BA2 0JH	BA2 0	04/08/2020	215,000	215,693	N	Terraced	64	£3,370	Freehold
Croft Cottage, North Road, Timsbury, Bath, BA2 0JH	BA2 0JH	BA2 0	04/08/2020	215,000	215,693	N	Terraced	64	£3,370	Freehold
28, The Glebe, Timsbury, Bath, BA2 0LT	BA2 0LT	BA2 0	05/08/2020	293,000	294,761	N	Semi-detached	88	£3,350	Freehold
28, The Glebe, Timsbury, Bath, BA2 0LT	BA2 0LT	BA2 0	05/08/2020	293,000	294,761	N	Semi-detached	88	£3,350	Freehold
12, Bridge Gardens, Farmborough, Bath, BA2 0DF	BA2 0DF	BA2 0	11/12/2020	470,000	446,910	N	Detached	135	£3,310	Freehold
26, Lansdown View, Timsbury, Bath, BA2 0JP	BA2 0JP	BA2 0	03/07/2020	253,500	258,046	N	Terraced	78	£3,308	Freehold
26, Lansdown View, Timsbury, Bath, BA2 0JP	BA2 0JP	BA2 0	03/07/2020	253,500	258,046	N	Terraced	78	£3,308	Freehold
3, Orchard Cottages, Wick Lane, Camerton, Bath, BA2 0PQ	BA2 0PQ	BA2 0	06/12/2019	150,000	159,810	N	Terraced	49	£3,261	Freehold
3, Orchard Cottages, Wick Lane, Camerton, Bath, BA2 0PQ	BA2 0PQ	BA2 0	06/12/2019	150,000	159,810	N	Terraced	49	£3,261	Freehold
27, Upper Furlong, Timsbury, Bath, BA2 0NN	BA2 0NN	BA2 0	09/01/2020	415,000	442,975	N	Detached	137.17	£3,229	Freehold
27, Upper Furlong, Timsbury, Bath, BA2 0NN	BA2 0NN	BA2 0	09/01/2020	415,000	442,975	N	Detached	137.17	£3,229	Freehold
3, St Marys Green, Timsbury, Bath, BA2 0HA	BA2 0HA	BA2 0	26/09/2019	285,000	298,418	N	Terraced	93	£3,209	Freehold
Greystones, Hobbs Wall, Farmborough, Bath, BA2 0BJ	BA2 0BJ	BA2 0	16/08/2019	317,000	334,582	N	Semi-detached	108	£3,098	Freehold
5, Parkway, Camerton, Bath, BA2 0NP	BA2 0NP	BA2 0	31/03/2020	185,000	194,355	N	Terraced	63	£3,085	Freehold
5, Parkway, Camerton, Bath, BA2 0NP	BA2 0NP	BA2 0	31/03/2020	185,000	194,355	N	Terraced	63	£3,085	Freehold
21, Upper Furlong, Timsbury, Bath, BA2 0NN	BA2 0NN	BA2 0	16/12/2020	317,000	301,427	N	Detached	97.74	£3,084	Freehold
21, Upper Furlong, Timsbury, Bath, BA2 0NN	BA2 0NN	BA2 0	16/12/2020	317,000	301,427	N	Detached	97.74	£3,084	Freehold
3, Farmborough View, Bath Road, Farmborough, Bath, BA2 0BX	BA2 0BX	BA2 0	13/10/2020	295,000	289,915	N	Terraced	95	£3,052	Freehold
4, North Road, Timsbury, Bath, BA2 0JJ	BA2 0JJ	BA2 0	23/12/2020	205,000	195,231	N	Terraced	65	£3,004	Freehold
4, North Road, Timsbury, Bath, BA2 0JJ	BA2 0JJ	BA2 0	23/12/2020	205,000	195,231	N	Terraced	65	£3,004	Freehold
Orchard Lodge, South Road, Timsbury, Bath, BA2 0EJ	BA2 0EJ	BA2 0	14/08/2020	345,000	349,657	N	Detached	117	£2,989	Freehold
Orchard Lodge, South Road, Timsbury, Bath, BA2 0EJ	BA2 0EJ	BA2 0	14/08/2020	345,000	349,657	N	Detached	117	£2,989	Freehold
9, Bridge Gardens, Farmborough, Bath, BA2 0DF	BA2 0DF	BA2 0	06/11/2020	435,000	414,698	N	Detached	139	£2,983	Freehold
9, Bridge Gardens, Farmborough, Bath, BA2 0DF	BA2 0DF	BA2 0	06/11/2020	435,000	414,698	N	Detached	139	£2,983	Freehold
8, Herbert Gardens, Farmborough, Bath, BA2 0FE	BA2 0FE	BA2 0	09/04/2020	290,000	297,392	Y	Terraced	100	£2,974	Freehold
22, Bloomfield Close, Timsbury, Bath, BA2 0LP	BA2 0LP	BA2 0	18/06/2020	215,000	218,788	N	Terraced	74	£2,957	Freehold
22, Bloomfield Close, Timsbury, Bath, BA2 0LP	BA2 0LP	BA2 0	18/06/2020	215,000	218,788	N	Terraced	74	£2,957	Freehold
11, Herbert Gardens, Farmborough, Bath, BA2 0FE	BA2 0FE	BA2 0	30/10/2020	300,000	294,829	Y	Terraced	100	£2,948	Freehold
11, Herbert Gardens, Farmborough, Bath, BA2 0FE	BA2 0FE	BA2 0	30/10/2020	300,000	294,829	Y	Terraced	100	£2,948	Freehold
15, Ferenberge Close, Farmborough, Bath, BA2 0DH	BA2 0DH	BA2 0	13/12/2019	240,000	254,852	N	Semi-detached	87	£2,929	Freehold
2, Chapel Cottages, Tunley, Bath, BA2 0DP	BA2 0DP	BA2 0	19/03/2020	192,000	201,709	N	Terraced	69	£2,923	Freehold
2, Chapel Cottages, Tunley, Bath, BA2 0DP	BA2 0DP	BA2 0	19/03/2020	192,000	201,709	N	Terraced	69	£2,923	Freehold
10, Meadgate, Camerton, Bath, BA2 0NL	BA2 0NL	BA2 0	04/12/2020	260,000	248,376	N	Semi-detached	86	£2,888	Freehold
3, Woodbine Cottages, Timsbury, Bath, BA2 0JB	BA2 0JB	BA2 0	14/04/2020	275,000	282,010	N	Terraced	98	£2,878	Freehold
3, Woodbine Cottages, Timsbury, Bath, BA2 0JB	BA2 0JB	BA2 0	14/04/2020	275,000	282,010	N	Terraced	98	£2,878	Freehold
3, North View, North Road, Timsbury, Bath, BA2 0JH	BA2 0JH	BA2 0	12/08/2020	220,000	220,709	N	Terraced	77	£2,866	Freehold
3, North View, North Road, Timsbury, Bath, BA2 0JH	BA2 0JH	BA2 0	12/08/2020	220,000	220,709	N	Terraced	77	£2,866	Freehold
11, Meadgate, Camerton, Bath, BA2 0NL	BA2 0NL	BA2 0	25/09/2020	250,000	245,369	N	Semi-detached	86	£2,853	Freehold
63a, Lansdown Crescent, Timsbury, Bath, BA2 0JX	BA2 0JX	BA2 0	24/04/2020	235,000	240,9					

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Avonlea, Hobbs Wall, Farmborough, Bath, BA2 0BH	BA2 0BH	BA2 0	14/08/2020	300,000	300,966	N	Terraced	118	£2,551	Freehold
Avonlea, Hobbs Wall, Farmborough, Bath, BA2 0BH	BA2 0BH	BA2 0	14/08/2020	300,000	300,966	N	Terraced	118	£2,551	Freehold
6, The Daglands, Camerton, Bath, BA2 0PR	BA2 0PR	BA2 0	22/11/2019	200,000	212,677	N	Terraced	86	£2,473	Freehold
6, The Daglands, Camerton, Bath, BA2 0PR	BA2 0PR	BA2 0	22/11/2019	200,000	212,677	N	Terraced	86	£2,473	Freehold
Mead End, The Mead, Farmborough, Bath, BA2 0AG	BA2 0AG	BA2 0	31/01/2020	290,000	309,549	N	Detached	128	£2,418	Freehold
Mead End, The Mead, Farmborough, Bath, BA2 0AG	BA2 0AG	BA2 0	31/01/2020	290,000	309,549	N	Detached	128	£2,418	Freehold
9, St Johns Road, Timsbury, Bath, BA2 0HR	BA2 0HR	BA2 0	24/04/2020	200,000	205,098	N	Terraced	86	£2,385	Freehold
9, St Johns Road, Timsbury, Bath, BA2 0HR	BA2 0HR	BA2 0	24/04/2020	200,000	205,098	N	Terraced	86	£2,385	Freehold
2, The Old Chapel, The Mead, Farmborough, Bath, BA2 0AF	BA2 0AF	BA2 0	11/09/2020	350,000	338,131	N	Flat	153	£2,210	Leasehold
2, The Old Chapel, The Mead, Farmborough, Bath, BA2 0AF	BA2 0AF	BA2 0	11/09/2020	350,000	338,131	N	Flat	153	£2,210	Leasehold
13, The Daglands, Camerton, Bath, BA2 0PR	BA2 0PR	BA2 0	11/12/2020	215,000	205,388	N	Semi-detached	101	£2,034	Freehold
		BA2 0 Average							£3,259	
163a, The Hollow, Bath, BA2 1NJ	BA2 1NJ	BA2 1	17/06/2020	410,000	418,298	N	Detached	59.69	£7,008	Freehold
163a, The Hollow, Bath, BA2 1NJ	BA2 1NJ	BA2 1	17/06/2020	410,000	418,298	N	Detached	59.69	£7,008	Freehold
40, Parry Close, Bath, BA2 1JR	BA2 1JR	BA2 1	01/08/2019	210,000	220,600	N	Terraced	41	£5,380	Freehold
44, Blackmore Drive, Bath, BA2 1JN	BA2 1JN	BA2 1	09/06/2020	313,000	318,515	N	Terraced	60	£5,309	Freehold
44, Blackmore Drive, Bath, BA2 1JN	BA2 1JN	BA2 1	09/06/2020	313,000	318,515	N	Terraced	60	£5,309	Freehold
53, Parry Close, Bath, BA2 1JR	BA2 1JR	BA2 1	14/02/2020	281,000	300,894	N	Detached	60	£5,015	Freehold
53, Parry Close, Bath, BA2 1JR	BA2 1JR	BA2 1	14/02/2020	281,000	300,894	N	Detached	60	£5,015	Freehold
71, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	11/12/2020	206,500	196,660	N	Terraced	40	£4,916	Freehold
4, Blackmore Drive, Bath, BA2 1JN	BA2 1JN	BA2 1	20/01/2020	307,500	326,719	N	Semi-detached	68	£4,805	Freehold
4, Blackmore Drive, Bath, BA2 1JN	BA2 1JN	BA2 1	20/01/2020	307,500	326,719	N	Semi-detached	68	£4,805	Freehold
111, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	24/04/2020	285,000	291,573	N	Detached	61	£4,780	Freehold
111, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	24/04/2020	285,000	291,573	N	Detached	61	£4,780	Freehold
27, Sladebrook Road, Bath, BA2 1LP	BA2 1LP	BA2 1	03/04/2020	390,000	399,793	N	Semi-detached	85	£4,703	Freehold
27, Sladebrook Road, Bath, BA2 1LP	BA2 1LP	BA2 1	03/04/2020	390,000	399,793	N	Semi-detached	85	£4,703	Freehold
27, Ivy Avenue, Bath, BA2 1AJ	BA2 1AJ	BA2 1	11/05/2020	395,000	403,714	N	Terraced	89	£4,536	Freehold
27, Ivy Avenue, Bath, BA2 1AJ	BA2 1AJ	BA2 1	11/05/2020	395,000	403,714	N	Terraced	89	£4,536	Freehold
100, Lymore Avenue, Bath, BA2 1AY	BA2 1AY	BA2 1	16/08/2019	287,500	302,012	N	Terraced	67	£4,508	Freehold
4, Claude Avenue, Bath, BA2 1AE	BA2 1AE	BA2 1	14/01/2021	388,000	388,000	N	Semi-detached	87	£4,460	Freehold
59, Parry Close, Bath,	BA2 1JR	BA2 1	08/01/2021	260,000	260,000	N	Terraced	59	£4,407	Freehold
32, Glebe Road, Bath, BA2 1JB	BA2 1JB	BA2 1	28/02/2020	261,000	278,546	N	Semi-detached	65.66	£4,242	Freehold
32, Glebe Road, Bath, BA2 1JB	BA2 1JB	BA2 1	28/02/2020	261,000	278,546	N	Semi-detached	65.66	£4,242	Freehold
21, Ivy Avenue, Bath, BA2 1AJ	BA2 1AJ	BA2 1	24/02/2020	327,000	349,618	N	Terraced	84	£4,162	Freehold
21, Ivy Avenue, Bath, BA2 1AJ	BA2 1AJ	BA2 1	24/02/2020	327,000	349,618	N	Terraced	84	£4,162	Freehold
31, Albany Road, Bath, BA2 1BW	BA2 1BW	BA2 1	11/12/2020	400,000	380,939	N	Terraced	92	£4,141	Freehold
31, Albany Road, Bath, BA2 1BW	BA2 1BW	BA2 1	11/12/2020	400,000	380,939	N	Terraced	92	£4,141	Freehold
29, Ivy Grove, Bath, BA2 1AP	BA2 1AP	BA2 1	09/04/2020	320,000	328,035	N	Semi-detached	80	£4,100	Freehold
3, Ivy Avenue, Bath, BA2 1AJ	BA2 1AJ	BA2 1	16/08/2019	350,050	367,719	N	Terraced	90	£4,086	Freehold
69, Southdown Road, Bath, BA2 1HL	BA2 1HL	BA2 1	26/03/2020	370,000	387,847	N	Semi-detached	95	£4,083	Freehold
69, Southdown Road, Bath, BA2 1HL	BA2 1HL	BA2 1	26/03/2020	370,000	387,847	N	Semi-detached	95	£4,083	Freehold
96, Lymore Avenue, Bath, BA2 1AY	BA2 1AY	BA2 1	09/10/2020	297,500	292,372	N	Terraced	72	£4,061	Freehold
37, Dartmouth Avenue, Bath, BA2 1AS	BA2 1AS	BA2 1	20/03/2020	303,000	318,322	N	Terraced	79	£4,029	Freehold
37, Dartmouth Avenue, Bath, BA2 1AS	BA2 1AS	BA2 1	20/03/2020	303,000	318,322	N	Terraced	79	£4,029	Freehold
64, Sladebrook Road, Bath, BA2 1LR	BA2 1LR	BA2 1	12/03/2020	390,000	408,812	N	Semi-detached	103	£3,969	Freehold
64, Sladebrook Road, Bath, BA2 1LR	BA2 1LR	BA2 1	12/03/2020	390,000	408,812	N	Semi-detached	103	£3,969	Freehold
6, The Hollow, Bath, BA2 1LY	BA2 1LY	BA2 1	23/08/2019	349,000	368,357	N	Semi-detached	94	£3,919	Freehold
23, Melrose Grove, Bath, BA2 1HZ	BA2 1HZ	BA2 1	14/06/2020	292,000	296,882	N	Semi-detached	76	£3,906	Freehold
2, King Georges Road, Bath, BA2 1BJ	BA2 1BJ	BA2 1	03/07/2020	320,000	325,738	N	Terraced	84	£3,878	Freehold
2, King Georges Road, Bath, BA2 1BJ	BA2 1BJ	BA2 1	03/07/2020	320,000	325,738	N	Terraced	84	£3,878	Freehold
90, Mount Road, Southdown, Bath, BA2 1LH	BA2 1LH	BA2 1	12/03/2020	385,000	403,571	N	Semi-detached	104.6	£3,858	Freehold
90, Mount Road, Southdown, Bath, BA2 1LH	BA2 1LH	BA2 1	12/03/2020	385,000	403,571	N	Semi-detached	104.6	£3,858	Freehold
5, Roundhill Grove, Bath, BA2 1JT	BA2 1JT	BA2 1	09/09/2019	385,000	406,350	N	Semi-detached	105.54	£3,850	Freehold
5, Roundhill Grove, Bath, BA2 1JT	BA2 1JT	BA2 1	09/09/2019	385,000	406,350	N	Semi-detached	105.54	£3,850	Freehold
Flat 3, 150, High Street, Twerton, Bath, BA2 1BY	BA2 1BY	BA2 1	06/09/2019	193,000	194,786	N	Flat	51	£3,819	Leasehold
Flat 3, 150, High Street, Twerton, Bath, BA2 1BY	BA2 1BY	BA2 1	06/09/2019	193,000	194,786	N	Flat	51	£3,819	Leasehold
87, The Hollow, Bath, BA2 1NE	BA2 1NE	BA2 1	21/08/2019	350,000	369,412	N	Semi-detached	97	£3,808	Freehold
18, Loxton Drive, Bath, BA2 1BR	BA2 1BR	BA2 1	19/08/2019	172,000	173,933	N	Flat	46	£3,781	Leasehold
70, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	23/10/2020	415,000	407,847	N	Terraced	108	£3,776	Freehold
70, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	23/10/2020	415,000	407,847	N	Terraced	108	£3,776	Freehold
80, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	30/10/2020	360,000	353,574	N	Detached	94	£3,761	Freehold
80, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	30/10/2020	360,000	353,574	N	Detached	94	£3,761	Freehold
64, The Hollow, Bath, BA2 1LZ	BA2 1LZ	BA2 1	17/10/2019	298,000	313,960	N	Semi-detached	84	£3,738	Freehold
64, The Hollow, Bath, BA2 1LZ	BA2 1LZ	BA2 1	17/10/2019	298,000	313,960	N	Semi-detached	84	£3,738	Freehold
26, Cotswold View, Bath, BA2 1HA	BA2 1HA	BA2 1	09/10/2020	273,000	268,295	N	Terraced	72	£3,726	Freehold
26, Cotswold View, Bath, BA2 1HA	BA2 1HA	BA2 1	09/10/2020	273,000	268,295	N	Terraced	72	£3,726	Freehold
12, West Close, Bath, BA2 1PY	BA2 1PY	BA2 1	17/08/2020	225,000	226,353	N	Semi-detached	61	£3,711	Freehold
12, West Close, Bath, BA2 1PY	BA2 1PY	BA2 1	17/08/2020	225,000	226,353	N	Semi-detached	61	£3,711	Freehold
6, Mount View, Southdown, Bath, BA2 1JX	BA2 1JX	BA2 1	30/08/2019	255,000	269,143	N	Semi-detached	73	£3,687	Freehold
80, Kelston View, Bath, BA2 1NR	BA2 1NR	BA2 1	18/11/2019	239,000	254,272	N	Semi-detached	70	£3,632	Freehold
80, Kelston View, Bath, BA2 1NR	BA2 1NR	BA2 1	18/11/2019	239,000	254,272	N	Semi-detached	70	£3,632	Freehold
2, Eleanor Close, Twerton, Bath, BA2 1QL	BA2 1QL	BA2 1	14/02/2020	227,500	243,236	N	Terraced	67	£3,630	Freehold
2, Eleanor Close, Twerton, Bath, BA2 1QL	BA2 1QL	BA2 1	14/02/2020	227,500	243,236	N	Terraced	67	£3,630	Freehold
Flat 1, Albany Court, Albany Road, Bath, BA2 1BU	BA2 1BU	BA2 1	31/01/2020	215,000	221,322	N	Flat	61	£3,628	Leasehold
Flat 1, Albany Court, Albany Road, Bath, BA2 1BU	BA2 1BU	BA2 1	31/01/2020	215,000	221,322	N	Flat	61	£3,628	Leasehold
83, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	19/12/2019	210,000	222,995	N	Semi-detached	62.4	£3,574	Freehold
83, Langdon Road, Bath, BA2 1LT	BA2 1LT	BA2 1	19/12/2019	210,000	222,995	N	Semi-detached	62.4	£3,574	Freehold
51, High Street, Twerton, Bath, BA2 1DD	BA2 1DD	BA2 1	16/08/2019	250,000	263,866	N	Semi-detached	74	£3,566	Freehold
12, Eleanor Close, Twerton, Bath, BA2 1QL	BA2 1QL	BA2 1	17/03/2020	220,000	230,612	N	Semi-detached	65	£3,548	Freehold
12, Eleanor Close, Twerton, Bath, BA2 1QL	BA2 1QL	BA2 1	17/03/2020	220,000	230,612	N	Semi-detached	65	£3,548	Freehold
81, Hillcrest Drive, Bath, BA2 1HE	BA2 1HE	BA2 1	28/02/2020	285,000	304,159	N	Semi-detached	85.86	£3,543	Freehold
7, Loxley Gardens, Bath, BA2 1HS	BA2 1HS	BA2 1	03/12/2020	295,000	280,942	N	Terraced	80	£3,512	Freehold
Flat 22, Albany Court, Albany Road, Bath, BA2 1BU	BA2 1BU	BA2 1	10/10/2019	225,000	227,896	N	Flat	65	£3,506	Leasehold
Flat 22, Albany Court, Albany Road, Bath, BA2 1BU	BA2 1BU	BA2 1	10/10/2019	225,000	227,896	N	Flat	65	£3,506	Leasehold
116, Hillcrest Drive, Bath, BA2 1HF	BA2 1HF	BA2 1	16/08/2019	340,000	357,162	N	Terraced	102	£3,502	Freehold
29, High Street, Twerton, Bath, BA2 1DB	BA2 1DB	BA2 1	10/07/2020	240,000	244,303	N	Terraced	70	£3,490	Leasehold
29, High Street, Twerton, Bath, BA2 1DB	BA2 1DB	BA2 1	10/07/2020	240,000	244,303	N	Terraced	70	£3,490	Leasehold
16, St Michaels Road, Whiteway, Bath, BA2 1PZ	BA2 1PZ	BA2 1	04/09/2019	229,000	241,699	N	Semi-detached	70	£3,453	Freehold
16, St Michaels Road, Whiteway, Bath, BA2 1PZ	BA2 1PZ	BA2 1	04/09/2019	229,000	241,699	N	Semi-detached	70	£3,453	Freehold
112, Haycombe Drive, Bath, BA2 1PN	BA2 1PN	BA2 1	16/09/2019	219,800	231,989	N	Semi-detached	67.2	£3,452	Freehold
112, Haycombe Drive, Bath, BA2 1PN	BA2 1PN	BA2 1	16/09/2019	219,800	231,989	N	Semi-detached	67.2	£3,452	Freehold
97, Hillcrest Drive, Bath, BA2 1HE	BA2 1HE	BA2 1	24/06/2020	307,000	312,132	N	Semi-detached	91	£3,430	Freehold
97, Hillcrest Drive, Bath, BA2 1HE	BA2 1HE	BA2 1	24/06/2020	307,000	312,132	N	Semi-detached	91	£3,430	Freehold
36, Roundhill Park, Bath, BA2 1NL	BA2 1NL	BA2 1	03/07/2020	255,000	259,562	N	Semi-detached	76	£3,415	Freehold
36, Roundhill Park, Bath, BA2 1NL	BA2 1NL	BA2 1	03/07/2020	255,000	259,562	N	Semi-detached	76	£3,415	Freehold
16, The Circle, Bath, BA2 1JA	BA2 1JA	BA2 1	01/10/2020	245,000	240,919	N	Semi-detached	71	£3,393	Freehold
16, The Circle, Bath, BA2 1JA	BA2 1JA	BA2 1	01/10/2020	245,000	240,919	N	Semi-detached	71	£3,393	Freehold
Flat 3, 4, High Street, Twerton, Bath, BA2 1BY	BA2 1BY	BA2 1	27/01/2020	133,000	136,911	N	Flat	40.5	£3,381	Leasehold
Flat 3, 4, High Street, Twerton, Bath, BA2 1BY	BA2 1BY	BA2 1	27/01/2020	133,000	136,911	N	Flat	40.5	£3,381	Leasehold
50, Roundhill Park, Bath, BA2 1NN	BA2 1NN	BA2 1	13/03/2020	218,000	228,515	N	Semi-detached	68	£3,361	Freehold
50, Roundhill Park, Bath, BA2 1NN	BA2 1NN	BA2 1	13/03/2020	218,000	228,515	N	Semi-detached	68	£3,361	Freehold
55, Highland Road, Bath, BA2 1DY	BA2 1DY	BA2 1	27/09/2019	243						

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
130, The Hollow, Bath, BA2 1NF	BA2 1NF	BA2 1	27/03/2020	290,000	303,988	N	Semi-detached	92	£3,304	Freehold
130, The Hollow, Bath, BA2 1NF	BA2 1NF	BA2 1	27/03/2020	290,000	303,988	N	Semi-detached	92	£3,304	Freehold
127, The Hollow, Bath, BA2 1NQ	BA2 1NQ	BA2 1	03/12/2020	258,000	246,466	N	Semi-detached	75	£3,286	Freehold
127, The Hollow, Bath, BA2 1NQ	BA2 1NQ	BA2 1	03/12/2020	258,000	246,466	N	Semi-detached	75	£3,286	Freehold
8, Lytton Gardens, Bath, BA2 1LW	BA2 1LW	BA2 1	30/08/2019	275,000	288,881	N	Terraced	88	£3,283	Freehold
223, Haycombe Drive, Bath, BA2 1PR	BA2 1PR	BA2 1	17/01/2020	210,000	223,125	N	Semi-detached	68	£3,281	Freehold
223, Haycombe Drive, Bath, BA2 1PR	BA2 1PR	BA2 1	17/01/2020	210,000	223,125	N	Semi-detached	68	£3,281	Freehold
57, Lansdown View, Twerton, Bath, BA2 1BQ	BA2 1BQ	BA2 1	06/05/2020	400,000	408,824	N	Terraced	125	£3,271	Freehold
212, The Hollow, Bath, BA2 1NG	BA2 1NG	BA2 1	19/03/2020	253,550	266,214	N	Detached	83	£3,207	Freehold
212, The Hollow, Bath, BA2 1NG	BA2 1NG	BA2 1	19/03/2020	253,550	266,214	N	Detached	83	£3,207	Freehold
23, Poolemead Road, Bath, BA2 1QW	BA2 1QW	BA2 1	28/08/2019	245,000	257,367	N	Terraced	81	£3,177	Freehold
164, The Hollow, Bath, BA2 1NF	BA2 1NF	BA2 1	05/11/2020	261,000	249,775	N	Semi-detached	79	£3,162	Freehold
164, The Hollow, Bath, BA2 1NF	BA2 1NF	BA2 1	05/11/2020	261,000	249,775	N	Semi-detached	79	£3,162	Freehold
124, Mount Road, Southdown, Bath, BA2 1NZ	BA2 1NZ	BA2 1	07/08/2020	275,000	276,653	N	Semi-detached	88	£3,144	Freehold
124, Mount Road, Southdown, Bath, BA2 1NZ	BA2 1NZ	BA2 1	07/08/2020	275,000	276,653	N	Semi-detached	88	£3,144	Freehold
29, Wedmore Park, Bath, BA2 1JZ	BA2 1JZ	BA2 1	24/01/2020	208,000	221,567	N	Terraced	71	£3,121	Freehold
29, Wedmore Park, Bath, BA2 1JZ	BA2 1JZ	BA2 1	24/01/2020	208,000	221,567	N	Terraced	71	£3,121	Freehold
Flat 1, 4, High Street, Twerton, Bath, BA2 1BY	BA2 1BY	BA2 1	04/10/2019	125,000	126,609	N	Flat	40.7	£3,111	Leasehold
Flat 1, 4, High Street, Twerton, Bath, BA2 1BY	BA2 1BY	BA2 1	04/10/2019	125,000	126,609	N	Flat	40.7	£3,111	Leasehold
96, Freeview Road, Bath, BA2 1DZ	BA2 1DZ	BA2 1	07/02/2020	229,200	245,054	N	Terraced	79	£3,102	Freehold
96, Freeview Road, Bath, BA2 1DZ	BA2 1DZ	BA2 1	07/02/2020	229,200	245,054	N	Terraced	79	£3,102	Freehold
134, The Hollow, Bath, BA2 1NF	BA2 1NF	BA2 1	09/07/2020	280,100	285,111	N	Semi-detached	92	£3,099	Freehold
134, The Hollow, Bath, BA2 1NF	BA2 1NF	BA2 1	09/07/2020	280,100	285,111	N	Semi-detached	92	£3,099	Freehold
6, Sheridan Road, Bath, BA2 1QY	BA2 1QY	BA2 1	28/01/2020	142,500	151,407	N	Semi-detached	49	£3,090	Leasehold
6, Sheridan Road, Bath, BA2 1QY	BA2 1QY	BA2 1	28/01/2020	142,500	151,407	N	Semi-detached	49	£3,090	Leasehold
86, Mount Road, Southdown, Bath, BA2 1LH	BA2 1LH	BA2 1	05/09/2019	360,000	379,964	N	Semi-detached	124	£3,064	Freehold
86, Mount Road, Southdown, Bath, BA2 1LH	BA2 1LH	BA2 1	05/09/2019	360,000	379,964	N	Semi-detached	124	£3,064	Freehold
60, Southdown Road, Bath, BA2 1JQ	BA2 1JQ	BA2 1	14/10/2020	247,000	242,743	N	Terraced	80	£3,034	Leasehold
51, Wedmore Park, Bath, BA2 1JZ	BA2 1JZ	BA2 1	20/08/2019	228,000	239,509	N	Terraced	79	£3,032	Freehold
129, Sheridan Road, Bath, BA2 1RA	BA2 1RA	BA2 1	08/11/2019	210,000	223,311	N	Terraced	74	£3,018	Freehold
129, Sheridan Road, Bath, BA2 1RA	BA2 1RA	BA2 1	08/11/2019	210,000	223,311	N	Terraced	74	£3,018	Freehold
3, Kelston View, Bath, BA2 1NW	BA2 1NW	BA2 1	26/06/2020	278,000	282,648	N	Semi-detached	96	£2,944	Freehold
3, Kelston View, Bath, BA2 1NW	BA2 1NW	BA2 1	26/06/2020	278,000	282,648	N	Semi-detached	96	£2,944	Freehold
31, Garrick Road, Bath, BA2 1QX	BA2 1QX	BA2 1	21/02/2020	230,000	245,909	N	Terraced	84	£2,927	Freehold
61, Southdown Road, Bath, BA2 1HL	BA2 1HL	BA2 1	17/06/2020	353,000	359,220	N	Terraced	123	£2,920	Freehold
61, Southdown Road, Bath, BA2 1HL	BA2 1HL	BA2 1	17/06/2020	353,000	359,220	N	Terraced	123	£2,920	Freehold
62, Mount Road, Southdown, Bath, BA2 1LH	BA2 1LH	BA2 1	28/08/2020	425,000	430,737	N	Detached	148	£2,910	Freehold
33, St Michaels Road, Whiteway, Bath, BA2 1PZ	BA2 1PZ	BA2 1	16/04/2020	210,000	215,273	N	Semi-detached	74	£2,909	Freehold
33, St Michaels Road, Whiteway, Bath, BA2 1PZ	BA2 1PZ	BA2 1	16/04/2020	210,000	215,273	N	Semi-detached	74	£2,909	Freehold
9, Twerton Farm Close, Bath, BA2 1BL	BA2 1BL	BA2 1	04/09/2020	235,000	230,647	N	Semi-detached	80	£2,883	Freehold
9, Twerton Farm Close, Bath, BA2 1BL	BA2 1BL	BA2 1	04/09/2020	235,000	230,647	N	Semi-detached	80	£2,883	Freehold
114a, Mount Road, Southdown, Bath, BA2 1NZ	BA2 1NZ	BA2 1	07/07/2020	300,000	305,367	N	Semi-detached	107	£2,854	Leasehold
98, Southdown Road, Bath, BA2 1JH	BA2 1JH	BA2 1	02/10/2019	322,600	339,878	N	Semi-detached	122.6	£2,772	Freehold
98, Southdown Road, Bath, BA2 1JH	BA2 1JH	BA2 1	02/10/2019	322,600	339,878	N	Semi-detached	122.6	£2,772	Freehold
123, Sheridan Road, Bath, BA2 1RA	BA2 1RA	BA2 1	22/01/2020	197,000	209,313	N	Semi-detached	77	£2,718	Freehold
123, Sheridan Road, Bath, BA2 1RA	BA2 1RA	BA2 1	22/01/2020	197,000	209,313	N	Semi-detached	77	£2,718	Freehold
12, Teddington Close, Bath, BA2 1HT	BA2 1HT	BA2 1	24/02/2020	395,000	422,322	N	Terraced	158	£2,673	Freehold
12, Teddington Close, Bath, BA2 1HT	BA2 1HT	BA2 1	24/02/2020	395,000	422,322	N	Terraced	158	£2,673	Freehold
10, Roseworn Close, Bath, BA2 1PB	BA2 1PB	BA2 1	14/12/2020	240,000	228,563	N	Terraced	86	£2,658	Freehold
15, Shaws Way, Twerton, Bath, BA2 1QQ	BA2 1QQ	BA2 1	14/07/2020	239,000	243,286	N	Terraced	92	£2,644	Freehold
15, Shaws Way, Twerton, Bath, BA2 1QQ	BA2 1QQ	BA2 1	14/07/2020	239,000	243,286	N	Terraced	92	£2,644	Freehold
234, The Hollow, Bath, BA2 1NG	BA2 1NG	BA2 1	03/07/2020	310,000	315,546	N	Semi-detached	121	£2,608	Freehold
234, The Hollow, Bath, BA2 1NG	BA2 1NG	BA2 1	03/07/2020	310,000	315,546	N	Semi-detached	121	£2,608	Freehold
13, Day Crescent, Bath, BA2 1RY	BA2 1RY	BA2 1	02/09/2019	225,000	237,477	N	Semi-detached	95	£2,500	Freehold
13, Day Crescent, Bath, BA2 1RY	BA2 1RY	BA2 1	02/09/2019	225,000	237,477	N	Semi-detached	95	£2,500	Freehold
Flat 16, Brunel House, Woodhouse Road, Bath, BA2 1SP	BA2 1SP	BA2 1	14/02/2020	107,000	110,795	N	Flat	46	£2,409	Leasehold
9, Roseworn Close, Bath, BA2 1PB	BA2 1PB	BA2 1	12/10/2020	240,000	235,863	N	Terraced	98	£2,407	Freehold
9, Roseworn Close, Bath, BA2 1PB	BA2 1PB	BA2 1	12/10/2020	240,000	235,863	N	Terraced	98	£2,407	Freehold
57, Walwyn Close, Bath, BA2 1SZ	BA2 1SZ	BA2 1	14/08/2020	165,000	162,562	N	Flat	68.02	£2,390	Leasehold
53, Shaws Way, Twerton, Bath, BA2 1QQ	BA2 1QQ	BA2 1	30/01/2020	184,000	195,500	N	Semi-detached	82	£2,384	Freehold
53, Shaws Way, Twerton, Bath, BA2 1QQ	BA2 1QQ	BA2 1	30/01/2020	184,000	195,500	N	Semi-detached	82	£2,384	Freehold
23, High Street, Twerton, Bath, BA2 1DA	BA2 1DA	BA2 1	08/12/2020	248,000	236,182	N	Terraced	103	£2,293	Freehold
53, Cameley Green, Bath, BA2 1SB	BA2 1SB	BA2 1	20/05/2020	181,000	184,454	N	Semi-detached	82	£2,249	Freehold
53, Cameley Green, Bath, BA2 1SB	BA2 1SB	BA2 1	20/05/2020	181,000	184,454	N	Semi-detached	82	£2,249	Freehold
52, Redland Park, Twerton, Bath, BA2 1SH	BA2 1SH	BA2 1	20/08/2020	130,000	128,079	N	Flat	58.66	£2,183	Leasehold
52, Redland Park, Twerton, Bath, BA2 1SH	BA2 1SH	BA2 1	20/08/2020	130,000	128,079	N	Flat	58.66	£2,183	Leasehold
39, Sladebrook Road, Bath, BA2 1LP	BA2 1LP	BA2 1	03/09/2020	350,000	343,118	N	Terraced	161	£2,131	Freehold
39, Sladebrook Road, Bath, BA2 1LP	BA2 1LP	BA2 1	03/09/2020	350,000	343,118	N	Terraced	161	£2,131	Freehold
		BA2 1 Average							£3,502	
13, Bloomfield Grove, Bath, BA2 2BZ	BA2 2BZ	BA2 2	30/08/2019	743,000	784,209	N	Semi-detached	137	£5,724	Freehold
29, Rush Hill, Bath, BA2 2QN	BA2 2QN	BA2 2	19/12/2019	415,000	440,681	N	Semi-detached	80	£5,509	Freehold
29, Rush Hill, Bath, BA2 2QN	BA2 2QN	BA2 2	19/12/2019	415,000	440,681	N	Semi-detached	80	£5,509	Freehold
11, Hensley Road, Bath, BA2 2DR	BA2 2DR	BA2 2	28/10/2020	690,000	677,684	N	Detached	127	£5,336	Freehold
11, Hensley Road, Bath, BA2 2DR	BA2 2DR	BA2 2	28/10/2020	690,000	677,684	N	Detached	127	£5,336	Freehold
114, Bloomfield Road, Bath, BA2 2AR	BA2 2AR	BA2 2	05/12/2019	1,270,000	1,353,055	N	Terraced	255.9	£5,288	Freehold
114, Bloomfield Road, Bath, BA2 2AR	BA2 2AR	BA2 2	05/12/2019	1,270,000	1,353,055	N	Terraced	255.9	£5,288	Freehold
15, Heather Drive, Bath, BA2 2BW	BA2 2BW	BA2 2	21/08/2020	262,000	263,575	N	Semi-detached	50	£5,272	Freehold
Flat 2, 147, Englishcombe Lane, Bath, BA2 2EL	BA2 2EL	BA2 2	30/04/2020	202,500	202,415	N	Flat	39	£5,190	Leasehold
Flat 2, 147, Englishcombe Lane, Bath, BA2 2EL	BA2 2EL	BA2 2	30/04/2020	202,500	202,415	N	Flat	39	£5,190	Leasehold
Englishcombe Lodge, Englishcombe Lane, Bath, BA2 2EE	BA2 2EE	BA2 2	05/10/2020	1,350,000	1,325,903	N	Detached	259	£5,119	Freehold
4, Hensley Gardens, Bath, BA2 2DS	BA2 2DS	BA2 2	19/12/2019	535,000	568,107	N	Semi-detached	112	£5,072	Freehold
4, Hensley Gardens, Bath, BA2 2DS	BA2 2DS	BA2 2	19/12/2019	535,000	568,107	N	Semi-detached	112	£5,072	Freehold
22, Hensley Road, Bath, BA2 2DR	BA2 2DR	BA2 2	14/02/2020	630,000	672,352	N	Semi-detached	133	£5,055	Freehold
10, Cotswold Road, Bath, BA2 2DJ	BA2 2DJ	BA2 2	30/10/2019	591,000	622,653	N	Semi-detached	128.12	£4,860	Freehold
10, Cotswold Road, Bath, BA2 2DJ	BA2 2DJ	BA2 2	30/10/2019	591,000	622,653	N	Semi-detached	128.12	£4,860	Freehold
4, Castle Gardens, Bath, BA2 2AN	BA2 2AN	BA2 2	26/06/2020	560,000	571,333	N	Detached	119	£4,801	Freehold
4, Castle Gardens, Bath, BA2 2AN	BA2 2AN	BA2 2	26/06/2020	560,000	571,333	N	Detached	119	£4,801	Freehold
12, Castle Gardens, Bath, BA2 2AN	BA2 2AN	BA2 2	23/10/2019	480,000	507,693	N	Detached	106	£4,790	Freehold
12, Castle Gardens, Bath, BA2 2AN	BA2 2AN	BA2 2	23/10/2019	480,000	507,693	N	Detached	106	£4,790	Freehold
Oakwood House, Haycombe Lane, Bath, BA2 2FL	BA2 2FL	BA2 2	11/10/2019	630,000	666,348	N	Detached	140	£4,760	Freehold
Oakwood House, Haycombe Lane, Bath, BA2 2FL	BA2 2FL	BA2 2	11/10/2019	630,000	666,348	N	Detached	140	£4,760	Freehold
11, Englishcombe Lane, Bath, BA2 2ED	BA2 2ED	BA2 2	08/11/2019	522,000	555,356	N	Semi-detached	117	£4,747	Freehold
11, Englishcombe Lane, Bath, BA2 2ED	BA2 2ED	BA2 2	08/11/2019	522,000	555,356	N	Semi-detached	117	£4,747	Freehold
1, Hensley Gardens, Bath, BA2 2DS	BA2 2DS	BA2 2	24/04/2020	745,000	762,182	N	Detached	161	£4,734	Freehold
1, Hensley Gardens, Bath, BA2 2DS	BA2 2DS	BA2 2	24/04/2020	745,000	762,182	N	Detached	161	£4,734	Freehold
24, Elm Place, Bath, BA2 2AB	BA2 2AB	BA2 2	04/06/2020	942,500	959,106	N	Terraced	207	£4,633	Freehold
24, Elm Place, Bath, BA2 2AB	BA2 2AB	BA2 2	04/06/2020	942,500	959,106	N	Terraced	207	£4,633	Freehold
15, Castle Gardens, Bath, BA2 2AN	BA2 2AN	BA2 2	24/11/2020	520,000	495,731	N	Detached	107	£4,633	Freehold
15, Castle Gardens, Bath, BA2 2AN	BA2 2AN	BA2 2	24/11/2020	520,000	495,731	N	Detached	107	£4,633	Freehold
3, Spruce Way, Bath, BA2 2DY	BA2 2DY	BA2 2	13/03/2020	255,000	267,895	N	Terraced	58	£4,619	Freehold
3, Spruce Way, Bath, BA2 2DY	BA2 2DY	BA2 2	13/03/2020	255,000	267,895	N	Terraced	58	£4,619	Freehold
79, Vernham Grove, Bath, BA2 2TA	BA2 2TA									

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Top Floor Flat, 244, Bloomfield Road, Bath, BA2 2AX	BA2 2AX	BA2 2	22/08/2019	465,000	470,226	N	Flat	104	£4,521	Leasehold
2, Hensley Gardens, Bath, BA2 2DS	BA2 2DS	BA2 2	05/09/2019	650,000	686,664	N	Detached	154	£4,459	Freehold
2, Hensley Gardens, Bath, BA2 2DS	BA2 2DS	BA2 2	05/09/2019	650,000	686,664	N	Detached	154	£4,459	Freehold
227, Bloomfield Road, Bath, BA2 2AY	BA2 2AY	BA2 2	09/10/2020	700,000	687,505	N	Detached	155	£4,436	Freehold
10, Bloomfield Grove, Bath, BA2 2BZ	BA2 2BZ	BA2 2	08/11/2019	1,015,000	1,079,860	N	Semi-detached	246	£4,390	Freehold
10, Bloomfield Grove, Bath, BA2 2BZ	BA2 2BZ	BA2 2	08/11/2019	1,015,000	1,079,860	N	Semi-detached	246	£4,390	Freehold
8, Sabin Close, Bath, BA2 2EY	BA2 2EY	BA2 2	27/03/2020	330,000	345,918	N	Semi-detached	79	£4,379	Freehold
8, Sabin Close, Bath, BA2 2EY	BA2 2EY	BA2 2	27/03/2020	330,000	345,918	N	Semi-detached	79	£4,379	Freehold
3, Stanway Close, Bath, BA2 2UR	BA2 2UR	BA2 2	22/08/2019	430,000	451,705	N	Terraced	104.2	£4,335	Freehold
20, Breachwood View, Bath, BA2 2TX	BA2 2TX	BA2 2	28/10/2020	257,250	252,816	N	Terraced	59	£4,285	Freehold
20, Breachwood View, Bath, BA2 2TX	BA2 2TX	BA2 2	28/10/2020	257,250	252,816	N	Terraced	59	£4,285	Freehold
102, Vernham Grove, Bath, BA2 2TB	BA2 2TB	BA2 2	09/12/2019	275,000	292,984	N	Terraced	69	£4,246	Freehold
102, Vernham Grove, Bath, BA2 2TB	BA2 2TB	BA2 2	09/12/2019	275,000	292,984	N	Terraced	69	£4,246	Freehold
13, Beech Grove, Bath, BA2 2HL	BA2 2HL	BA2 2	24/04/2020	350,000	358,788	N	Semi-detached	84.6	£4,241	Freehold
13, Beech Grove, Bath, BA2 2HL	BA2 2HL	BA2 2	24/04/2020	350,000	358,788	N	Semi-detached	84.6	£4,241	Freehold
139, Englishcombe Lane, Bath, BA2 2EL	BA2 2EL	BA2 2	31/10/2019	400,000	421,423	N	Semi-detached	100	£4,214	Freehold
25, Sulis Manor Road, Bath, BA2 2AL	BA2 2AL	BA2 2	28/08/2019	290,000	304,638	N	Terraced	72.34	£4,211	Freehold
14, Westfield Close, Bath, BA2 2EA	BA2 2EA	BA2 2	03/12/2020	625,000	597,058	N	Semi-detached	142	£4,205	Freehold
14, Westfield Close, Bath, BA2 2EA	BA2 2EA	BA2 2	03/12/2020	625,000	597,058	N	Semi-detached	142	£4,205	Freehold
32, Stirlingale Avenue, Bath, BA2 2NQ	BA2 2NQ	BA2 2	09/10/2020	337,000	331,386	N	Semi-detached	79	£4,195	Freehold
32, Stirlingale Avenue, Bath, BA2 2NQ	BA2 2NQ	BA2 2	09/10/2020	337,000	331,386	N	Semi-detached	79	£4,195	Freehold
1, Vernhamwood Close, Bath, BA2 2TT	BA2 2TT	BA2 2	05/02/2020	230,400	246,337	N	Terraced	59	£4,175	Freehold
1, Vernhamwood Close, Bath, BA2 2TT	BA2 2TT	BA2 2	05/02/2020	230,400	246,337	N	Terraced	59	£4,175	Freehold
26, Ambleside Road, Bath, BA2 2LR	BA2 2LR	BA2 2	31/10/2019	305,000	321,335	N	Semi-detached	77	£4,173	Leasehold
26, Ambleside Road, Bath, BA2 2LR	BA2 2LR	BA2 2	31/10/2019	305,000	321,335	N	Semi-detached	77	£4,173	Leasehold
2, Cardinal Close, Bath, BA2 2AE	BA2 2AE	BA2 2	10/07/2020	236,000	240,232	N	Terraced	58	£4,142	Freehold
2, Cardinal Close, Bath, BA2 2AE	BA2 2AE	BA2 2	10/07/2020	236,000	240,232	N	Terraced	58	£4,142	Freehold
2, Rose & Laurel Place, Bath, BA2 2QS	BA2 2QS	BA2 2	13/11/2019	345,000	366,868	N	Terraced	89	£4,122	Freehold
3, Vernham Grove, Bath, BA2 2TA	BA2 2TA	BA2 2	04/12/2020	267,000	255,063	N	Semi-detached	62	£4,114	Freehold
39, Mendip Gardens, Bath, BA2 2UT	BA2 2UT	BA2 2	28/02/2020	300,000	320,168	N	Semi-detached	78	£4,105	Freehold
27, Frome Road, Bath, BA2 2QD	BA2 2QD	BA2 2	21/12/2020	395,000	375,595	N	Detached	92	£4,083	Freehold
19, The Beeches, Bath, BA2 2UX	BA2 2UX	BA2 2	04/10/2019	310,000	326,603	N	Semi-detached	80	£4,083	Freehold
19, The Beeches, Bath, BA2 2UX	BA2 2UX	BA2 2	04/10/2019	310,000	326,603	N	Semi-detached	80	£4,083	Freehold
78, Coronation Avenue, Bath, BA2 2JW	BA2 2JW	BA2 2	31/10/2019	420,000	440,585	N	Terraced	108	£4,079	Freehold
52, Mendip Gardens, Bath, BA2 2UT	BA2 2UT	BA2 2	02/08/2019	305,000	321,916	N	Semi-detached	79	£4,075	Freehold
2, Sladebrook Avenue, Bath, BA2 2LA	BA2 2LA	BA2 2	21/08/2019	290,000	304,638	N	Terraced	75	£4,062	Freehold
153, Monksdale Road, Bath, BA2 2JD	BA2 2JD	BA2 2	01/06/2020	300,000	305,286	N	Terraced	76	£4,017	Freehold
21, Wansdyke Road, Bath, BA2 2TG	BA2 2TG	BA2 2	14/08/2019	285,000	300,807	N	Semi-detached	75	£4,011	Freehold
5, Englishcombe Rise, Bath, BA2 2RL	BA2 2RL	BA2 2	06/09/2019	340,000	356,007	N	Terraced	89	£4,000	Freehold
5, Englishcombe Rise, Bath, BA2 2RL	BA2 2RL	BA2 2	06/09/2019	340,000	356,007	N	Terraced	89	£4,000	Freehold
104, Englishcombe Lane, Bath, BA2 2EJ	BA2 2EJ	BA2 2	28/08/2020	365,500	367,697	N	Semi-detached	92	£3,997	Freehold
104, Englishcombe Lane, Bath, BA2 2EJ	BA2 2EJ	BA2 2	28/08/2020	365,500	367,697	N	Semi-detached	92	£3,997	Freehold
19, Edgeworth Road, Bath, BA2 2LS	BA2 2LS	BA2 2	03/07/2020	310,000	315,546	N	Semi-detached	79	£3,994	Freehold
19, Edgeworth Road, Bath, BA2 2LS	BA2 2LS	BA2 2	03/07/2020	310,000	315,546	N	Semi-detached	79	£3,994	Freehold
48, Oolite Road, Bath, BA2 2UU	BA2 2UU	BA2 2	12/06/2020	360,000	367,286	N	Detached	92	£3,992	Freehold
48, Oolite Road, Bath, BA2 2UU	BA2 2UU	BA2 2	12/06/2020	360,000	367,286	N	Detached	92	£3,992	Freehold
44, Bloomfield Road, Bath, BA2 2AB	BA2 2AB	BA2 2	13/12/2019	176,500	181,420	N	Flat	46	£3,944	Leasehold
44, Bloomfield Road, Bath, BA2 2AB	BA2 2AB	BA2 2	13/12/2019	176,500	181,420	N	Flat	46	£3,944	Leasehold
185, Coronation Avenue, Bath, BA2 2JZ	BA2 2JZ	BA2 2	18/12/2020	345,000	328,560	N	Terraced	83.6	£3,930	Freehold
45, Moorfields Road, Bath, BA2 2DG	BA2 2DG	BA2 2	20/03/2020	305,000	319,712	N	Semi-detached	81.7	£3,913	Freehold
45, Moorfields Road, Bath, BA2 2DG	BA2 2DG	BA2 2	20/03/2020	305,000	319,712	N	Semi-detached	81.7	£3,913	Freehold
2, St Lukes Road, Bath, BA2 2BB	BA2 2BB	BA2 2	24/07/2020	740,000	753,239	N	Semi-detached	193	£3,903	Freehold
2, St Lukes Road, Bath, BA2 2BB	BA2 2BB	BA2 2	24/07/2020	740,000	753,239	N	Semi-detached	193	£3,903	Freehold
24, Wansdyke Road, Bath, BA2 2TG	BA2 2TG	BA2 2	19/06/2020	280,000	284,681	N	Semi-detached	73	£3,900	Freehold
48, Vernham Grove, Bath, BA2 2TB	BA2 2TB	BA2 2	28/10/2019	241,000	252,812	N	Terraced	65	£3,889	Freehold
48, Vernham Grove, Bath, BA2 2TB	BA2 2TB	BA2 2	28/10/2019	241,000	252,812	N	Terraced	65	£3,889	Freehold
192, Englishcombe Lane, Bath, BA2 2EN	BA2 2EN	BA2 2	21/12/2020	390,000	371,415	N	Terraced	96	£3,869	Freehold
192, Englishcombe Lane, Bath, BA2 2EN	BA2 2EN	BA2 2	21/12/2020	390,000	371,415	N	Terraced	96	£3,869	Freehold
36, Cotswold Road, Bath, BA2 2DL	BA2 2DL	BA2 2	03/07/2020	205,000	203,340	N	Flat	52.62	£3,864	Leasehold
36, Cotswold Road, Bath, BA2 2DL	BA2 2DL	BA2 2	03/07/2020	205,000	203,340	N	Flat	52.62	£3,864	Leasehold
30, Chantry Mead Road, Bath, BA2 2DE	BA2 2DE	BA2 2	12/06/2020	299,950	305,235	N	Terraced	79	£3,864	Freehold
30, Chantry Mead Road, Bath, BA2 2DE	BA2 2DE	BA2 2	12/06/2020	299,950	305,235	N	Terraced	79	£3,864	Freehold
10, Alder Way, Bath, BA2 2DU	BA2 2DU	BA2 2	11/11/2020	445,000	424,232	N	Detached	110	£3,857	Freehold
10, Alder Way, Bath, BA2 2DU	BA2 2DU	BA2 2	11/11/2020	445,000	424,232	N	Detached	110	£3,857	Freehold
500e, Wellsway, Bath, BA2 2UD	BA2 2UD	BA2 2	27/11/2019	460,000	491,627	N	Detached	128	£3,841	Freehold
266, Englishcombe Lane, Bath, BA2 2ES	BA2 2ES	BA2 2	11/12/2020	306,500	291,894	N	Terraced	76	£3,841	Freehold
15, Clare Gardens, Bath, BA2 2SD	BA2 2SD	BA2 2	28/08/2019	310,000	327,194	N	Semi-detached	86	£3,805	Freehold
34, Upper Bloomfield Road, Bath, BA2 2RZ	BA2 2RZ	BA2 2	27/11/2020	289,950	277,480	N	Semi-detached	73	£3,801	Freehold
34, Upper Bloomfield Road, Bath, BA2 2RZ	BA2 2RZ	BA2 2	27/11/2020	289,950	277,480	N	Semi-detached	73	£3,801	Freehold
9, Clare Gardens, Bath, BA2 2SD	BA2 2SD	BA2 2	03/12/2020	307,500	293,753	N	Semi-detached	79	£3,718	Freehold
9, Clare Gardens, Bath, BA2 2SD	BA2 2SD	BA2 2	03/12/2020	307,500	293,753	N	Semi-detached	79	£3,718	Freehold
20, Ashford Road, Bath, BA2 2DH	BA2 2DH	BA2 2	06/09/2019	308,000	322,501	N	Terraced	87	£3,707	Freehold
20, Ashford Road, Bath, BA2 2DH	BA2 2DH	BA2 2	06/09/2019	308,000	322,501	N	Terraced	87	£3,707	Freehold
9, Poplar Road, Bath, BA2 2AJ	BA2 2AJ	BA2 2	19/12/2019	340,000	362,235	N	Terraced	98	£3,696	Freehold
9, Poplar Road, Bath, BA2 2AJ	BA2 2AJ	BA2 2	19/12/2019	340,000	362,235	N	Terraced	98	£3,696	Freehold
40, Orchid Drive, Bath, BA2 2TS	BA2 2TS	BA2 2	26/09/2019	216,000	217,999	N	Flat	59	£3,695	Leasehold
40, Orchid Drive, Bath, BA2 2TS	BA2 2TS	BA2 2	26/09/2019	216,000	217,999	N	Flat	59	£3,695	Leasehold
21, Vernham Grove, Bath, BA2 2TA	BA2 2TA	BA2 2	05/11/2020	247,500	236,449	N	Terraced	64	£3,695	Freehold
24, Bloomfield Rise, Bath, BA2 2BL	BA2 2BL	BA2 2	10/10/2020	326,000	320,381	N	Terraced	87	£3,683	Freehold
24, Bloomfield Rise, Bath, BA2 2BL	BA2 2BL	BA2 2	10/10/2020	326,000	320,381	N	Terraced	87	£3,683	Freehold
6, Shickle Grove, Bath, BA2 2TP	BA2 2TP	BA2 2	06/03/2020	295,000	309,229	N	Semi-detached	84.82	£3,646	Freehold
6, Shickle Grove, Bath, BA2 2TP	BA2 2TP	BA2 2	06/03/2020	295,000	309,229	N	Semi-detached	84.82	£3,646	Freehold
3, Rose & Laurel Place, Bath, BA2 2QS	BA2 2QS	BA2 2	29/05/2020	350,000	357,721	N	Terraced	99	£3,613	Freehold
3, Rose & Laurel Place, Bath, BA2 2QS	BA2 2QS	BA2 2	29/05/2020	350,000	357,721	N	Terraced	99	£3,613	Freehold
2, Stanway Close, Bath, BA2 2UR	BA2 2UR	BA2 2	30/01/2020	385,000	410,112	N	Terraced	115	£3,566	Freehold
2, Stanway Close, Bath, BA2 2UR	BA2 2UR	BA2 2	30/01/2020	385,000	410,112	N	Terraced	115	£3,566	Freehold
265, Bloomfield Road, Bath, BA2 2BA	BA2 2BA	BA2 2	29/05/2020	300,000	306,618	N	Terraced	86	£3,565	Freehold
265, Bloomfield Road, Bath, BA2 2BA	BA2 2BA	BA2 2	29/05/2020	300,000	306,618	N	Terraced	86	£3,565	Freehold
96, Marsden Road, Bath, BA2 2LQ	BA2 2LQ	BA2 2	18/10/2019	237,500	249,140	N	Terraced	70	£3,559	Leasehold
96, Marsden Road, Bath, BA2 2LQ	BA2 2LQ	BA2 2	18/10/2019	237,500	249,140	N	Terraced	70	£3,559	Leasehold
60, Cranmore Place, Bath, BA2 2UP	BA2 2UP	BA2 2	24/02/2020	275,000	294,022	N	Terraced	83	£3,542	Freehold
60, Cranmore Place, Bath, BA2 2UP	BA2 2UP	BA2 2	24/02/2020	275,000	294,022	N	Terraced	83	£3,542	Freehold
1a, Englishcombe Rise, Bath, BA2 2RL	BA2 2RL	BA2 2	04/08/2020	370,000	374,995	N	Detached	106	£3,538	Freehold
1a, Englishcombe Rise, Bath, BA2 2RL	BA2 2RL	BA2 2	04/08/2020	370,000	374,995	N	Detached	106	£3,538	Freehold
28, Ambleside Road, Bath, BA2 2LR	BA2 2LR	BA2 2	15/04/2020	320,000	328,035	N	Semi-detached	94	£3,490	Leasehold
28, Ambleside Road, Bath, BA2 2LR	BA2 2LR	BA2 2	15/04/2020	320,000	328,035	N	Semi-detached	94	£3,490	Leasehold
22, Ashford Road, Bath, BA2 2DH	BA2 2DH	BA2 2	17/12/2020	267,000	254,276	N	Terraced	73	£3,483	Freehold
22, Ashford Road, Bath, BA2 2DH	BA2 2DH	BA2 2	17/12/2020	267,000	254,276	N	Terraced	73	£3,483	Freehold
24, Breachwood View, Bath, BA2 2TX	BA2 2TX	BA2 2	20/12/2019	310,000	329,184	N	Semi-detached	94.6	£3,480	Freehold
24, Breachwood View, Bath, BA2 2TX	BA2 2TX	BA2 2	20/12/2019	310,000	329,184	N	Semi-detached	94.6	£3,480	Freehold
102, Frome Road, Bath, BA2 2PP	BA2 2PP	BA2 2	08/08/2019	212,000	222,701	N	Terraced	64	£3,480	Freehold
8, Cranmore Place, Bath, BA2 2UP	BA2 2UP	BA2 2	26/06/2020							

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
28, Orchid Drive, Bath, BA2 2TS	BA2 2TS	BA2 2	30/10/2020	585,000	574,558	N	Detached	170	£3,380	Freehold
28, Orchid Drive, Bath, BA2 2TS	BA2 2TS	BA2 2	30/10/2020	585,000	574,558	N	Detached	170	£3,380	Freehold
116, Bloomfield Drive, Bath, BA2 2BH	BA2 2BH	BA2 2	19/11/2020	387,000	370,356	N	Semi-detached	111	£3,337	Freehold
116, Bloomfield Drive, Bath, BA2 2BH	BA2 2BH	BA2 2	19/11/2020	387,000	370,356	N	Semi-detached	111	£3,337	Freehold
98, Frome Road, Bath, BA2 2PP	BA2 2PP	BA2 2	11/12/2020	265,000	252,372	N	Terraced	76	£3,321	Freehold
98, Frome Road, Bath, BA2 2PP	BA2 2PP	BA2 2	11/12/2020	265,000	252,372	N	Terraced	76	£3,321	Freehold
2, Abingdon Place, Bath, BA2 2RW	BA2 2RW	BA2 2	19/06/2020	345,000	351,079	N	Terraced	106	£3,312	Freehold
2, Abingdon Place, Bath, BA2 2RW	BA2 2RW	BA2 2	19/06/2020	345,000	351,079	N	Terraced	106	£3,312	Freehold
8, Marsden Road, Bath, BA2 2LW	BA2 2LW	BA2 2	28/08/2020	280,000	280,902	N	Terraced	85	£3,305	Freehold
8, Marsden Road, Bath, BA2 2LW	BA2 2LW	BA2 2	28/08/2020	280,000	280,902	N	Terraced	85	£3,305	Freehold
20, Shickle Grove, Bath, BA2 2TP	BA2 2TP	BA2 2	12/06/2020	277,500	282,139	N	Semi-detached	86	£3,281	Freehold
20, Shickle Grove, Bath, BA2 2TP	BA2 2TP	BA2 2	12/06/2020	277,500	282,139	N	Semi-detached	86	£3,281	Freehold
159, Rush Hill, Bath, BA2 2QZ	BA2 2QZ	BA2 2	17/03/2020	250,000	262,059	N	Semi-detached	80	£3,276	Freehold
159, Rush Hill, Bath, BA2 2QZ	BA2 2QZ	BA2 2	17/03/2020	250,000	262,059	N	Semi-detached	80	£3,276	Freehold
24, Orchid Drive, Bath, BA2 2TS	BA2 2TS	BA2 2	20/11/2020	535,000	510,031	N	Detached	156	£3,269	Freehold
24, Orchid Drive, Bath, BA2 2TS	BA2 2TS	BA2 2	20/11/2020	535,000	510,031	N	Detached	156	£3,269	Freehold
41, Sladebrook Avenue, Bath, BA2 2LB	BA2 2LB	BA2 2	04/12/2020	275,000	261,895	N	Terraced	81	£3,233	Freehold
51, Canons Close, Bath, BA2 2LN	BA2 2LN	BA2 2	31/03/2020	375,000	393,088	N	Semi-detached	122	£3,222	Freehold
51, Canons Close, Bath, BA2 2LN	BA2 2LN	BA2 2	31/03/2020	375,000	393,088	N	Semi-detached	122	£3,222	Freehold
123, Coronation Avenue, Bath, BA2 2JX	BA2 2JX	BA2 2	29/07/2020	310,000	315,559	N	Terraced	99	£3,187	Freehold
123, Coronation Avenue, Bath, BA2 2JX	BA2 2JX	BA2 2	29/07/2020	310,000	315,559	N	Terraced	99	£3,187	Freehold
23, The Oval, Bath, BA2 2HB	BA2 2HB	BA2 2	29/05/2020	330,000	336,298	N	Semi-detached	106	£3,173	Freehold
23, The Oval, Bath, BA2 2HB	BA2 2HB	BA2 2	29/05/2020	330,000	336,298	N	Semi-detached	106	£3,173	Freehold
Flat 4, James Court, 52, Frome Road, Bath, BA2 2QB	BA2 2QB	BA2 2	22/12/2020	280,000	264,994	N	Flat	86	£3,081	Leasehold
Flat 4, James Court, 52, Frome Road, Bath, BA2 2QB	BA2 2QB	BA2 2	22/12/2020	280,000	264,994	N	Flat	86	£3,081	Leasehold
4, Monksdale Road, Bath, BA2 2JF	BA2 2JF	BA2 2	06/09/2019	294,200	308,051	N	Terraced	100	£3,081	Freehold
18, Rowacres, Bath, BA2 2LH	BA2 2LH	BA2 2	11/12/2020	446,000	424,746	N	Terraced	138	£3,078	Freehold
18, Rowacres, Bath, BA2 2LH	BA2 2LH	BA2 2	11/12/2020	446,000	424,746	N	Terraced	138	£3,078	Freehold
28, Elm Place, Bath, BA2 2AB	BA2 2AB	BA2 2	07/11/2019	578,500	615,168	N	Terraced	201	£3,061	Freehold
28, Elm Place, Bath, BA2 2AB	BA2 2AB	BA2 2	07/11/2019	578,500	615,168	N	Terraced	201	£3,061	Freehold
242, Englishcombe Lane, Bath, BA2 2ES	BA2 2ES	BA2 2	03/07/2020	430,000	437,710	N	Terraced	144	£3,040	Freehold
65, Coronation Avenue, Bath, BA2 2JU	BA2 2JU	BA2 2	19/03/2020	335,000	351,940	N	Terraced	116	£3,034	Freehold
65, Coronation Avenue, Bath, BA2 2JU	BA2 2JU	BA2 2	19/03/2020	335,000	351,940	N	Terraced	116	£3,034	Freehold
Flat 12, Pitman House, Moorfields Road, Bath, BA2 2HS	BA2 2HS	BA2 2	18/10/2019	135,500	137,244	N	Flat	45.84	£2,994	Leasehold
Flat 12, Pitman House, Moorfields Road, Bath, BA2 2HS	BA2 2HS	BA2 2	18/10/2019	135,500	137,244	N	Flat	45.84	£2,994	Leasehold
248, Bloomfield Road, Bath, BA2 2AX	BA2 2AX	BA2 2	29/04/2020	610,000	625,317	N	Semi-detached	211	£2,964	Freehold
248, Bloomfield Road, Bath, BA2 2AX	BA2 2AX	BA2 2	29/04/2020	610,000	625,317	N	Semi-detached	211	£2,964	Freehold
7, Frome Road, Bath, BA2 2QD	BA2 2QD	BA2 2	08/07/2020	235,500	239,723	N	Terraced	82	£2,923	Freehold
7, Frome Road, Bath, BA2 2QD	BA2 2QD	BA2 2	08/07/2020	235,500	239,723	N	Terraced	82	£2,923	Freehold
49, Chantry Mead Road, Bath, BA2 2DF	BA2 2DF	BA2 2	17/01/2020	275,000	292,937	N	Terraced	101.2	£2,895	Freehold
49, Chantry Mead Road, Bath, BA2 2DF	BA2 2DF	BA2 2	17/01/2020	275,000	292,937	N	Terraced	101.2	£2,895	Freehold
88, Whiteway Road, Bath, BA2 2RH	BA2 2RH	BA2 2	18/12/2020	295,000	280,508	N	Detached	100	£2,805	Freehold
88, Whiteway Road, Bath, BA2 2RH	BA2 2RH	BA2 2	18/12/2020	295,000	280,508	N	Detached	100	£2,805	Freehold
625, Wellsway, Bath, BA2 2TY	BA2 2TY	BA2 2	12/10/2020	600,000	589,290	N	Detached	213	£2,767	Freehold
625, Wellsway, Bath, BA2 2TY	BA2 2TY	BA2 2	12/10/2020	600,000	589,290	N	Detached	213	£2,767	Freehold
7, Rush Hill, Bath, BA2 2QN	BA2 2QN	BA2 2	19/12/2019	290,000	307,946	N	Semi-detached	113	£2,725	Freehold
7, Rush Hill, Bath, BA2 2QN	BA2 2QN	BA2 2	19/12/2019	290,000	307,946	N	Semi-detached	113	£2,725	Freehold
10, Odins Road, Bath, BA2 2TN	BA2 2TN	BA2 2	18/08/2020	275,000	276,653	N	Semi-detached	102	£2,712	Freehold
10, Odins Road, Bath, BA2 2TN	BA2 2TN	BA2 2	18/08/2020	275,000	276,653	N	Semi-detached	102	£2,712	Freehold
88, The Oval, Bath, BA2 2HE	BA2 2HE	BA2 2	24/06/2020	370,000	376,186	N	Semi-detached	148	£2,542	Freehold
88, The Oval, Bath, BA2 2HE	BA2 2HE	BA2 2	24/06/2020	370,000	376,186	N	Semi-detached	148	£2,542	Freehold
31, Oolite Road, Bath, BA2 2UU	BA2 2UU	BA2 2	28/08/2020	306,000	306,986	N	Terraced	121	£2,537	Freehold
Flat 9, Dorset House, Moorfields Road, Bath, BA2 2HR	BA2 2HR	BA2 2	09/03/2020	177,500	180,533	N	Flat	72	£2,507	Leasehold
3, Chestnut Grove, Bath, BA2 2HH	BA2 2HH	BA2 2	17/12/2020	225,000	214,941	N	Semi-detached	88	£2,443	Freehold
11, Lodge Gardens, Bath, BA2 2RT	BA2 2RT	BA2 2	09/12/2020	175,000	165,621	N	Flat	71	£2,333	Leasehold
44, Mendip Gardens, Bath, BA2 2UT	BA2 2UT	BA2 2	15/05/2020	280,350	285,700	N	Semi-detached	136	£2,101	Freehold
44, Mendip Gardens, Bath, BA2 2UT	BA2 2UT	BA2 2	15/05/2020	280,350	285,700	N	Semi-detached	136	£2,101	Freehold
		BA2 2 Average							£3,834	
38, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	08/01/2020	540,000	555,879	Y	Flat	78	£7,127	Leasehold
38, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	08/01/2020	540,000	555,879	Y	Flat	78	£7,127	Leasehold
38, Royal View, Victoria Bridge Road, Bath, BA2 3GG	BA2 3GG	BA2 3	10/01/2020	740,000	761,760	N	Flat	108	£7,053	Leasehold
38, Royal View, Victoria Bridge Road, Bath, BA2 3GG	BA2 3GG	BA2 3	10/01/2020	740,000	761,760	N	Flat	108	£7,053	Leasehold
17, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	28/01/2020	600,000	617,643	Y	Flat	89	£6,940	Leasehold
17, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	28/01/2020	600,000	617,643	Y	Flat	89	£6,940	Leasehold
39, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	20/05/2020	600,000	597,285	Y	Flat	87	£6,865	Leasehold
Flat 4, 17, Lower Oldfield Park, Bath, BA2 3HL	BA2 3HL	BA2 3	13/03/2020	165,000	167,819	N	Flat	25	£6,713	Leasehold
Flat 4, 17, Lower Oldfield Park, Bath, BA2 3HL	BA2 3HL	BA2 3	13/03/2020	165,000	167,819	N	Flat	25	£6,713	Leasehold
16, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	24/01/2020	550,000	566,173	Y	Flat	91	£6,222	Leasehold
16, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	24/01/2020	550,000	566,173	Y	Flat	91	£6,222	Leasehold
Ground Floor Flat, 8, Charlton Buildings, Bath, BA2 3EA	BA2 3EA	BA2 3	25/06/2020	171,000	170,281	N	Flat	28	£6,081	Leasehold
Ground Floor Flat, 8, Charlton Buildings, Bath, BA2 3EA	BA2 3EA	BA2 3	25/06/2020	171,000	170,281	N	Flat	28	£6,081	Leasehold
24, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	25/10/2019	515,000	521,629	Y	Flat	86	£6,065	Leasehold
24, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	25/10/2019	515,000	521,629	Y	Flat	86	£6,065	Leasehold
22, Palladian, Victoria Bridge Road, Bath, BA2 3FJ	BA2 3FJ	BA2 3	22/11/2019	260,000	266,228	N	Flat	44	£6,051	Leasehold
22, Palladian, Victoria Bridge Road, Bath, BA2 3FJ	BA2 3FJ	BA2 3	22/11/2019	260,000	266,228	N	Flat	44	£6,051	Leasehold
35, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	28/01/2020	499,000	513,673	Y	Flat	87	£5,904	Leasehold
35, Sovereign Point, Midland Road, Bath, BA2 3GJ	BA2 3GJ	BA2 3	28/01/2020	499,000	513,673	Y	Flat	87	£5,904	Leasehold
Flat 3, Victoria Buildings, Bath, BA2 3EH	BA2 3EH	BA2 3	26/09/2019	190,000	191,758	N	Flat	32.7	£5,864	Leasehold
Flat 3, Victoria Buildings, Bath, BA2 3EH	BA2 3EH	BA2 3	26/09/2019	190,000	191,758	N	Flat	32.7	£5,864	Leasehold
42, King Edward Road, Bath, BA2 3PB	BA2 3PB	BA2 3	03/12/2020	499,000	472,256	N	Flat	85	£5,556	Leasehold
21, Palladian, Victoria Bridge Road, Bath, BA2 3FJ	BA2 3FJ	BA2 3	30/04/2020	353,000	352,852	N	Flat	65	£5,428	Leasehold
21, Palladian, Victoria Bridge Road, Bath, BA2 3FJ	BA2 3FJ	BA2 3	30/04/2020	353,000	352,852	N	Flat	65	£5,428	Leasehold
69, Bloomfield Avenue, Bath, BA2 3AA	BA2 3AA	BA2 3	27/03/2020	800,000	839,957	N	Detached	155	£5,419	Freehold
69, Bloomfield Avenue, Bath, BA2 3AA	BA2 3AA	BA2 3	27/03/2020	800,000	839,957	N	Detached	155	£5,419	Freehold
7, Albert Crescent, Bath, BA2 3FR	BA2 3FR	BA2 3	06/09/2019	1,225,000	1,282,674	N	Terraced	239	£5,367	Freehold
Flat 3, 2, Lower Oldfield Park, Bath, BA2 3HL	BA2 3HL	BA2 3	28/10/2019	140,000	141,802	N	Flat	26.8	£5,291	Leasehold
Flat 3, 2, Lower Oldfield Park, Bath, BA2 3HL	BA2 3HL	BA2 3	28/10/2019	140,000	141,802	N	Flat	26.8	£5,291	Leasehold
8, Alexandra House, Midland Road, Bath, BA2 3GD	BA2 3GD	BA2 3	04/08/2020	245,000	241,380	N	Flat	46	£5,247	Leasehold
8, Alexandra House, Midland Road, Bath, BA2 3GD	BA2 3GD	BA2 3	04/08/2020	245,000	241,380	N	Flat	46	£5,247	Leasehold
64, Highgate, Longmead Terrace, Bath, BA2 3WL	BA2 3WL	BA2 3	24/03/2020	365,000	371,237	N	Flat	71	£5,229	Leasehold
64, Highgate, Longmead Terrace, Bath, BA2 3WL	BA2 3WL	BA2 3	24/03/2020	365,000	371,237	N	Flat	71	£5,229	Leasehold
Flat 2, 42, Wells Road, Bath, BA2 3AP	BA2 3AP	BA2 3	27/10/2020	138,000	134,504	N	Flat	26	£5,173	Leasehold
Flat 2, 42, Wells Road, Bath, BA2 3AP	BA2 3AP	BA2 3	27/10/2020	138,000	134,504	N	Flat	26	£5,173	Leasehold
7, First Avenue, Bath, BA2 3NW	BA2 3NW	BA2 3	27/03/2020	495,000	520,031	N	Terraced	105	£4,953	Leasehold
7, First Avenue, Bath, BA2 3NW	BA2 3NW	BA2 3	27/03/2020	495,000	520,031	N	Terraced	105	£4,953	Leasehold
5, Cedar Way, Bath, BA2 3HN	BA2 3HN	BA2 3	13/03/2020	490,000	513,635	N	Semi-detached	104	£4,939	Freehold
5, Cedar Way, Bath, BA2 3HN	BA2 3HN	BA2 3	13/03/2020	490,000	513,635	N	Semi-detached	104	£4,939	Freehold
10, Mayfield Road, Bath, BA2 3QA	BA2 3QA	BA2 3	02/08/2019	388,000	407,585	N	Terraced	83	£4,911	Freehold
43, Hiscocks Drive, Bath, BA2 3TW	BA2 3TW	BA2 3	19/12/2019	355,000	378,216	N	Terraced	78	£4,849	Freehold
Flat 1, Victoria Buildings, Bath, BA2 3EH	BA2 3EH	BA2 3	25/09/2019	200,000	201,851	N	Flat	42	£4,806	Leasehold
Flat 1, Victoria Buildings, Bath, BA2 3EH	BA2 3EH	BA2 3	25/09/2019	200,000	201,851	N	Flat	42	£	

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
41, Second Avenue, Oldfield Park, Bath, BA2 3NN	BA2 3NN	BA2 3	28/01/2020	410,000	436,743	N	Terraced	93	£4,696	Leasehold
26, Oldfield Road, Bath, BA2 3NF	BA2 3NF	BA2 3	22/10/2019	590,000	618,917	N	Terraced	132	£4,689	Freehold
26, Oldfield Road, Bath, BA2 3NF	BA2 3NF	BA2 3	22/10/2019	590,000	618,917	N	Terraced	132	£4,689	Freehold
33, Herbert Road, Oldfield Park, Bath, BA2 3PR	BA2 3PR	BA2 3	13/01/2021	372,000	372,000	N	Terraced	80	£4,650	Freehold
25, Upper Oldfield Park, Bath, BA2 3JX	BA2 3JX	BA2 3	31/01/2020	1,175,000	1,248,440	N	Semi-detached	272	£4,590	Freehold
25, Upper Oldfield Park, Bath, BA2 3JX	BA2 3JX	BA2 3	31/01/2020	1,175,000	1,248,440	N	Semi-detached	272	£4,590	Freehold
8, Faulkland Road, Bath, BA2 3LS	BA2 3LS	BA2 3	01/12/2020	395,000	376,177	N	Terraced	82	£4,588	Freehold
Flat 4, 44, Wells Road, Bath, BA2 3AP	BA2 3AP	BA2 3	09/10/2020	145,000	141,326	N	Flat	31	£4,559	Leasehold
Flat 4, 44, Wells Road, Bath, BA2 3AP	BA2 3AP	BA2 3	09/10/2020	145,000	141,326	N	Flat	31	£4,559	Leasehold
54, Third Avenue, Bath, BA2 3NZ	BA2 3NZ	BA2 3	21/12/2020	400,000	380,939	N	Terraced	84	£4,535	Leasehold
54, Third Avenue, Bath, BA2 3NZ	BA2 3NZ	BA2 3	21/12/2020	400,000	380,939	N	Terraced	84	£4,535	Leasehold
36, Brougham Hayes, Bath, BA2 3QU	BA2 3QU	BA2 3	14/02/2020	270,000	288,676	N	Terraced	64	£4,511	Leasehold
36, Brougham Hayes, Bath, BA2 3QU	BA2 3QU	BA2 3	14/02/2020	270,000	288,676	N	Terraced	64	£4,511	Leasehold
36, Maybrick Road, Bath, BA2 3PU	BA2 3PU	BA2 3	06/03/2020	375,000	393,963	N	Terraced	88	£4,477	Freehold
36, Maybrick Road, Bath, BA2 3PU	BA2 3PU	BA2 3	06/03/2020	375,000	393,963	N	Terraced	88	£4,477	Freehold
9, St Kildas Road, Bath, BA2 3QJ	BA2 3QJ	BA2 3	16/11/2020	360,000	343,926	N	Terraced	79	£4,353	Freehold
9, St Kildas Road, Bath, BA2 3QJ	BA2 3QJ	BA2 3	16/11/2020	360,000	343,926	N	Terraced	79	£4,353	Freehold
Flat 9, Melcombe Court, Melcombe Road, Bath, BA2 3LP	BA2 3LP	BA2 3	04/12/2019	215,000	220,993	N	Flat	51	£4,333	Leasehold
Flat 9, Melcombe Court, Melcombe Road, Bath, BA2 3LP	BA2 3LP	BA2 3	04/12/2019	215,000	220,993	N	Flat	51	£4,333	Leasehold
4, Longmead Terrace, Bath, BA2 3WN	BA2 3WN	BA2 3	12/12/2019	588,000	626,454	N	Terraced	146	£4,291	Freehold
22, Shaftesbury Road, Oldfield Park, Bath, BA2 3LQ	BA2 3LQ	BA2 3	25/11/2019	365,000	388,136	N	Terraced	91	£4,265	Freehold
22, Shaftesbury Road, Oldfield Park, Bath, BA2 3LQ	BA2 3LQ	BA2 3	25/11/2019	365,000	388,136	N	Terraced	91	£4,265	Freehold
43, Lyndhurst Road, Bath, BA2 3JH	BA2 3JH	BA2 3	16/08/2019	350,000	367,667	N	Terraced	87	£4,226	Freehold
Flat 22, Melcombe Court, Melcombe Road, Bath, BA2 3LP	BA2 3LP	BA2 3	19/09/2019	200,000	201,851	N	Flat	48	£4,205	Leasehold
8, Percy Terrace, Bath, BA2 3FU	BA2 3FU	BA2 3	15/07/2020	600,000	610,759	N	Terraced	146	£4,183	Freehold
8, Percy Terrace, Bath, BA2 3FU	BA2 3FU	BA2 3	15/07/2020	600,000	610,759	N	Terraced	146	£4,183	Freehold
20, Victoria Terrace, Bath, BA2 3QZ	BA2 3QZ	BA2 3	18/12/2020	395,000	376,177	N	Terraced	90	£4,180	Freehold
18, Brougham Hayes, Bath, BA2 3QU	BA2 3QU	BA2 3	21/02/2020	300,000	320,751	N	Terraced	77	£4,166	Freehold
18, Brougham Hayes, Bath, BA2 3QU	BA2 3QU	BA2 3	21/02/2020	300,000	320,751	N	Terraced	77	£4,166	Freehold
21, Herbert Road, Oldfield Park, Bath, BA2 3PP	BA2 3PP	BA2 3	02/09/2020	310,000	303,904	N	Terraced	73	£4,163	Freehold
21, Herbert Road, Oldfield Park, Bath, BA2 3PP	BA2 3PP	BA2 3	02/09/2020	310,000	303,904	N	Terraced	73	£4,163	Freehold
5, Vernon Park, Bath, BA2 3DD	BA2 3DD	BA2 3	21/08/2020	402,000	403,295	N	Terraced	97	£4,158	Freehold
22, Stuart Place, Bath, BA2 3RQ	BA2 3RQ	BA2 3	26/03/2020	323,500	339,859	N	Terraced	82	£4,145	Freehold
22, Stuart Place, Bath, BA2 3RQ	BA2 3RQ	BA2 3	26/03/2020	323,500	339,859	N	Terraced	82	£4,145	Freehold
25a, Millmead Road, Bath, BA2 3JP	BA2 3JP	BA2 3	13/09/2019	300,000	314,124	N	Terraced	76	£4,133	Leasehold
25a, Millmead Road, Bath, BA2 3JP	BA2 3JP	BA2 3	13/09/2019	300,000	314,124	N	Terraced	76	£4,133	Leasehold
11, Triangle East, Bath, BA2 3HY	BA2 3HY	BA2 3	05/09/2019	406,000	425,115	N	Terraced	103	£4,127	Freehold
11, Triangle East, Bath, BA2 3HY	BA2 3HY	BA2 3	05/09/2019	406,000	425,115	N	Terraced	103	£4,127	Freehold
Flat 4, 2, Lower Oldfield Park, Bath, BA2 3HL	BA2 3HL	BA2 3	08/06/2020	260,000	258,907	N	Flat	63	£4,110	Leasehold
Flat 4, 2, Lower Oldfield Park, Bath, BA2 3HL	BA2 3HL	BA2 3	08/06/2020	260,000	258,907	N	Flat	63	£4,110	Leasehold
20, Arlington Road, Bath, BA2 3PG	BA2 3PG	BA2 3	17/04/2020	335,000	343,539	N	Terraced	84	£4,090	Freehold
20, Arlington Road, Bath, BA2 3PG	BA2 3PG	BA2 3	17/04/2020	335,000	343,539	N	Terraced	84	£4,090	Freehold
12, St Kildas Road, Bath, BA2 3QJ	BA2 3QJ	BA2 3	24/01/2020	291,250	310,247	N	Terraced	77	£4,029	Freehold
12, St Kildas Road, Bath, BA2 3QJ	BA2 3QJ	BA2 3	24/01/2020	291,250	310,247	N	Terraced	77	£4,029	Freehold
2, Warwick Villas, Bath, BA2 3JR	BA2 3JR	BA2 3	29/01/2020	290,000	308,126	N	Semi-detached	77	£4,002	Freehold
2, Warwick Villas, Bath, BA2 3JR	BA2 3JR	BA2 3	29/01/2020	290,000	308,126	N	Semi-detached	77	£4,002	Freehold
23, Maple Gardens, Bath, BA2 3AG	BA2 3AG	BA2 3	17/08/2020	327,000	328,053	N	Terraced	82	£4,001	Freehold
23, Maple Gardens, Bath, BA2 3AG	BA2 3AG	BA2 3	17/08/2020	327,000	328,053	N	Terraced	82	£4,001	Freehold
43, South View Road, Bath, BA2 3RW	BA2 3RW	BA2 3	10/09/2019	282,500	295,800	N	Terraced	74	£3,997	Leasehold
43, South View Road, Bath, BA2 3RW	BA2 3RW	BA2 3	10/09/2019	282,500	295,800	N	Terraced	74	£3,997	Leasehold
55, Second Avenue, Oldfield Park, Bath, BA2 3NL	BA2 3NL	BA2 3	31/07/2020	375,000	381,724	N	Terraced	96	£3,976	Freehold
55, Second Avenue, Oldfield Park, Bath, BA2 3NL	BA2 3NL	BA2 3	31/07/2020	375,000	381,724	N	Terraced	96	£3,976	Freehold
14, Percy Terrace, Bath, BA2 3FU	BA2 3FU	BA2 3	23/10/2020	775,000	761,642	N	Terraced	192	£3,967	Leasehold
7, Oldfield Lane, Bath, BA2 3NP	BA2 3NP	BA2 3	10/09/2019	325,000	340,301	N	Terraced	86	£3,957	Freehold
7, Oldfield Lane, Bath, BA2 3NP	BA2 3NP	BA2 3	10/09/2019	325,000	340,301	N	Terraced	86	£3,957	Freehold
27, Denmark Road, Bath, BA2 3RE	BA2 3RE	BA2 3	30/11/2020	405,100	387,012	N	Terraced	98.2	£3,941	Freehold
27, Denmark Road, Bath, BA2 3RE	BA2 3RE	BA2 3	30/11/2020	405,100	387,012	N	Terraced	98.2	£3,941	Freehold
16, Vernon Park, Bath, BA2 3DD	BA2 3DD	BA2 3	24/01/2020	295,000	314,242	N	Terraced	80	£3,928	Freehold
16, Vernon Park, Bath, BA2 3DD	BA2 3DD	BA2 3	24/01/2020	295,000	314,242	N	Terraced	80	£3,928	Freehold
25, Victoria Terrace, Bath, BA2 3QZ	BA2 3QZ	BA2 3	26/06/2020	422,500	429,944	N	Terraced	110	£3,909	Freehold
25, Victoria Terrace, Bath, BA2 3QZ	BA2 3QZ	BA2 3	26/06/2020	422,500	429,944	N	Terraced	110	£3,909	Freehold
13, Vernon Terrace, Bath, BA2 3DA	BA2 3DA	BA2 3	21/08/2020	370,000	371,192	N	Terraced	95	£3,907	Freehold
20, Oak Street, Bath, BA2 3BR	BA2 3BR	BA2 3	18/12/2020	365,000	347,606	N	Terraced	89	£3,906	Freehold
20, Oak Street, Bath, BA2 3BR	BA2 3BR	BA2 3	18/12/2020	365,000	347,606	N	Terraced	89	£3,906	Freehold
42, Beckhampton Road, Bath, BA2 3LL	BA2 3LL	BA2 3	17/12/2020	500,000	476,173	N	Terraced	122	£3,903	Freehold
42, Beckhampton Road, Bath, BA2 3LL	BA2 3LL	BA2 3	17/12/2020	500,000	476,173	N	Terraced	122	£3,903	Freehold
35, King Edward Road, Bath, BA2 3PD	BA2 3PD	BA2 3	12/02/2020	436,000	466,158	N	Terraced	120	£3,885	Freehold
35, King Edward Road, Bath, BA2 3PD	BA2 3PD	BA2 3	12/02/2020	436,000	466,158	N	Terraced	120	£3,885	Freehold
14, Herbert Road, Oldfield Park, Bath, BA2 3PP	BA2 3PP	BA2 3	04/11/2019	280,000	297,748	N	Terraced	79	£3,769	Freehold
14, Herbert Road, Oldfield Park, Bath, BA2 3PP	BA2 3PP	BA2 3	04/11/2019	280,000	297,748	N	Terraced	79	£3,769	Freehold
10, Highland Terrace, Bath, BA2 3RN	BA2 3RN	BA2 3	14/02/2020	315,000	336,788	N	Terraced	89.8	£3,750	Freehold
10, Highland Terrace, Bath, BA2 3RN	BA2 3RN	BA2 3	14/02/2020	315,000	336,788	N	Terraced	89.8	£3,750	Freehold
19, Maybrick Road, Bath, BA2 3PT	BA2 3PT	BA2 3	11/10/2019	287,200	301,276	N	Terraced	81	£3,719	Freehold
31, Millmead Road, Bath, BA2 3JP	BA2 3JP	BA2 3	29/08/2019	318,500	334,577	N	Terraced	90	£3,718	Freehold
5, Triangle Villas, Bath, BA2 3JF	BA2 3JF	BA2 3	16/03/2020	432,500	453,362	N	Semi-detached	122	£3,716	Freehold
5, Triangle Villas, Bath, BA2 3JF	BA2 3JF	BA2 3	16/03/2020	432,500	453,362	N	Semi-detached	122	£3,716	Freehold
80, Leopold House, Percy Terrace, Bath, BA2 3GE	BA2 3GE	BA2 3	21/05/2020	500,000	497,737	N	Flat	134	£3,714	Leasehold
80, Leopold House, Percy Terrace, Bath, BA2 3GE	BA2 3GE	BA2 3	21/05/2020	500,000	497,737	N	Flat	134	£3,714	Leasehold
24, Second Avenue, Oldfield Park, Bath, BA2 3NN	BA2 3NN	BA2 3	17/11/2020	450,000	429,907	N	Terraced	116	£3,706	Freehold
24, Second Avenue, Oldfield Park, Bath, BA2 3NN	BA2 3NN	BA2 3	17/11/2020	450,000	429,907	N	Terraced	116	£3,706	Freehold
25, Lyndhurst Road, Bath, BA2 3JH	BA2 3JH	BA2 3	05/12/2019	313,000	333,469	N	Terraced	90	£3,705	Freehold
11, Burnham Road, Bath, BA2 3RY	BA2 3RY	BA2 3	03/07/2020	308,500	314,032	N	Terraced	85	£3,694	Leasehold
42, Junction Road, Bath, BA2 3LD	BA2 3LD	BA2 3	22/08/2019	450,000	472,714	N	Terraced	128	£3,693	Freehold
2, Durley Park, Bath, BA2 3NT	BA2 3NT	BA2 3	21/08/2020	197,500	194,581	N	Flat	53	£3,671	Leasehold
2, Durley Park, Bath, BA2 3NT	BA2 3NT	BA2 3	21/08/2020	197,500	194,581	N	Flat	53	£3,671	Leasehold
27, Herbert Road, Oldfield Park, Bath, BA2 3PR	BA2 3PR	BA2 3	12/06/2020	295,000	300,198	N	Terraced	82	£3,661	Freehold
27, Herbert Road, Oldfield Park, Bath, BA2 3PR	BA2 3PR	BA2 3	12/06/2020	295,000	300,198	N	Terraced	82	£3,661	Freehold
45, Second Avenue, Oldfield Park, Bath, BA2 3NN	BA2 3NN	BA2 3	05/05/2020	433,000	442,552	N	Terraced	121	£3,657	Leasehold
45, Second Avenue, Oldfield Park, Bath, BA2 3NN	BA2 3NN	BA2 3	05/05/2020	433,000	442,552	N	Terraced	121	£3,657	Leasehold
17, Bellotts Road, Bath, BA2 3RT	BA2 3RT	BA2 3	22/10/2020	379,500	373,178	N	Semi-detached	103	£3,623	Freehold
17, Bellotts Road, Bath, BA2 3RT	BA2 3RT	BA2 3	22/10/2020	379,500	373,178	N	Semi-detached	103	£3,623	Freehold
54, Lower Oldfield Park, Bath, BA2 3HP	BA2 3HP	BA2 3	01/05/2020	580,000	591,069	N	Semi-detached	164	£3,604	Freehold
54, Lower Oldfield Park, Bath, BA2 3HP	BA2 3HP	BA2 3	01/05/2020	580,000	591,069	N	Semi-detached	164	£3,604	Freehold
48, Hillside Road, Bath, BA2 3NX	BA2 3NX	BA2 3	18/09/2019	240,000	251,299	N	Terraced	70	£3,590	Freehold
48, Hillside Road, Bath, BA2 3NX	BA2 3NX	BA2 3	18/09/2019	240,000	251,299	N	Terraced	70	£3,590	Freehold
76, Third Avenue, Bath, BA2 3NZ	BA2 3NZ	BA2 3	01/11/2019	330,000	350,917	N	Terraced	98	£3,581	Freehold
76, Third Avenue, Bath, BA2 3NZ	BA2 3NZ	BA2 3	01/11/2019	330,000	350,917	N	Terraced	98	£3,581	Freehold
2, Highland Terrace, Bath, BA2 3RN	BA2 3RN	BA2 3	19/09/2019	377,000	394,749	N	Terraced	111	£3,556	Freehold
2, Highland Terrace, Bath, BA2 3RN	BA2 3RN	BA2 3	19/09/2019	377,000	394,749	N	Terraced	111	£3,556	Freehold
10, Brougham Hayes, Bath, BA2 3QU	BA2 3QU	BA2 3	01/12/2020	297,500	283,323	N	Terraced	80	£3,542	Freehold
10, Brougham Hayes, Bath, BA2 3QU	BA2 3QU	BA2 3	01/12/2020	297,500	283,323	N	Terraced	80	£3,542	Freehold
52, Dorset Street, Bath, BA2 3RA	BA2 3RA	BA2 3	31/07/2							

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
54, Faulkland Road, Bath, BA2 3LT	BA2 3LT	BA2 3	16/11/2020	398,200	380,420	N	Terraced	110	£3,458	Freehold
21, Second Avenue, Oldfield Park, Bath, BA2 3NN	BA2 3NN	BA2 3	26/11/2020	485,000	463,344	N	Terraced	134	£3,458	Freehold
46, Hillside Road, Bath, BA2 3NX	BA2 3NX	BA2 3	24/06/2020	265,000	269,669	N	Terraced	79	£3,414	Freehold
46, Hillside Road, Bath, BA2 3NX	BA2 3NX	BA2 3	24/06/2020	265,000	269,669	N	Terraced	79	£3,414	Freehold
83, Wells Road, Bath, BA2 3AN	BA2 3AN	BA2 3	23/01/2020	525,000	559,244	N	Terraced	164	£3,410	Leasehold
83, Wells Road, Bath, BA2 3AN	BA2 3AN	BA2 3	23/01/2020	525,000	559,244	N	Terraced	164	£3,410	Leasehold
28, Millmead Road, Bath, BA2 3JW	BA2 3JW	BA2 3	15/11/2019	390,000	414,720	N	Terraced	122	£3,399	Freehold
28, Millmead Road, Bath, BA2 3JW	BA2 3JW	BA2 3	15/11/2019	390,000	414,720	N	Terraced	122	£3,399	Freehold
65, Ringwood Road, Bath, BA2 3JL	BA2 3JL	BA2 3	20/05/2020	345,000	352,611	N	Terraced	104	£3,390	Freehold
65, Ringwood Road, Bath, BA2 3JL	BA2 3JL	BA2 3	20/05/2020	345,000	352,611	N	Terraced	104	£3,390	Freehold
12, Dorset Street, Bath, BA2 3RA	BA2 3RA	BA2 3	05/05/2020	333,500	340,857	N	Terraced	102	£3,342	Freehold
12, Dorset Street, Bath, BA2 3RA	BA2 3RA	BA2 3	05/05/2020	333,500	340,857	N	Terraced	102	£3,342	Freehold
2, Inverness Road, Bath, BA2 3RX	BA2 3RX	BA2 3	06/12/2019	317,000	337,731	N	Terraced	102.96	£3,280	Freehold
6, Lyndhurst Road, Bath, BA2 3JH	BA2 3JH	BA2 3	12/12/2019	368,400	392,492	N	Terraced	120	£3,271	Freehold
6, Lyndhurst Road, Bath, BA2 3JH	BA2 3JH	BA2 3	12/12/2019	368,400	392,492	N	Terraced	120	£3,271	Freehold
55, Lower Bristol Road, Bath, BA2 3BE	BA2 3BE	BA2 3	28/07/2020	340,000	346,097	N	Terraced	105.83	£3,270	Freehold
55, Lower Bristol Road, Bath, BA2 3BE	BA2 3BE	BA2 3	28/07/2020	340,000	346,097	N	Terraced	105.83	£3,270	Freehold
21, Crandale Road, Bath, BA2 3HX	BA2 3HX	BA2 3	22/12/2020	322,000	306,656	N	Terraced	94	£3,262	Freehold
Flat 1, 96, Lower Oldfield Park, Bath, BA2 3HS	BA2 3HS	BA2 3	14/02/2020	211,000	218,483	N	Flat	68	£3,213	Leasehold
Flat 1, 96, Lower Oldfield Park, Bath, BA2 3HS	BA2 3HS	BA2 3	14/02/2020	211,000	218,483	N	Flat	68	£3,213	Leasehold
4, Livingstone Terrace, Bath, BA2 3LE	BA2 3LE	BA2 3	12/03/2020	282,500	296,785	N	Terraced	94	£3,157	Freehold
25, Argyle Terrace, Bath, BA2 3DF	BA2 3DF	BA2 3	03/09/2020	250,000	245,084	N	Terraced	78	£3,142	Freehold
25, Argyle Terrace, Bath, BA2 3DF	BA2 3DF	BA2 3	03/09/2020	250,000	245,084	N	Terraced	78	£3,142	Freehold
73, West Avenue, Oldfield Park, Bath, BA2 3QD	BA2 3QD	BA2 3	31/03/2020	342,000	359,294	N	Terraced	116	£3,097	Freehold
73, West Avenue, Oldfield Park, Bath, BA2 3QD	BA2 3QD	BA2 3	31/03/2020	342,000	359,294	N	Terraced	116	£3,097	Freehold
4, Junction Avenue, Bath, BA2 3NJ	BA2 3NJ	BA2 3	19/09/2019	425,000	445,009	N	Terraced	144	£3,090	Freehold
4, Junction Avenue, Bath, BA2 3NJ	BA2 3NJ	BA2 3	19/09/2019	425,000	445,009	N	Terraced	144	£3,090	Freehold
3, Stuart Place, Bath, BA2 3RQ	BA2 3RQ	BA2 3	21/02/2020	270,000	288,676	N	Terraced	99	£2,916	Freehold
3, Stuart Place, Bath, BA2 3RQ	BA2 3RQ	BA2 3	21/02/2020	270,000	288,676	N	Terraced	99	£2,916	Freehold
Flat 1, St Peter'S Place, Lower Bristol Road, Bath, BA2 3EP	BA2 3EP	BA2 3	29/09/2020	220,000	212,539	N	Flat	80	£2,657	Leasehold
Flat 1, St Peter'S Place, Lower Bristol Road, Bath, BA2 3EP	BA2 3EP	BA2 3	29/09/2020	220,000	212,539	N	Flat	80	£2,657	Leasehold
24, Sydenham Buildings, Bath, BA2 3BS	BA2 3BS	BA2 3	06/08/2020	230,000	230,741	N	Terraced	87	£2,652	Freehold
23, Argyle Terrace, Bath, BA2 3DF	BA2 3DF	BA2 3	29/09/2020	250,000	245,084	N	Terraced	110	£2,228	Freehold
23, Argyle Terrace, Bath, BA2 3DF	BA2 3DF	BA2 3	29/09/2020	250,000	245,084	N	Terraced	110	£2,228	Freehold
Flat 2, Victoria Buildings, Bath, BA2 3EH	BA2 3EH	BA2 3	28/01/2020	188,000	193,528	N	Flat	91	£2,127	Leasehold
Flat 2, Victoria Buildings, Bath, BA2 3EH	BA2 3EH	BA2 3	28/01/2020	188,000	193,528	N	Flat	91	£2,127	Leasehold
21, Beau House, Victoria Bridge Road, Bath, BA2 3FA	BA2 3FA	BA2 3	22/11/2019	95,000	97,276	N	Flat	46.19	£2,106	Leasehold
21, Beau House, Victoria Bridge Road, Bath, BA2 3FA	BA2 3FA	BA2 3	22/11/2019	95,000	97,276	N	Flat	46.19	£2,106	Leasehold
6, Imperial, Stothert Avenue, Bath, BA2 3FH	BA2 3FH	BA2 3	03/01/2020	126,000	129,705	N	Flat	62	£2,092	Leasehold
6, Imperial, Stothert Avenue, Bath, BA2 3FH	BA2 3FH	BA2 3	03/01/2020	126,000	129,705	N	Flat	62	£2,092	Leasehold
		BA2 3 Average							£4,199	
21, Southcot Place, Bath, BA2 4PE	BA2 4PE	BA2 4	29/10/2020	715,000	702,676	N	Terraced	77	£9,126	Freehold
21, Southcot Place, Bath, BA2 4PE	BA2 4PE	BA2 4	29/10/2020	715,000	702,676	N	Terraced	77	£9,126	Freehold
Flat 4, 11, Darlington Street, Bath, BA2 4EA	BA2 4EA	BA2 4	30/08/2019	240,000	242,697	N	Flat	34	£7,138	Leasehold
Lilac Cottage, Clarendon Road, Bath, BA2 4NJ	BA2 4NJ	BA2 4	30/10/2020	850,000	835,349	N	Terraced	119.42	£6,995	Freehold
59, Longfellow Avenue, Bath, BA2 4SH	BA2 4SH	BA2 4	19/06/2020	614,000	624,265	N	Semi-detached	91	£6,860	Freehold
59, Longfellow Avenue, Bath, BA2 4SH	BA2 4SH	BA2 4	19/06/2020	614,000	624,265	N	Semi-detached	91	£6,860	Freehold
15, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	07/07/2020	390,000	386,842	N	Flat	57	£6,787	Leasehold
15, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	07/07/2020	390,000	386,842	N	Flat	57	£6,787	Leasehold
Apartment 2, 40, Great Pulteney Street, Bath, BA2 4BZ	BA2 4BZ	BA2 4	17/07/2020	441,000	437,429	N	Flat	64.46	£6,786	Leasehold
Apartment 2, 40, Great Pulteney Street, Bath, BA2 4BZ	BA2 4BZ	BA2 4	17/07/2020	441,000	437,429	N	Flat	64.46	£6,786	Leasehold
19, Southbourne Mansions, South Parade, Bath, BA2 4AD	BA2 4AD	BA2 4	12/08/2019	325,000	328,652	N	Flat	48.5	£6,776	Leasehold
Flat 48, Connaught Mansions, Great Pulteney Street, Bath, BA2 4BP	BA2 4BP	BA2 4	21/10/2020	425,000	414,233	N	Flat	63	£6,575	Leasehold
2, Gerrard Buildings, Bath, BA2 4DQ	BA2 4DQ	BA2 4	30/08/2019	575,000	581,462	N	Flat	91	£6,390	Leasehold
Flat 61, Connaught Mansions, Great Pulteney Street, Bath, BA2 4BP	BA2 4BP	BA2 4	08/08/2019	320,000	323,596	N	Flat	51	£6,345	Leasehold
22, St Marks Road, Bath, BA2 4PA	BA2 4PA	BA2 4	17/02/2020	522,500	558,641	N	Terraced	91.38	£6,113	Freehold
35, Kipling Avenue, Bath, BA2 4RB	BA2 4RB	BA2 4	11/10/2019	645,000	676,613	N	Terraced	116	£5,833	Freehold
35, Kipling Avenue, Bath, BA2 4RB	BA2 4RB	BA2 4	11/10/2019	645,000	676,613	N	Terraced	116	£5,833	Freehold
15, Excelsior Street, Bath, BA2 4JB	BA2 4JB	BA2 4	27/10/2020	305,000	299,743	N	Terraced	51.58	£5,811	Freehold
15, Excelsior Street, Bath, BA2 4JB	BA2 4JB	BA2 4	27/10/2020	305,000	299,743	N	Terraced	51.58	£5,811	Freehold
30, Magdalen Avenue, Bath, BA2 4QB	BA2 4QB	BA2 4	23/12/2019	480,000	511,391	N	Terraced	89.52	£5,713	Leasehold
30, Magdalen Avenue, Bath, BA2 4QB	BA2 4QB	BA2 4	23/12/2019	480,000	511,391	N	Terraced	89.52	£5,713	Leasehold
Ground Floor Flat, 14, Caroline Buildings, Bath, BA2 4JH	BA2 4JH	BA2 4	11/05/2020	228,850	227,814	N	Flat	40	£5,695	Leasehold
Ground Floor Flat, 14, Caroline Buildings, Bath, BA2 4JH	BA2 4JH	BA2 4	11/05/2020	228,850	227,814	N	Flat	40	£5,695	Leasehold
7, Pulteney Grove, Bath, BA2 4HQ	BA2 4HQ	BA2 4	20/11/2020	650,000	620,977	N	Terraced	109.74	£5,659	Freehold
7, Pulteney Grove, Bath, BA2 4HQ	BA2 4HQ	BA2 4	20/11/2020	650,000	620,977	N	Terraced	109.74	£5,659	Freehold
5, Rennie Close, Bath, BA2 4GZ	BA2 4GZ	BA2 4	20/11/2020	990,000	947,423	N	Semi-detached	168	£5,639	Freehold
5, Rennie Close, Bath, BA2 4GZ	BA2 4GZ	BA2 4	20/11/2020	990,000	947,423	N	Semi-detached	168	£5,639	Freehold
Flat 1, 6, Johnstone Street, Bath, BA2 4DH	BA2 4DH	BA2 4	18/12/2020	460,260	435,593	N	Flat	78.7	£5,535	Leasehold
7, Gerrard Buildings, Bath, BA2 4DQ	BA2 4DQ	BA2 4	03/11/2020	625,000	591,542	N	Flat	107	£5,528	Leasehold
7, Gerrard Buildings, Bath, BA2 4DQ	BA2 4DQ	BA2 4	03/11/2020	625,000	591,542	N	Flat	107	£5,528	Leasehold
Rosemont, Hayesfield Park, Bath, BA2 4QE	BA2 4QE	BA2 4	02/07/2020	1,350,000	1,385,168	N	Detached	253	£5,475	Freehold
Rosemont, Hayesfield Park, Bath, BA2 4QE	BA2 4QE	BA2 4	02/07/2020	1,350,000	1,385,168	N	Detached	253	£5,475	Freehold
31, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	20/08/2020	250,000	246,306	N	Flat	45	£5,473	Leasehold
3, Longfellow Avenue, Bath, BA2 4SJ	BA2 4SJ	BA2 4	16/09/2019	620,000	649,190	N	Terraced	119	£5,455	Freehold
3, Longfellow Avenue, Bath, BA2 4SJ	BA2 4SJ	BA2 4	16/09/2019	620,000	649,190	N	Terraced	119	£5,455	Freehold
31, Calton Gardens, Bath, BA2 4QG	BA2 4QG	BA2 4	13/11/2019	640,000	680,567	N	Terraced	125	£5,445	Leasehold
31, Calton Gardens, Bath, BA2 4QG	BA2 4QG	BA2 4	13/11/2019	640,000	680,567	N	Terraced	125	£5,445	Leasehold
9, Shakespeare Avenue, Bath, BA2 4RF	BA2 4RF	BA2 4	18/10/2019	775,000	816,508	N	Semi-detached	151	£5,407	Freehold
9, Shakespeare Avenue, Bath, BA2 4RF	BA2 4RF	BA2 4	18/10/2019	775,000	816,508	N	Semi-detached	151	£5,407	Freehold
Beechen Cliff View, 217, Wellsway, Bath, BA2 4RZ	BA2 4RZ	BA2 4	12/03/2020	599,950	629,916	N	Detached	118	£5,338	Freehold
Beechen Cliff View, 217, Wellsway, Bath, BA2 4RZ	BA2 4RZ	BA2 4	12/03/2020	599,950	629,916	N	Detached	118	£5,338	Freehold
Flat 4, 41a, Great Pulteney Street, Bath, BA2 4DP	BA2 4DP	BA2 4	19/03/2020	285,000	289,870	N	Flat	55	£5,270	Leasehold
8, Spring Crescent, Bath, BA2 4HZ	BA2 4HZ	BA2 4	03/07/2020	287,500	292,655	N	Terraced	56	£5,226	Freehold
8, Spring Crescent, Bath, BA2 4HZ	BA2 4HZ	BA2 4	03/07/2020	287,500	292,655	N	Terraced	56	£5,226	Freehold
22, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	30/04/2020	230,000	229,903	N	Flat	44	£5,225	Leasehold
22, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	30/04/2020	230,000	229,903	N	Flat	44	£5,225	Leasehold
4, Devonshire Mews, Devonshire Buildings, Bath, BA2 4SS	BA2 4SS	BA2 4	28/10/2020	550,000	540,520	N	Terraced	104	£5,197	Freehold
4, Devonshire Mews, Devonshire Buildings, Bath, BA2 4SS	BA2 4SS	BA2 4	28/10/2020	550,000	540,520	N	Terraced	104	£5,197	Freehold
27, Kipling Avenue, Bath, BA2 4RB	BA2 4RB	BA2 4	28/08/2019	690,000	724,829	N	Terraced	140	£5,177	Freehold
41, Shakespeare Avenue, Bath, BA2 4RF	BA2 4RF	BA2 4	02/10/2020	775,000	761,642	N	Terraced	148	£5,146	Freehold
17, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	01/06/2020	240,000	238,992	N	Flat	47	£5,085	Leasehold
18, Calton Gardens, Bath, BA2 4QG	BA2 4QG	BA2 4	25/10/2019	575,000	603,182	N	Terraced	121	£4,985	Leasehold
18, Calton Gardens, Bath, BA2 4QG	BA2 4QG	BA2 4	25/10/2019	575,000	603,182	N	Terraced	121	£4,985	Leasehold
52, Longfellow Avenue, Bath, BA2 4SH	BA2 4SH	BA2 4	10/10/2019	850,000	895,525	N	Semi-detached	180.6	£4,959	Freehold
205, Wellsway, Bath, BA2 4RZ	BA2 4RZ	BA2 4	05/12/2019	645,000	684,915	N	Semi-detached	140.35	£4,880	Freehold
205, Wellsway, Bath, BA2 4RZ	BA2 4RZ	BA2 4	05/12/2019	645,000	684,915	N	Semi-detached	140.35	£4,880	Freehold
41, Kipling Avenue, Bath, BA2 4RB	BA2 4RB	BA2 4	31/07/2020	570,000	580,221	N	Terraced	119	£4,876	Freehold
41, Kipling Avenue, Bath, BA2 4RB	BA2 4RB	BA2 4	31/07/2020	570,000	580,221	N	Terraced	119	£4,876	Freehold
Top Floor Flat, 7, Southcot Place, Bath, BA2 4PE	BA2 4PE	BA2 4	13/09/2019	249,999	252,312	N	Flat	52	£4,852	Leasehold
Ground Floor Flat, 12, Edward Street, Bathwick, Bath, BA2 4DU	BA2 4DU	BA2 4	29/08/201							

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
7, Shelley Road, Bath, BA2 4RJ	BA2 4RJ	BA2 4	30/10/2019	849,950	891,608	N	Terraced	193	£4,620	Freehold
7, Shelley Road, Bath, BA2 4RJ	BA2 4RJ	BA2 4	30/10/2019	849,950	891,608	N	Terraced	193	£4,620	Freehold
3, Milton Avenue, Bath, BA2 4QZ	BA2 4QZ	BA2 4	11/12/2020	688,500	655,690	N	Terraced	145	£4,522	Freehold
3, Milton Avenue, Bath, BA2 4QZ	BA2 4QZ	BA2 4	11/12/2020	688,500	655,690	N	Terraced	145	£4,522	Freehold
14, Park Avenue, Bath, BA2 4QD	BA2 4QD	BA2 4	14/02/2020	490,000	523,893	N	Terraced	116	£4,516	Leasehold
14, Park Avenue, Bath, BA2 4QD	BA2 4QD	BA2 4	14/02/2020	490,000	523,893	N	Terraced	116	£4,516	Leasehold
47, Longfellow Avenue, Bath, BA2 4SJ	BA2 4SJ	BA2 4	04/06/2020	709,500	722,001	N	Terraced	160	£4,513	Freehold
47, Longfellow Avenue, Bath, BA2 4SJ	BA2 4SJ	BA2 4	04/06/2020	709,500	722,001	N	Terraced	160	£4,513	Freehold
Stotherts, Cleveland Yard, Sydney Wharf, Bathwick, Bath, BA2 4EE	BA2 4EE	BA2 4	03/11/2020	1,100,000	1,048,663	N	Detached	233	£4,501	Freehold
Stotherts, Cleveland Yard, Sydney Wharf, Bathwick, Bath, BA2 4EE	BA2 4EE	BA2 4	03/11/2020	1,100,000	1,048,663	N	Detached	233	£4,501	Freehold
6, Bruton Avenue, Bath, BA2 4QJ	BA2 4QJ	BA2 4	16/11/2020	480,000	458,567	N	Terraced	104	£4,409	Freehold
6, Bruton Avenue, Bath, BA2 4QJ	BA2 4QJ	BA2 4	16/11/2020	480,000	458,567	N	Terraced	104	£4,409	Freehold
Ground Floor Flat, 6, Devonshire Buildings, Bath, BA2 4SP	BA2 4SP	BA2 4	30/07/2020	337,500	334,767	N	Flat	76	£4,405	Leasehold
45, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	13/09/2019	218,000	220,017	N	Flat	50	£4,400	Leasehold
45, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	13/09/2019	218,000	220,017	N	Flat	50	£4,400	Leasehold
2, Shakespeare Avenue, Bath, BA2 4RF	BA2 4RF	BA2 4	20/11/2020	737,000	702,604	N	Detached	160	£4,391	Freehold
2, Shakespeare Avenue, Bath, BA2 4RF	BA2 4RF	BA2 4	20/11/2020	737,000	702,604	N	Detached	160	£4,391	Freehold
51, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	21/12/2020	185,000	176,729	N	Semi-detached	42	£4,208	Leasehold
8, Archway Street, Bath, BA2 4JD	BA2 4JD	BA2 4	21/02/2020	283,000	302,575	N	Terraced	72	£4,202	Leasehold
Flat 9, Georgian House, Duke Street, Bath, BA2 4AQ	BA2 4AQ	BA2 4	12/06/2020	300,040	298,779	N	Flat	71.1	£4,202	Leasehold
Flat 9, Georgian House, Duke Street, Bath, BA2 4AQ	BA2 4AQ	BA2 4	12/06/2020	300,040	298,779	N	Flat	71.1	£4,202	Leasehold
15, Greenway Lane, Bath, BA2 4LJ	BA2 4LJ	BA2 4	02/08/2019	800,000	846,950	N	Detached	203	£4,172	Freehold
21, Calton Walk, Bath, BA2 4QQ	BA2 4QQ	BA2 4	07/04/2020	405,000	415,324	N	Terraced	100	£4,153	Leasehold
21, Calton Walk, Bath, BA2 4QQ	BA2 4QQ	BA2 4	07/04/2020	405,000	415,324	N	Terraced	100	£4,153	Leasehold
53, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	09/12/2019	168,000	172,683	N	Flat	42	£4,111	Leasehold
53, The Moorings, Sydney Wharf, Bath, BA2 4AZ	BA2 4AZ	BA2 4	09/12/2019	168,000	172,683	N	Flat	42	£4,111	Leasehold
Flat 6, Abbey Court, Edward Street, Bathwick, Bath, BA2 4DX	BA2 4DX	BA2 4	31/10/2019	375,000	379,827	N	Flat	95	£3,998	Leasehold
Flat 6, Abbey Court, Edward Street, Bathwick, Bath, BA2 4DX	BA2 4DX	BA2 4	31/10/2019	375,000	379,827	N	Flat	95	£3,998	Leasehold
12, Bruton Avenue, Bath, BA2 4QJ	BA2 4QJ	BA2 4	08/10/2020	450,000	442,244	N	Terraced	111	£3,984	Freehold
33, Holloway, Bath, BA2 4PT	BA2 4PT	BA2 4	10/02/2020	381,000	407,354	N	Terraced	105	£3,880	Leasehold
33, Holloway, Bath, BA2 4PT	BA2 4PT	BA2 4	10/02/2020	381,000	407,354	N	Terraced	105	£3,880	Leasehold
9b, Widcombe Parade, Widcombe, Bath, BA2 4JT	BA2 4JT	BA2 4	11/10/2019	277,500	281,072	N	Flat	72.68	£3,867	Leasehold
9b, Widcombe Parade, Widcombe, Bath, BA2 4JT	BA2 4JT	BA2 4	11/10/2019	277,500	281,072	N	Flat	72.68	£3,867	Leasehold
7, Caroline Buildings, Bath, BA2 4JH	BA2 4JH	BA2 4	12/11/2020	715,000	683,074	N	Terraced	178	£3,838	Freehold
7, Caroline Buildings, Bath, BA2 4JH	BA2 4JH	BA2 4	12/11/2020	715,000	683,074	N	Terraced	178	£3,838	Freehold
27, Milton Avenue, Bath, BA2 4QZ	BA2 4QZ	BA2 4	11/09/2020	790,000	774,466	N	Terraced	203	£3,815	Freehold
Flat 15, Attewell Court, Devonshire Buildings, Bath, BA2 4ST	BA2 4ST	BA2 4	10/07/2020	247,000	245,000	N	Flat	65	£3,769	Leasehold
Flat 15, Attewell Court, Devonshire Buildings, Bath, BA2 4ST	BA2 4ST	BA2 4	10/07/2020	247,000	245,000	N	Flat	65	£3,769	Leasehold
116, Wellsway, Bath, BA2 4SD	BA2 4SD	BA2 4	03/04/2020	650,000	666,321	N	Semi-detached	178	£3,743	Freehold
116, Wellsway, Bath, BA2 4SD	BA2 4SD	BA2 4	03/04/2020	650,000	666,321	N	Semi-detached	178	£3,743	Freehold
44, Longfellow Avenue, Bath, BA2 4SJ	BA2 4SJ	BA2 4	05/08/2020	612,500	614,473	N	Terraced	166	£3,702	Freehold
44, Longfellow Avenue, Bath, BA2 4SJ	BA2 4SJ	BA2 4	05/08/2020	612,500	614,473	N	Terraced	166	£3,702	Freehold
231, Wellsway, Bath, BA2 4RZ	BA2 4RZ	BA2 4	10/03/2020	305,000	320,234	N	Detached	87	£3,681	Freehold
Upper Maisonette, 215a, Wellsway, Bath, BA2 4RZ	BA2 4RZ	BA2 4	02/09/2019	198,000	199,832	N	Flat	60	£3,331	Leasehold
Third Floor Apartment, 1, Vane Street, Bath, BA2 4DY	BA2 4DY	BA2 4	29/05/2020	301,000	299,638	N	Flat	115	£2,606	Leasehold
Third Floor Apartment, 1, Vane Street, Bath, BA2 4DY	BA2 4DY	BA2 4	29/05/2020	301,000	299,638	N	Flat	115	£2,606	Leasehold
		BA2 4 Average							£5,016	
Ridgewood, Perrymead, Bath, BA2 5AX	BA2 5AX	BA2 5	12/11/2020	1,400,000	1,334,662	N	Detached	156	£8,556	Freehold
28, Byfield, Combe Down, Bath, BA2 5JD	BA2 5JD	BA2 5	14/08/2020	675,000	684,112	N	Detached	102	£6,707	Freehold
28, Byfield, Combe Down, Bath, BA2 5JD	BA2 5JD	BA2 5	14/08/2020	675,000	684,112	N	Detached	102	£6,707	Freehold
10, Williamstowe, Bath, BA2 5EJ	BA2 5EJ	BA2 5	14/12/2020	735,000	702,141	N	Semi-detached	107	£6,562	Freehold
Victoria Cottage, Rose Terrace, Combe Down, Bath, BA2 5EW	BA2 5EW	BA2 5	14/08/2019	550,000	582,278	N	Detached	89	£6,542	Freehold
38, Priory Close, Combe Down, Bath, BA2 5AN	BA2 5AN	BA2 5	20/07/2020	650,000	666,933	N	Detached	102	£6,539	Freehold
38, Priory Close, Combe Down, Bath, BA2 5AN	BA2 5AN	BA2 5	20/07/2020	650,000	666,933	N	Detached	102	£6,539	Freehold
47, Priory Close, Combe Down, Bath, BA2 5AN	BA2 5AN	BA2 5	27/02/2020	795,000	851,285	N	Detached	131	£6,498	Freehold
47, Priory Close, Combe Down, Bath, BA2 5AN	BA2 5AN	BA2 5	27/02/2020	795,000	851,285	N	Detached	131	£6,498	Freehold
1, Fersfield, Bath, BA2 5AR	BA2 5AR	BA2 5	01/11/2019	1,500,000	1,595,078	N	Terraced	247	£6,458	Freehold
1, Fersfield, Bath, BA2 5AR	BA2 5AR	BA2 5	01/11/2019	1,500,000	1,595,078	N	Terraced	247	£6,458	Freehold
2, Richardson Place, Combe Down, Bath, BA2 5ES	BA2 5ES	BA2 5	08/01/2021	605,000	605,000	N	Semi-detached	94	£6,436	Freehold
192, North Road, Combe Down, Bath, BA2 5DN	BA2 5DN	BA2 5	22/04/2020	1,170,000	1,196,985	N	Detached	186	£6,435	Freehold
192, North Road, Combe Down, Bath, BA2 5DN	BA2 5DN	BA2 5	22/04/2020	1,170,000	1,196,985	N	Detached	186	£6,435	Freehold
32, Combe Road, Bath, BA2 5HY	BA2 5HY	BA2 5	20/11/2019	767,500	816,544	N	Semi-detached	140	£5,832	Leasehold
32, Combe Road, Bath, BA2 5HY	BA2 5HY	BA2 5	20/11/2019	767,500	816,544	N	Semi-detached	140	£5,832	Leasehold
8, Williamstowe, Bath, BA2 5EJ	BA2 5EJ	BA2 5	08/06/2020	670,000	681,201	N	Semi-detached	117	£5,822	Freehold
8, Williamstowe, Bath, BA2 5EJ	BA2 5EJ	BA2 5	08/06/2020	670,000	681,201	N	Semi-detached	117	£5,822	Freehold
12, Stonehouse Lane, Combe Down, Bath, BA2 5DW	BA2 5DW	BA2 5	24/01/2020	487,500	520,362	N	Detached	90	£5,782	Freehold
12, Stonehouse Lane, Combe Down, Bath, BA2 5DW	BA2 5DW	BA2 5	24/01/2020	487,500	520,362	N	Detached	90	£5,782	Freehold
Beechwood Lodge, Bramble Way, Combe Down, Bath, BA2 5DR	BA2 5DR	BA2 5	02/04/2020	680,000	695,683	N	Detached	121	£5,749	Freehold
Beechwood Lodge, Bramble Way, Combe Down, Bath, BA2 5DR	BA2 5DR	BA2 5	02/04/2020	680,000	695,683	N	Detached	121	£5,749	Freehold
188, North Road, Combe Down, Bath, BA2 5DN	BA2 5DN	BA2 5	24/04/2020	980,000	1,002,602	N	Detached	176	£5,697	Freehold
188, North Road, Combe Down, Bath, BA2 5DN	BA2 5DN	BA2 5	24/04/2020	980,000	1,002,602	N	Detached	176	£5,697	Freehold
7, Hill Avenue, Bath, BA2 5DB	BA2 5DB	BA2 5	13/08/2019	495,000	522,454	N	Semi-detached	95	£5,500	Freehold
17, Stonehouse Close, Combe Down, Bath, BA2 5DP	BA2 5DP	BA2 5	08/01/2021	415,000	415,000	N	Semi-detached	77	£5,390	Leasehold
184, North Road, Combe Down, Bath, BA2 5DN	BA2 5DN	BA2 5	15/10/2020	555,000	545,093	N	Detached	102	£5,344	Freehold
46, Combe Road, Bath, BA2 5HY	BA2 5HY	BA2 5	07/12/2020	615,000	585,693	N	Terraced	110	£5,324	Freehold
46, Combe Road, Bath, BA2 5HY	BA2 5HY	BA2 5	07/12/2020	615,000	585,693	N	Terraced	110	£5,324	Freehold
82, Hansford Square, Bath, BA2 5LL	BA2 5LL	BA2 5	12/06/2020	515,000	523,610	N	Semi-detached	99	£5,289	Freehold
82, Hansford Square, Bath, BA2 5LL	BA2 5LL	BA2 5	12/06/2020	515,000	523,610	N	Semi-detached	99	£5,289	Freehold
2, Oxford Place, Combe Down, Bath, BA2 5HD	BA2 5HD	BA2 5	29/06/2020	312,000	317,497	N	Terraced	63.75	£4,980	Freehold
2, Oxford Place, Combe Down, Bath, BA2 5HD	BA2 5HD	BA2 5	29/06/2020	312,000	317,497	N	Terraced	63.75	£4,980	Freehold
20, Stonehouse Lane, Combe Down, Bath, BA2 5DW	BA2 5DW	BA2 5	05/12/2019	600,000	637,130	N	Semi-detached	129	£4,939	Freehold
20, Stonehouse Lane, Combe Down, Bath, BA2 5DW	BA2 5DW	BA2 5	05/12/2019	600,000	637,130	N	Semi-detached	129	£4,939	Freehold
158, North Road, Combe Down, Bath, BA2 5DL	BA2 5DL	BA2 5	29/06/2020	600,000	610,571	N	Terraced	124.22	£4,915	Leasehold
158, North Road, Combe Down, Bath, BA2 5DL	BA2 5DL	BA2 5	29/06/2020	600,000	610,571	N	Terraced	124.22	£4,915	Leasehold
2, Willis Road, Combe Down, Bath, BA2 5EB	BA2 5EB	BA2 5	28/11/2019	340,000	363,377	Y	Detached	74	£4,911	Freehold
The Hollies, Beechwood Road, Bath, BA2 5JS	BA2 5JS	BA2 5	09/08/2019	911,000	964,465	N	Detached	199	£4,847	Freehold
4, Entry Hill Gardens, Bath, BA2 5NR	BA2 5NR	BA2 5	22/08/2019	381,000	402,131	N	Semi-detached	84	£4,787	Freehold
Breezes, 53a, Stonehouse Lane, Combe Down, Bath, BA2 5DW	BA2 5DW	BA2 5	18/03/2020	765,000	803,209	N	Detached	168	£4,781	Freehold
25, Chivers Street, Bath, BA2 5BH	BA2 5BH	BA2 5	27/08/2020	342,500	343,603	N	Terraced	72	£4,772	Freehold
25, Chivers Street, Bath, BA2 5BH	BA2 5BH	BA2 5	27/08/2020	342,500	343,603	N	Terraced	72	£4,772	Freehold
6, Entry Hill Gardens, Bath, BA2 5NR	BA2 5NR	BA2 5	24/07/2020	375,000	381,709	N	Semi-detached	80	£4,771	Freehold
6, Entry Hill Gardens, Bath, BA2 5NR	BA2 5NR	BA2 5	24/07/2020	375,000	381,709	N	Semi-detached	80	£4,771	Freehold
12, Clevedale Road, Bath, BA2 5QS	BA2 5QS	BA2 5	19/06/2020	520,000	528,693	N	Semi-detached	111	£4,763	Freehold
12, Clevedale Road, Bath, BA2 5QS	BA2 5QS	BA2 5	19/06/2020	520,000	528,693	N	Semi-detached	111	£4,763	Freehold
8, Southstoke Road, Bath, BA2 5SJ	BA2 5SJ	BA2 5	22/09/2020	820,000	804,810	N	Semi-detached	169	£4,762	Freehold
8, Southstoke Road, Bath, BA2 5SJ	BA2 5SJ	BA2 5	22/09/2020	820,000	804,810	N	Semi-detached	169	£4,762	Freehold
3, Willis Road, Combe Down, Bath, BA2 5EB	BA2 5EB	BA2 5	13/11/2019	420,000	446,839	Y	Semi-detached	94	£4,754	Freehold
32, Windell Street, Bath, BA2 5BG	BA2 5BG	BA2 5	19/09/2019	419,995	443,685	Y	Detached	94	£4,720	Freehold
32, Windell Street, Bath, BA2 5BG	BA2 5BG	BA2 5	19/09/2019	419,995	443,685	Y	Detached	94	£4,720	Freehold
4, Green Cottages, Combe Down, Bath, BA2 5HG	BA2 5HG	BA2 5	22/12/2020	325,500	309,989	N	Terraced	66	£4,697	Freehold
4, Green Cottages, Combe Down, Bath, BA2 5HG	BA2 5HG									

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
188, Old Frome Road, Bath, BA2 5RG	BA2 5RG	BA2 5	12/06/2020	550,000	561,131	N	Detached	121	£4,637	Freehold
6, Greendown Place, Bath, BA2 5DD	BA2 5DD	BA2 5	18/06/2020	285,000	290,021	N	Terraced	64	£4,532	Freehold
6, Greendown Place, Bath, BA2 5DD	BA2 5DD	BA2 5	18/06/2020	285,000	290,021	N	Terraced	64	£4,532	Freehold
77, Church Road, Combe Down, Bath, BA2 5JQ	BA2 5JQ	BA2 5	25/11/2020	960,000	915,197	N	Detached	202	£4,531	Freehold
77, Church Road, Combe Down, Bath, BA2 5JQ	BA2 5JQ	BA2 5	25/11/2020	960,000	915,197	N	Detached	202	£4,531	Freehold
40, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	31/03/2020	400,000	420,227	Y	Terraced	94	£4,471	Freehold
44, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	20/03/2020	399,995	420,222	Y	Terraced	94	£4,470	Freehold
46, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	29/05/2020	410,000	419,045	Y	Terraced	94	£4,458	Freehold
46, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	29/05/2020	410,000	419,045	Y	Terraced	94	£4,458	Freehold
Glenmarrick, Southstoke Road, Bath, BA2 5SN	BA2 5SN	BA2 5	31/07/2020	715,000	733,626	N	Detached	165	£4,446	Freehold
Glenmarrick, Southstoke Road, Bath, BA2 5SN	BA2 5SN	BA2 5	31/07/2020	715,000	733,626	N	Detached	165	£4,446	Freehold
26, Windell Street, Bath, BA2 5BG	BA2 5BG	BA2 5	31/01/2020	464,995	496,340	Y	Detached	112	£4,432	Freehold
26, Windell Street, Bath, BA2 5BG	BA2 5BG	BA2 5	31/01/2020	464,995	496,340	Y	Detached	112	£4,432	Freehold
52, Kempthorne Lane, Bath, BA2 5DX	BA2 5DX	BA2 5	02/10/2020	455,000	447,158	N	Terraced	101	£4,427	Freehold
52, Kempthorne Lane, Bath, BA2 5DX	BA2 5DX	BA2 5	02/10/2020	455,000	447,158	N	Terraced	101	£4,427	Freehold
15, Horsecombe Brow, Bath, BA2 5QY	BA2 5QY	BA2 5	24/04/2020	438,750	449,767	N	Semi-detached	103	£4,367	Freehold
15, Horsecombe Brow, Bath, BA2 5QY	BA2 5QY	BA2 5	24/04/2020	438,750	449,767	N	Semi-detached	103	£4,367	Freehold
42, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	30/04/2020	399,995	410,191	Y	Terraced	94	£4,364	Freehold
Berries, Horsecombe Grove, Bath, BA2 5QP	BA2 5QP	BA2 5	04/11/2020	1,100,000	1,048,663	N	Detached	242	£4,333	Freehold
Berries, Horsecombe Grove, Bath, BA2 5QP	BA2 5QP	BA2 5	04/11/2020	1,100,000	1,048,663	N	Detached	242	£4,333	Freehold
73, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	27/03/2020	475,000	497,912	Y	Semi-detached	115	£4,330	Freehold
52, Entry Hill, Bath, BA2 5LU	BA2 5LU	BA2 5	22/09/2020	699,950	689,054	N	Detached	160	£4,307	Freehold
52, Entry Hill, Bath, BA2 5LU	BA2 5LU	BA2 5	22/09/2020	699,950	689,054	N	Detached	160	£4,307	Freehold
37, Priory Close, Combe Down, Bath, BA2 5AN	BA2 5AN	BA2 5	20/08/2020	770,000	780,394	N	Detached	183	£4,264	Freehold
37, Priory Close, Combe Down, Bath, BA2 5AN	BA2 5AN	BA2 5	20/08/2020	770,000	780,394	N	Detached	183	£4,264	Freehold
54, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	09/04/2020	390,000	399,941	Y	Terraced	94	£4,255	Freehold
54, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	09/04/2020	390,000	399,941	Y	Terraced	94	£4,255	Freehold
24, Mulberry Way, Bath, BA2 5BU	BA2 5BU	BA2 5	29/11/2019	290,000	296,947	Y	Flat	70	£4,242	Leasehold
24, Mulberry Way, Bath, BA2 5BU	BA2 5BU	BA2 5	29/11/2019	290,000	296,947	Y	Flat	70	£4,242	Leasehold
1c, Entry Hill, Bath, BA2 5LZ	BA2 5LZ	BA2 5	21/10/2020	260,000	253,413	N	Flat	60	£4,224	Leasehold
83, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	11/05/2020	475,000	484,065	Y	Semi-detached	115	£4,209	Freehold
83, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	11/05/2020	475,000	484,065	Y	Semi-detached	115	£4,209	Freehold
7, Pioneer Avenue, Bath, BA2 5QX	BA2 5QX	BA2 5	19/06/2020	550,000	559,195	N	Semi-detached	133	£4,204	Freehold
7, Pioneer Avenue, Bath, BA2 5QX	BA2 5QX	BA2 5	19/06/2020	550,000	559,195	N	Semi-detached	133	£4,204	Freehold
Avalon, The Avenue, Combe Down, Bath, BA2 5EF	BA2 5EF	BA2 5	13/03/2020	327,500	343,858	N	Detached	82	£4,193	Freehold
30, Mulberry Way, Bath, BA2 5BU	BA2 5BU	BA2 5	06/07/2020	282,995	280,703	Y	Flat	68	£4,128	Leasehold
30, Mulberry Way, Bath, BA2 5BU	BA2 5BU	BA2 5	06/07/2020	282,995	280,703	Y	Flat	68	£4,128	Leasehold
85, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	11/05/2020	465,000	473,874	Y	Semi-detached	115	£4,121	Freehold
79, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	27/03/2020	465,000	487,429	Y	Semi-detached	120	£4,062	Freehold
80, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	06/03/2020	465,000	487,429	Y	Semi-detached	120	£4,062	Freehold
75, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	30/04/2020	475,000	486,927	Y	Semi-detached	120	£4,058	Freehold
75, Whitaker Road, Combe Down, Bath, BA2 5DZ	BA2 5DZ	BA2 5	30/04/2020	475,000	486,927	Y	Semi-detached	120	£4,058	Freehold
Stonecroft, Entry Hill Drive, Bath, BA2 5NL	BA2 5NL	BA2 5	15/12/2020	790,000	751,190	N	Detached	186	£4,039	Leasehold
Stonecroft, Entry Hill Drive, Bath, BA2 5NL	BA2 5NL	BA2 5	15/12/2020	790,000	751,190	N	Detached	186	£4,039	Leasehold
55, Mulberry Way, Bath, BA2 5BQ	BA2 5BQ	BA2 5	26/06/2020	562,000	571,902	N	Terraced	142	£4,027	Freehold
55, Mulberry Way, Bath, BA2 5BQ	BA2 5BQ	BA2 5	26/06/2020	562,000	571,902	N	Terraced	142	£4,027	Freehold
1, Brinkworth Road, Combe Down, Bath, BA2 5FJ	BA2 5FJ	BA2 5	30/03/2020	295,000	300,041	Y	Flat	76	£3,948	Leasehold
38, Kempthorne Lane, Bath, BA2 5DX	BA2 5DX	BA2 5	11/05/2020	315,000	321,949	N	Terraced	82	£3,926	Freehold
38, Kempthorne Lane, Bath, BA2 5DX	BA2 5DX	BA2 5	11/05/2020	315,000	321,949	N	Terraced	82	£3,926	Freehold
12, Morris Road, Combe Down, Bath, BA2 5FF	BA2 5FF	BA2 5	10/08/2020	299,995	295,562	Y	Flat	76	£3,889	Leasehold
2, Rose Cottages, Combe Down, Bath, BA2 5EN	BA2 5EN	BA2 5	14/08/2020	269,000	270,617	N	Semi-detached	70	£3,866	Freehold
2, Rose Cottages, Combe Down, Bath, BA2 5EN	BA2 5EN	BA2 5	14/08/2020	269,000	270,617	N	Semi-detached	70	£3,866	Freehold
14, Morris Road, Combe Down, Bath, BA2 5FF	BA2 5FF	BA2 5	20/08/2020	295,000	290,641	Y	Flat	76	£3,824	Leasehold
21, Entry Hill, Bath, BA2 5LZ	BA2 5LZ	BA2 5	09/06/2020	345,160	351,241	N	Terraced	92	£3,818	Freehold
Flat 53, The Hexagon, Kempthorne Lane, Bath, BA2 5RS	BA2 5RS	BA2 5	03/08/2020	247,000	243,350	N	Flat	64.49	£3,773	Leasehold
14, Quantocks, Bath, BA2 5PF	BA2 5PF	BA2 5	25/09/2020	136,500	131,871	N	Flat	35	£3,768	Leasehold
14, Quantocks, Bath, BA2 5PF	BA2 5PF	BA2 5	25/09/2020	136,500	131,871	N	Flat	35	£3,768	Leasehold
41a, Sedgemoor Road, Bath, BA2 5PL	BA2 5PL	BA2 5	15/11/2019	250,000	265,846	N	Terraced	71	£3,744	Freehold
41a, Sedgemoor Road, Bath, BA2 5PL	BA2 5PL	BA2 5	15/11/2019	250,000	265,846	N	Terraced	71	£3,744	Freehold
2, Sedgemoor Road, Bath, BA2 5PJ	BA2 5PJ	BA2 5	16/08/2019	215,000	225,852	N	Terraced	64	£3,529	Freehold
6, Trinity Road, Bath, BA2 5AB	BA2 5AB	BA2 5	09/08/2019	300,000	315,143	N	Terraced	90	£3,502	Freehold
14, Entry Rise, Bath, BA2 5LR	BA2 5LR	BA2 5	06/05/2020	620,000	631,832	N	Semi-detached	182	£3,472	Freehold
14, Entry Rise, Bath, BA2 5LR	BA2 5LR	BA2 5	06/05/2020	620,000	631,832	N	Semi-detached	182	£3,472	Freehold
10, Down Avenue, Bath, BA2 5QH	BA2 5QH	BA2 5	18/12/2020	274,000	260,943	N	Terraced	76	£3,433	Freehold
27, Bradford Road, Combe Down, Bath, BA2 5BL	BA2 5BL	BA2 5	22/04/2020	675,000	690,568	N	Detached	203	£3,402	Freehold
37, Hawthorn Grove, Bath, BA2 5QD	BA2 5QD	BA2 5	28/02/2020	260,000	278,408	N	Detached	82	£3,395	Freehold
Flat 6, Entry Hill House, Entry Hill Drive, Bath, BA2 5NJ	BA2 5NJ	BA2 5	31/01/2020	345,000	355,145	N	Flat	105	£3,382	Leasehold
Flat 6, Entry Hill House, Entry Hill Drive, Bath, BA2 5NJ	BA2 5NJ	BA2 5	31/01/2020	345,000	355,145	N	Flat	105	£3,382	Leasehold
24, Trinity Road, Bath, BA2 5AB	BA2 5AB	BA2 5	22/06/2020	347,000	352,801	N	Semi-detached	106	£3,328	Freehold
24, Trinity Road, Bath, BA2 5AB	BA2 5AB	BA2 5	22/06/2020	347,000	352,801	N	Semi-detached	106	£3,328	Freehold
16, Oakhill Road, Bath, BA2 5PH	BA2 5PH	BA2 5	20/11/2019	250,000	265,846	N	Terraced	83	£3,203	Freehold
16, Oakhill Road, Bath, BA2 5PH	BA2 5PH	BA2 5	20/11/2019	250,000	265,846	N	Terraced	83	£3,203	Freehold
44, Axbridge Road, Bath, BA2 5PW	BA2 5PW	BA2 5	15/06/2020	235,000	239,140	N	Terraced	75	£3,189	Freehold
44, Axbridge Road, Bath, BA2 5PW	BA2 5PW	BA2 5	15/06/2020	235,000	239,140	N	Terraced	75	£3,189	Freehold
37, Midford Road, Bath, BA2 5RW	BA2 5RW	BA2 5	18/09/2019	385,000	406,350	N	Semi-detached	130	£3,126	Freehold
37, Midford Road, Bath, BA2 5RW	BA2 5RW	BA2 5	18/09/2019	385,000	406,350	N	Semi-detached	130	£3,126	Freehold
90, Hawthorn Grove, Bath, BA2 5QF	BA2 5QF	BA2 5	08/01/2021	243,000	243,000	N	Terraced	79	£3,076	Freehold
35, Midford Road, Bath, BA2 5RW	BA2 5RW	BA2 5	13/10/2020	300,000	295,003	N	Semi-detached	96	£3,073	Freehold
35, Midford Road, Bath, BA2 5RW	BA2 5RW	BA2 5	13/10/2020	300,000	295,003	N	Semi-detached	96	£3,073	Freehold
3, Axbridge Road, Bath, BA2 5PW	BA2 5PW	BA2 5	07/08/2019	278,000	293,419	N	Semi-detached	101	£2,905	Freehold
23, Kewstoke Road, Bath, BA2 5PU	BA2 5PU	BA2 5	03/09/2019	180,000	188,475	N	Terraced	65	£2,900	Freehold
23, Kewstoke Road, Bath, BA2 5PU	BA2 5PU	BA2 5	03/09/2019	180,000	188,475	N	Terraced	65	£2,900	Freehold
36, Bradford Park, Bath, BA2 5PR	BA2 5PR	BA2 5	20/11/2020	230,000	219,730	N	Terraced	80	£2,747	Freehold
36, Bradford Park, Bath, BA2 5PR	BA2 5PR	BA2 5	20/11/2020	230,000	219,730	N	Terraced	80	£2,747	Freehold
39, Bradford Park, Bath, BA2 5PR	BA2 5PR	BA2 5	25/06/2020	187,000	190,295	N	Terraced	81	£2,349	Freehold
		BA2 5 Average							£4,531	
20, Tynning End, Bath, BA2 6AP	BA2 6AP	BA2 6	27/10/2020	865,000	850,591	N	Semi-detached	105	£8,101	Freehold
20, Tynning End, Bath, BA2 6AP	BA2 6AP	BA2 6	27/10/2020	865,000	850,591	N	Semi-detached	105	£8,101	Freehold
13, Sydney Buildings, Bath, BA2 6BZ	BA2 6BZ	BA2 6	10/12/2020	1,350,000	1,285,668	N	Terraced	161.97	£7,938	Freehold
Beechwood House, Prospect Road, Bath, BA2 6AY	BA2 6AY	BA2 6	17/08/2020	1,990,000	2,016,863	N	Detached	268	£7,526	Freehold
Beechwood House, Prospect Road, Bath, BA2 6AY	BA2 6AY	BA2 6	17/08/2020	1,990,000	2,016,863	N	Detached	268	£7,526	Freehold
5, Woodland Place, Bath, BA2 6EH	BA2 6EH	BA2 6	15/08/2019	1,800,000	1,890,857	N	Terraced	254	£7,444	Freehold
Basement Flat, 9, Sydney Place, Bath, BA2 6NF	BA2 6NF	BA2 6	06/03/2020	385,000	391,578	N	Flat	53	£7,388	Leasehold
Basement Flat, 9, Sydney Place, Bath, BA2 6NF	BA2 6NF	BA2 6	06/03/2020	385,000	391,578	N	Flat	53	£7,388	Leasehold
26, Tynning End, Bath, BA2 6AP	BA2 6AP	BA2 6	15/10/2019	1,230,000	1,300,965	N	Detached	182	£7,148	Freehold
26, Tynning End, Bath, BA2 6AP	BA2 6AP	BA2 6	15/10/2019	1,230,000	1,300,965	N	Detached	182	£7,148	Freehold
15, St Catherines Close, Bath, BA2 6BS	BA2 6BS	BA2 6	03/06/2020	885,000	902,911	N	Detached	128	£7,054	Freehold
15, St Catherines Close, Bath, BA2 6BS	BA2 6BS	BA2 6	03/06/2020	885,000	902,911	N	Detached	128	£7,054	Freehold
1, Forester Avenue, Bath, BA2 6QD	BA2 6QD	BA2 6	19/08/2019	720,000	756,343	N	Terraced	108	£7,003	Freehold
Garden Flat, 11b, Bathwick Street, Bath,	BA2 6NY	BA2 6	08/01/2021	355,000	355,000	N	Flat	52	£6,827	Leasehold
Third Floor Flat, 21, Henrietta Street, Bath, BA2 6LP	BA2 6LP	BA2 6	28/02/2020	465						

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Flat 5, Herschel Place, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	04/12/2019	310,000	318,641	N	Flat	51	£6,248	Leasehold
Flat 5, Herschel Place, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	04/12/2019	310,000	318,641	N	Flat	51	£6,248	Leasehold
7, St Christophers Close, Bath, BA2 6RG	BA2 6RG	BA2 6	18/10/2019	515,000	542,583	N	Semi-detached	87	£6,237	Freehold
Flat 4, 40, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	31/01/2020	217,000	223,381	N	Flat	36	£6,205	Leasehold
Flat 4, 40, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	31/01/2020	217,000	223,381	N	Flat	36	£6,205	Leasehold
30, Forester Avenue, Bath, BA2 6QD	BA2 6QD	BA2 6	16/08/2019	637,500	669,679	N	Terraced	112	£5,979	Freehold
Stonecroft, Bathampton Lane, Bathampton, Bath, BA2 6ST	BA2 6ST	BA2 6	25/09/2020	925,000	910,601	N	Detached	156	£5,837	Freehold
Stonecroft, Bathampton Lane, Bathampton, Bath, BA2 6ST	BA2 6ST	BA2 6	25/09/2020	925,000	910,601	N	Detached	156	£5,837	Freehold
Flat 19, Clan House, Sydney Road, Bath, BA2 6NS	BA2 6NS	BA2 6	31/01/2020	515,000	530,144	N	Flat	92	£5,762	Leasehold
Flat 19, Clan House, Sydney Road, Bath, BA2 6NS	BA2 6NS	BA2 6	31/01/2020	515,000	530,144	N	Flat	92	£5,762	Leasehold
6, Cussons Street, Bath, BA2 6FH	BA2 6FH	BA2 6	01/04/2020	1,050,000	1,076,765	Y	Terraced	187	£5,758	Freehold
37, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	21/02/2020	204,700	211,960	N	Flat	37	£5,729	Leasehold
37, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	21/02/2020	204,700	211,960	N	Flat	37	£5,729	Leasehold
6, St Georges Hill, Bathampton, Bath, BA2 6RN	BA2 6RN	BA2 6	12/11/2020	550,000	526,346	N	Semi-detached	92	£5,721	Freehold
6, St Georges Hill, Bathampton, Bath, BA2 6RN	BA2 6RN	BA2 6	12/11/2020	550,000	526,346	N	Semi-detached	92	£5,721	Freehold
21, The Tynning, Bath, BA2 6AL	BA2 6AL	BA2 6	13/11/2020	1,075,000	1,028,768	N	Semi-detached	180	£5,715	Freehold
21, The Tynning, Bath, BA2 6AL	BA2 6AL	BA2 6	13/11/2020	1,075,000	1,028,768	N	Semi-detached	180	£5,715	Freehold
Greenlea, Widcombe Hill, Bath, BA2 6AE	BA2 6AE	BA2 6	17/03/2020	825,000	866,206	N	Detached	152	£5,699	Freehold
Greenlea, Widcombe Hill, Bath, BA2 6AE	BA2 6AE	BA2 6	17/03/2020	825,000	866,206	N	Detached	152	£5,699	Freehold
Ranworth, Bathampton Lane, Bathampton, Bath, BA2 6ST	BA2 6ST	BA2 6	11/08/2020	935,000	947,622	N	Detached	169	£5,607	Freehold
Flat 16, Clan House, Sydney Road, Bath, BA2 6NS	BA2 6NS	BA2 6	23/08/2019	530,000	535,956	N	Flat	96	£5,583	Leasehold
19, Minster Way, Bath, BA2 6RH	BA2 6RH	BA2 6	31/03/2020	500,000	524,118	N	Semi-detached	97.02	£5,402	Freehold
19, Minster Way, Bath, BA2 6RH	BA2 6RH	BA2 6	31/03/2020	500,000	524,118	N	Semi-detached	97.02	£5,402	Freehold
Flat 14, Herschel Place, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	22/10/2019	307,500	311,458	N	Flat	59	£5,279	Leasehold
Flat 14, Herschel Place, Bathwick Street, Bath, BA2 6PA	BA2 6PA	BA2 6	22/10/2019	307,500	311,458	N	Flat	59	£5,279	Leasehold
Flat 3, Glebe House, Widcombe Hill, Bath, BA2 6AA	BA2 6AA	BA2 6	19/06/2020	330,000	328,613	N	Flat	62.6	£5,249	Leasehold
Flat 3, Glebe House, Widcombe Hill, Bath, BA2 6AA	BA2 6AA	BA2 6	19/06/2020	330,000	328,613	N	Flat	62.6	£5,249	Leasehold
1, Miller Walk, Bathampton, Bath, BA2 6TJ	BA2 6TJ	BA2 6	03/06/2020	910,000	928,417	N	Detached	177	£5,245	Freehold
1, Miller Walk, Bathampton, Bath, BA2 6TJ	BA2 6TJ	BA2 6	03/06/2020	910,000	928,417	N	Detached	177	£5,245	Freehold
14, Tynning Road, Bathampton, Bath, BA2 6TQ	BA2 6TQ	BA2 6	16/09/2020	1,475,000	1,452,039	Y	Detached	280	£5,186	Freehold
14, Tynning Road, Bathampton, Bath, BA2 6TQ	BA2 6TQ	BA2 6	16/09/2020	1,475,000	1,452,039	Y	Detached	280	£5,186	Freehold
Flat 8, Draycott Court, Henrietta Gardens, Bath, BA2 6LZ	BA2 6LZ	BA2 6	16/07/2020	475,000	471,153	N	Flat	91	£5,178	Leasehold
Flat 8, Draycott Court, Henrietta Gardens, Bath, BA2 6LZ	BA2 6LZ	BA2 6	16/07/2020	475,000	471,153	N	Flat	91	£5,178	Leasehold
Downside, The Normans, Bathampton, Bath, BA2 6TD	BA2 6TD	BA2 6	16/12/2020	542,500	515,849	N	Detached	100	£5,158	Freehold
15, Rockliffe Road, Bathwick, Bath, BA2 6QN	BA2 6QN	BA2 6	21/02/2020	585,000	625,464	N	Terraced	123	£5,085	Freehold
15, Rockliffe Road, Bathwick, Bath, BA2 6QN	BA2 6QN	BA2 6	21/02/2020	585,000	625,464	N	Terraced	123	£5,085	Freehold
17, Devonshire Road, Bathampton, Bath, BA2 6UB	BA2 6UB	BA2 6	15/07/2020	435,000	442,782	N	Semi-detached	88	£5,032	Freehold
17, Devonshire Road, Bathampton, Bath, BA2 6UB	BA2 6UB	BA2 6	15/07/2020	435,000	442,782	N	Semi-detached	88	£5,032	Freehold
Flat 15, Northanger Court, Grove Street, Bath, BA2 6PE	BA2 6PE	BA2 6	11/12/2020	360,000	340,706	N	Flat	70	£4,867	Leasehold
Flat 15, Northanger Court, Grove Street, Bath, BA2 6PE	BA2 6PE	BA2 6	11/12/2020	360,000	340,706	N	Flat	70	£4,867	Leasehold
Kennet Side, Tynning Road, Bathampton, Bath, BA2 6TQ	BA2 6TQ	BA2 6	04/12/2020	875,000	832,014	N	Detached	173	£4,809	Freehold
Kennet Side, Tynning Road, Bathampton, Bath, BA2 6TQ	BA2 6TQ	BA2 6	04/12/2020	875,000	832,014	N	Detached	173	£4,809	Freehold
6, Macaulay Buildings, Widcombe, Bath, BA2 6AS	BA2 6AS	BA2 6	27/02/2020	1,340,000	1,430,082	N	Semi-detached	298.14	£4,797	Freehold
2, Oakley, Bath, BA2 6DS	BA2 6DS	BA2 6	04/11/2020	1,405,000	1,344,575	N	Semi-detached	282	£4,768	Freehold
2, Oakley, Bath, BA2 6DS	BA2 6DS	BA2 6	04/11/2020	1,405,000	1,344,575	N	Semi-detached	282	£4,768	Freehold
Bathampton House, Bathampton Lane, Bathampton, Bath, BA2 6ST	BA2 6ST	BA2 6	22/10/2020	1,185,600	1,165,165	N	Terraced	248	£4,698	Freehold
Bathampton House, Bathampton Lane, Bathampton, Bath, BA2 6ST	BA2 6ST	BA2 6	22/10/2020	1,185,600	1,165,165	N	Terraced	248	£4,698	Freehold
Flat 1, 10, Sydney Place, Bath, BA2 6NF	BA2 6NF	BA2 6	19/09/2019	400,000	403,702	N	Flat	89.15	£4,528	Leasehold
Flat 1, 10, Sydney Place, Bath, BA2 6NF	BA2 6NF	BA2 6	19/09/2019	400,000	403,702	N	Flat	89.15	£4,528	Leasehold
7, Henrietta Place, Bath, BA2 6PP	BA2 6PP	BA2 6	04/11/2020	1,025,000	979,232	N	Terraced	217	£4,513	Freehold
7, Henrietta Place, Bath, BA2 6PP	BA2 6PP	BA2 6	04/11/2020	1,025,000	979,232	N	Terraced	217	£4,513	Freehold
8, The Chestertons, Bathampton, Bath, BA2 6UJ	BA2 6UJ	BA2 6	13/08/2019	540,000	571,691	N	Detached	127	£4,502	Freehold
39, Minster Way, Bath, BA2 6RH	BA2 6RH	BA2 6	07/02/2020	453,000	484,334	N	Terraced	108	£4,485	Freehold
Flat 19, Minerva Court, St Johns Road, Bathwick, Bath, BA2 6PL	BA2 6PL	BA2 6	19/06/2020	260,000	258,907	N	Flat	58	£4,464	Leasehold
Flat 19, Minerva Court, St Johns Road, Bathwick, Bath, BA2 6PL	BA2 6PL	BA2 6	19/06/2020	260,000	258,907	N	Flat	58	£4,464	Leasehold
42, Warminster Road, Bath, BA2 6XJ	BA2 6XJ	BA2 6	20/03/2020	682,500	715,420	N	Semi-detached	161	£4,444	Freehold
42, Warminster Road, Bath, BA2 6XJ	BA2 6XJ	BA2 6	20/03/2020	682,500	715,420	N	Semi-detached	161	£4,444	Freehold
Flat 5, 102, Sydney Place, Bath, BA2 6NE	BA2 6NE	BA2 6	02/09/2019	395,000	398,655	N	Flat	91	£4,381	Leasehold
Flat 5, 102, Sydney Place, Bath, BA2 6NE	BA2 6NE	BA2 6	02/09/2019	395,000	398,655	N	Flat	91	£4,381	Leasehold
7, Harbutts, Bathampton, Bath, BA2 6TA	BA2 6TA	BA2 6	15/10/2019	350,000	367,154	N	Terraced	84	£4,371	Freehold
7, Harbutts, Bathampton, Bath, BA2 6TA	BA2 6TA	BA2 6	15/10/2019	350,000	367,154	N	Terraced	84	£4,371	Freehold
8, Minster Way, Bath, BA2 6RQ	BA2 6RQ	BA2 6	02/08/2019	430,000	453,849	N	Semi-detached	104	£4,364	Freehold
36, Minster Way, Bath, BA2 6RH	BA2 6RH	BA2 6	22/07/2020	470,000	478,408	N	Semi-detached	113	£4,234	Freehold
36, Minster Way, Bath, BA2 6RH	BA2 6RH	BA2 6	22/07/2020	470,000	478,408	N	Semi-detached	113	£4,234	Freehold
78, Holcombe Vale, Bathampton, Bath, BA2 6UX	BA2 6UX	BA2 6	15/11/2019	336,600	358,109	N	Semi-detached	88	£4,069	Freehold
78, Holcombe Vale, Bathampton, Bath, BA2 6UX	BA2 6UX	BA2 6	15/11/2019	336,600	358,109	N	Semi-detached	88	£4,069	Freehold
Woodside, Warminster Road, Bathampton, Bath, BA2 6XL	BA2 6XL	BA2 6	21/08/2020	895,000	907,082	N	Detached	226	£4,014	Freehold
Woodside, Warminster Road, Bathampton, Bath, BA2 6XL	BA2 6XL	BA2 6	21/08/2020	895,000	907,082	N	Detached	226	£4,014	Freehold
Flat 13, Henrietta Court, Bathwick Street, Bath, BA2 6PG	BA2 6PG	BA2 6	22/05/2020	265,000	263,801	N	Flat	66.44	£3,971	Leasehold
Flat 13, Henrietta Court, Bathwick Street, Bath, BA2 6PG	BA2 6PG	BA2 6	22/05/2020	265,000	263,801	N	Flat	66.44	£3,971	Leasehold
169, Holcombe Close, Bathampton, Bath, BA2 6UR	BA2 6UR	BA2 6	04/09/2019	371,500	392,102	N	Semi-detached	99	£3,961	Leasehold
3, Downside Close, Bathampton, Bath, BA2 6XF	BA2 6XF	BA2 6	28/08/2020	565,000	572,627	N	Detached	146	£3,922	Freehold
Flat 10, 17, Henrietta Street, Bath, BA2 6LW	BA2 6LW	BA2 6	18/12/2020	325,000	307,582	N	Flat	80.06	£3,842	Leasehold
5, Downside Close, Bathampton, Bath, BA2 6XF	BA2 6XF	BA2 6	17/09/2019	495,000	522,921	N	Detached	139	£3,762	Freehold
89, Holcombe Close, Bathampton, Bath, BA2 6UR	BA2 6UR	BA2 6	27/09/2019	330,000	348,300	N	Semi-detached	94	£3,705	Freehold
89, Holcombe Close, Bathampton, Bath, BA2 6UR	BA2 6UR	BA2 6	27/09/2019	330,000	348,300	N	Semi-detached	94	£3,705	Freehold
Flat 7, Orchard Lodge, Warminster Road, Bathampton, Bath, BA2 6XG	BA2 6XG	BA2 6	16/08/2019	225,000	227,528	N	Flat	63	£3,612	Leasehold
Flat 2, Henrietta Court, Bathwick Street, Bath, BA2 6PG	BA2 6PG	BA2 6	19/11/2019	290,000	296,947	N	Flat	84.96	£3,495	Leasehold
Flat 2, Henrietta Court, Bathwick Street, Bath, BA2 6PG	BA2 6PG	BA2 6	19/11/2019	290,000	296,947	N	Flat	84.96	£3,495	Leasehold
170, Holcombe Lane, Bathampton, Bath, BA2 6UU	BA2 6UU	BA2 6	27/09/2019	309,000	323,548	N	Terraced	100	£3,235	Freehold
Flat 4, 20, Henrietta Street, Bath, BA2 6LP	BA2 6LP	BA2 6	20/11/2020	215,000	203,490	N	Flat	63.5	£3,205	Leasehold
Flat 4, 20, Henrietta Street, Bath, BA2 6LP	BA2 6LP	BA2 6	20/11/2020	215,000	203,490	N	Flat	63.5	£3,205	Leasehold
Flat 6, Henbury House, Claverton Court, Bath, BA2 6DN	BA2 6DN	BA2 6	21/10/2019	260,000	263,347	N	Flat	86	£3,062	Leasehold
Flat 6, Henbury House, Claverton Court, Bath, BA2 6DN	BA2 6DN	BA2 6	21/10/2019	260,000	263,347	N	Flat	86	£3,062	Leasehold
		BA2 6 Average							£5,270	
Monks Hill, Shaft Road, Monkton Combe, Bath, BA2 7HL	BA2 7HL	BA2 7	04/02/2020	2,450,000	2,623,457	N	Detached	331	£7,926	Freehold
Monks Hill, Shaft Road, Monkton Combe, Bath, BA2 7HL	BA2 7HL	BA2 7	04/02/2020	2,450,000	2,623,457	N	Detached	331	£7,926	Freehold
Flat 4, Norwood Dene, The Avenue, Claverton Down, Bath, BA2 7AX	BA2 7AX	BA2 7	18/09/2020	850,000	821,175	Y	Flat	126	£6,517	Leasehold
Flat 4, Norwood Dene, The Avenue, Claverton Down, Bath, BA2 7AX	BA2 7AX	BA2 7	18/09/2020	850,000	821,175	Y	Flat	126	£6,517	Leasehold
3, South View, Claverton Down, Bath, BA2 7AE	BA2 7AE	BA2 7	26/05/2020	475,000	485,479	N	Terraced	77.6	£6,256	Freehold
3, South View, Claverton Down, Bath, BA2 7AE	BA2 7AE	BA2 7	26/05/2020	475,000	485,479	N	Terraced	77.6	£6,256	Freehold
6, Mount Pleasant, Monkton Combe, Bath, BA2 7HW	BA2 7HW	BA2 7	19/02/2020	305,000	326,097	N	Terraced	56	£5,823	Freehold
6, Mount Pleasant, Monkton Combe, Bath, BA2 7HW	BA2 7HW	BA2 7	19/02/2020	305,000	326,097	N	Terraced	56	£5,823	Freehold
Middle House, Sharpstone, Freshford, Bath, BA2 7UA	BA2 7UA	BA2 7	25/06/2020	905,000	920,945	N	Terraced	164	£5,616	Freehold
19b, Beech Avenue, Bath, BA2 7BA	BA2 7BA	BA2 7	05/11/2019	675,000	721,410	N	Detached	132	£5,465	Freehold
19b, Beech Avenue, Bath, BA2 7BA	BA2 7BA	BA2 7	05/11/2019	675,000	721,410	N	Detached	132	£5,465	Freehold
Barley Brake, Southstoke, Bath, BA2 7DL	BA2 7DL	BA2 7	01/07/2020	790,000	804,133	N	Semi-detached	152	£5,290	Freehold
Barley Brake, Southstoke, Bath, BA2 7DL	BA2 7DL	BA2 7	01/07/2020	790,000	804,133	N	Semi-detached	152	£5,290	Freehold
2, Stanley Hill Cottages, Freshford, Bath, BA2 7US	BA2 7US	BA2 7	05/01/2021	836,209	836,209	N	Semi-detached	165	£5,068	Freehold

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Baileys Barn, Branch Road, Hinton Charterhouse, Bath, BA2 7SZ	BA2 7SZ	BA2 7	30/10/2020	975,000	957,596	N	Detached	307	£3,119	Freehold
Baileys Barn, Branch Road, Hinton Charterhouse, Bath, BA2 7SZ	BA2 7SZ	BA2 7	30/10/2020	975,000	957,596	N	Detached	307	£3,119	Freehold
48, High Street, Hinton Charterhouse, Bath, BA2 7SN	BA2 7SN	BA2 7	06/03/2020	270,000	283,653	N	Terraced	96	£2,955	Freehold
20a, High Street, Hinton Charterhouse, Bath, BA2 7SW	BA2 7SW	BA2 7	17/04/2020	262,000	268,679	N	Terraced	99	£2,714	Leasehold
20a, High Street, Hinton Charterhouse, Bath, BA2 7SW	BA2 7SW	BA2 7	17/04/2020	262,000	268,679	N	Terraced	99	£2,714	Leasehold
		BA2 7 Average							£5,041	
Church House, Dunkerton, Bath, BA2 8BJ	BA2 8BJ	BA2 8	02/04/2020	1,280,000	1,309,522	N	Detached	203.3	£6,441	Freehold
Church House, Dunkerton, Bath, BA2 8BJ	BA2 8BJ	BA2 8	02/04/2020	1,280,000	1,309,522	N	Detached	203.3	£6,441	Freehold
11, Railway Terrace, Shoscombe, Bath, BA2 8NF	BA2 8NF	BA2 8	28/11/2019	200,000	212,677	N	Terraced	45.38	£4,687	Freehold
11, Railway Terrace, Shoscombe, Bath, BA2 8NF	BA2 8NF	BA2 8	28/11/2019	200,000	212,677	N	Terraced	45.38	£4,687	Freehold
Sunrise, Huddox Hill, Peasedown St John, Bath, BA2 8EA	BA2 8EA	BA2 8	18/02/2020	535,000	572,877	N	Detached	133	£4,307	Freehold
Sunrise, Huddox Hill, Peasedown St John, Bath, BA2 8EA	BA2 8EA	BA2 8	18/02/2020	535,000	572,877	N	Detached	133	£4,307	Freehold
An Der Ecke, Single Hill, Shoscombe, Bath, BA2 8LZ	BA2 8LZ	BA2 8	29/05/2020	499,950	509,452	N	Detached	120.2	£4,238	Freehold
An Der Ecke, Single Hill, Shoscombe, Bath, BA2 8LZ	BA2 8LZ	BA2 8	29/05/2020	499,950	509,452	N	Detached	120.2	£4,238	Freehold
15, Morgan Way, Peasedown St John, Bath, BA2 8TT	BA2 8TT	BA2 8	07/08/2019	325,000	344,074	N	Detached	89	£3,866	Freehold
49, Laxton Way, Peasedown St John, Bath, BA2 8TA	BA2 8TA	BA2 8	25/09/2020	232,000	227,438	N	Terraced	59.22	£3,841	Freehold
49, Laxton Way, Peasedown St John, Bath, BA2 8TA	BA2 8TA	BA2 8	25/09/2020	232,000	227,438	N	Terraced	59.22	£3,841	Freehold
55, Old England Way, Peasedown St John, Bath, BA2 8SW	BA2 8SW	BA2 8	16/08/2019	265,000	279,698	N	Semi-detached	74	£3,780	Freehold
29, Blenheim Close, Peasedown St John, Bath, BA2 8TE	BA2 8TE	BA2 8	29/05/2020	257,000	262,670	N	Terraced	70	£3,752	Freehold
29, Blenheim Close, Peasedown St John, Bath, BA2 8TE	BA2 8TE	BA2 8	29/05/2020	257,000	262,670	N	Terraced	70	£3,752	Freehold
73, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	02/10/2020	219,950	216,159	N	Terraced	58	£3,727	Freehold
73, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	02/10/2020	219,950	216,159	N	Terraced	58	£3,727	Freehold
42, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	05/01/2021	216,000	216,000	N	Terraced	58	£3,724	Freehold
19, Axford Way, Peasedown St John, Bath, BA2 8DD	BA2 8DD	BA2 8	28/08/2020	200,000	200,644	N	Terraced	53.92	£3,721	Freehold
43, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	05/06/2020	205,000	208,612	N	Terraced	56.36	£3,701	Freehold
43, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	05/06/2020	205,000	208,612	N	Terraced	56.36	£3,701	Freehold
25, Axford Way, Peasedown St John, Bath, BA2 8DD	BA2 8DD	BA2 8	20/09/2019	195,000	204,181	N	Terraced	55.22	£3,697	Freehold
24, Bramley Close, Peasedown St John, Bath, BA2 8SJ	BA2 8SJ	BA2 8	15/12/2020	213,000	202,850	N	Terraced	55	£3,688	Freehold
14, Old Forge Way, Peasedown St John, Bath, BA2 8TS	BA2 8TS	BA2 8	07/04/2020	195,000	199,971	N	Terraced	54.24	£3,687	Freehold
26, Blenheim Close, Peasedown St John, Bath, BA2 8TE	BA2 8TE	BA2 8	28/05/2020	193,000	197,258	N	Terraced	54	£3,653	Freehold
26, Blenheim Close, Peasedown St John, Bath, BA2 8TE	BA2 8TE	BA2 8	28/05/2020	193,000	197,258	N	Terraced	54	£3,653	Freehold
20, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	23/07/2020	208,000	211,730	N	Terraced	58	£3,651	Freehold
20, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	23/07/2020	208,000	211,730	N	Terraced	58	£3,651	Freehold
25, Saxon Way, Peasedown St John, Bath, BA2 8TR	BA2 8TR	BA2 8	03/12/2020	207,500	197,612	N	Terraced	55.02	£3,592	Freehold
25, Saxon Way, Peasedown St John, Bath, BA2 8TR	BA2 8TR	BA2 8	03/12/2020	207,500	197,612	N	Terraced	55.02	£3,592	Freehold
31, Wellow Tynning, Peasedown St John, Bath, BA2 8LJ	BA2 8LJ	BA2 8	26/06/2020	195,000	198,436	N	Terraced	56	£3,544	Freehold
31, Wellow Tynning, Peasedown St John, Bath, BA2 8LJ	BA2 8LJ	BA2 8	26/06/2020	195,000	198,436	N	Terraced	56	£3,544	Freehold
4, Hillcrest, Peasedown St John, Bath, BA2 8JL	BA2 8JL	BA2 8	03/10/2019	189,000	198,263	N	Terraced	56	£3,540	Freehold
4, Hillcrest, Peasedown St John, Bath, BA2 8JL	BA2 8JL	BA2 8	03/10/2019	189,000	198,263	N	Terraced	56	£3,540	Freehold
16, Sunset Close, Peasedown St John, Bath, BA2 8HE	BA2 8HE	BA2 8	05/01/2021	398,000	398,000	N	Detached	112.64	£3,533	Freehold
19, Worcester Close, Peasedown St John, Bath, BA2 8TU	BA2 8TU	BA2 8	07/08/2019	278,500	294,845	N	Detached	83.64	£3,525	Freehold
12, Chapel Field, Peasedown St John, Bath, BA2 8TX	BA2 8TX	BA2 8	06/01/2021	370,000	370,000	N	Detached	105	£3,524	Freehold
6, Vicarage Gardens, Peasedown St John, Bath, BA2 8JP	BA2 8JP	BA2 8	03/10/2019	245,000	258,122	N	Semi-detached	74	£3,488	Freehold
6, Vicarage Gardens, Peasedown St John, Bath, BA2 8JP	BA2 8JP	BA2 8	03/10/2019	245,000	258,122	N	Semi-detached	74	£3,488	Freehold
38, Laxton Way, Peasedown St John, Bath, BA2 8TB	BA2 8TB	BA2 8	01/12/2020	293,000	278,606	N	Detached	80	£3,483	Freehold
38, Laxton Way, Peasedown St John, Bath, BA2 8TB	BA2 8TB	BA2 8	01/12/2020	293,000	278,606	N	Detached	80	£3,483	Freehold
21, Westbury View, Peasedown St John, Bath, BA2 8TZ	BA2 8TZ	BA2 8	28/02/2020	250,000	267,292	N	Terraced	77	£3,471	Freehold
19, Morgan Way, Peasedown St John, Bath, BA2 8TT	BA2 8TT	BA2 8	10/09/2019	280,000	295,528	N	Semi-detached	87	£3,397	Freehold
19, Morgan Way, Peasedown St John, Bath, BA2 8TT	BA2 8TT	BA2 8	10/09/2019	280,000	295,528	N	Semi-detached	87	£3,397	Freehold
27, Morgan Way, Peasedown St John, Bath, BA2 8TT	BA2 8TT	BA2 8	14/02/2020	350,000	374,780	N	Detached	111	£3,376	Freehold
27, Morgan Way, Peasedown St John, Bath, BA2 8TT	BA2 8TT	BA2 8	14/02/2020	350,000	374,780	N	Detached	111	£3,376	Freehold
42, Wellow Lane, Peasedown St John, Bath, BA2 8JS	BA2 8JS	BA2 8	07/05/2020	305,000	310,797	N	Detached	93	£3,342	Freehold
42, Wellow Lane, Peasedown St John, Bath, BA2 8JS	BA2 8JS	BA2 8	07/05/2020	305,000	310,797	N	Detached	93	£3,342	Freehold
45, Frenchfield Road, Peasedown St John, Bath, BA2 8SL	BA2 8SL	BA2 8	06/01/2021	320,000	320,000	N	Detached	97	£3,299	Freehold
60, Ashgrove, Peasedown St John, Bath, BA2 8EF	BA2 8EF	BA2 8	10/07/2020	230,000	234,124	N	Terraced	71	£3,298	Freehold
37a, Wellow Lane, Peasedown St John, Bath, BA2 8HY	BA2 8HY	BA2 8	25/10/2019	252,000	266,539	N	Detached	81	£3,291	Freehold
37a, Wellow Lane, Peasedown St John, Bath, BA2 8HY	BA2 8HY	BA2 8	25/10/2019	252,000	266,539	N	Detached	81	£3,291	Freehold
50, Hillside View, Peasedown St John, Bath, BA2 8ET	BA2 8ET	BA2 8	23/07/2020	258,000	262,626	N	Terraced	80	£3,283	Freehold
50, Hillside View, Peasedown St John, Bath, BA2 8ET	BA2 8ET	BA2 8	23/07/2020	258,000	262,626	N	Terraced	80	£3,283	Freehold
16, Hillside View, Peasedown St John, Bath, BA2 8ES	BA2 8ES	BA2 8	07/02/2020	225,000	240,126	N	Semi-detached	75	£3,202	Freehold
16, Hillside View, Peasedown St John, Bath, BA2 8ES	BA2 8ES	BA2 8	07/02/2020	225,000	240,126	N	Semi-detached	75	£3,202	Freehold
11, Chapel Field, Peasedown St John, Bath, BA2 8TX	BA2 8TX	BA2 8	26/06/2020	392,000	399,933	N	Detached	125	£3,199	Freehold
11, Chapel Field, Peasedown St John, Bath, BA2 8TX	BA2 8TX	BA2 8	26/06/2020	392,000	399,933	N	Detached	125	£3,199	Freehold
8, Hamilton Terrace, Shoscombe, Bath, BA2 8ND	BA2 8ND	BA2 8	22/11/2019	270,000	287,253	N	Semi-detached	90	£3,192	Freehold
8, Hamilton Terrace, Shoscombe, Bath, BA2 8ND	BA2 8ND	BA2 8	22/11/2019	270,000	287,253	N	Semi-detached	90	£3,192	Freehold
77, Church Road, Peasedown St John, Bath, BA2 8AB	BA2 8AB	BA2 8	02/06/2020	213,000	216,753	N	Terraced	69	£3,141	Freehold
77, Church Road, Peasedown St John, Bath, BA2 8AB	BA2 8AB	BA2 8	02/06/2020	213,000	216,753	N	Terraced	69	£3,141	Freehold
7, Worcester Close, Peasedown St John, Bath, BA2 8TU	BA2 8TU	BA2 8	28/08/2019	370,000	391,714	N	Detached	126	£3,109	Freehold
17, Pippin Close, Peasedown St John, Bath, BA2 8SP	BA2 8SP	BA2 8	16/10/2020	300,000	294,645	N	Detached	95	£3,102	Freehold
17, Pippin Close, Peasedown St John, Bath, BA2 8SP	BA2 8SP	BA2 8	16/10/2020	300,000	294,645	N	Detached	95	£3,102	Freehold
49, Frenchfield Road, Peasedown St John, Bath, BA2 8SL	BA2 8SL	BA2 8	06/01/2021	325,000	325,000	N	Detached	105	£3,095	Freehold
Thisledome, Gordon Road, Peasedown St John, Bath, BA2 8EH	BA2 8EH	BA2 8	30/08/2019	320,000	338,780	N	Detached	110	£3,080	Freehold
30, Frenchfield Road, Peasedown St John, Bath, BA2 8SL	BA2 8SL	BA2 8	16/07/2020	298,000	305,763	N	Detached	100	£3,058	Freehold
30, Frenchfield Road, Peasedown St John, Bath, BA2 8SL	BA2 8SL	BA2 8	16/07/2020	298,000	305,763	N	Detached	100	£3,058	Freehold
44, Hillside View, Peasedown St John, Bath, BA2 8ES	BA2 8ES	BA2 8	23/08/2019	243,000	255,266	N	Terraced	83.55	£3,055	Freehold
16, Wellow Lane, Peasedown St John, Bath, BA2 8JS	BA2 8JS	BA2 8	12/03/2020	315,000	330,733	N	Detached	109	£3,034	Freehold
16, Wellow Lane, Peasedown St John, Bath, BA2 8JS	BA2 8JS	BA2 8	12/03/2020	315,000	330,733	N	Detached	109	£3,034	Freehold
9, Lincott View, Peasedown St John, Bath, BA2 8JT	BA2 8JT	BA2 8	09/08/2019	139,950	141,523	N	Flat	47	£3,011	Leasehold
20, Frenchfield Road, Peasedown St John, Bath, BA2 8SL	BA2 8SL	BA2 8	28/02/2020	307,000	328,735	N	Detached	110	£2,989	Freehold
20, Frenchfield Road, Peasedown St John, Bath, BA2 8SL	BA2 8SL	BA2 8	28/02/2020	307,000	328,735	N	Detached	110	£2,989	Freehold
11, Jubilee Road, Peasedown St John, Bath, BA2 8FB	BA2 8FB	BA2 8	07/12/2020	290,000	277,035	N	Semi-detached	93	£2,979	Freehold
54, Ashgrove, Peasedown St John, Bath, BA2 8EF	BA2 8EF	BA2 8	06/01/2020	185,000	197,067	N	Terraced	67	£2,941	Freehold
54, Ashgrove, Peasedown St John, Bath, BA2 8EF	BA2 8EF	BA2 8	06/01/2020	185,000	197,067	N	Terraced	67	£2,941	Freehold
17, Wellow Mead, Peasedown St John, Bath, BA2 8SA	BA2 8SA	BA2 8	16/10/2020	360,000	353,574	N	Detached	121	£2,922	Freehold
17, Wellow Mead, Peasedown St John, Bath, BA2 8SA	BA2 8SA	BA2 8	16/10/2020	360,000	353,574	N	Detached	121	£2,922	Freehold
10, Belle Vue Close, Peasedown St John, Bath, BA2 8HA	BA2 8HA	BA2 8	26/10/2020	310,000	304,467	N	Detached	105	£2,900	Freehold
10, Belle Vue Close, Peasedown St John, Bath, BA2 8HA	BA2 8HA	BA2 8	26/10/2020	310,000	304,467	N	Detached	105	£2,900	Freehold
9, Home Farm Close, Peasedown St John, Bath, BA2 8SE	BA2 8SE	BA2 8	01/11/2019	415,000	443,533	N	Detached	154	£2,880	Freehold
9, Home Farm Close, Peasedown St John, Bath, BA2 8SE	BA2 8SE	BA2 8	01/11/2019	415,000	443,533					

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
Kilmorie, St Julians Road, Shoscombe, Bath, BA2 8NB	BA2 8NB	BA2 8	23/08/2019	348,000	368,423	N	Detached	167	£2,206	Freehold
77, Frederick Avenue, Peasedown St John, Bath, BA2 8JA	BA2 8JA	BA2 8	04/12/2020	215,000	205,388	N	Semi-detached	95	£2,162	Freehold
77, Frederick Avenue, Peasedown St John, Bath, BA2 8JA	BA2 8JA	BA2 8	04/12/2020	215,000	205,388	N	Semi-detached	95	£2,162	Freehold
16, Underleaf Way, Peasedown St John, Bath, BA2 8SY	BA2 8SY	BA2 8	16/11/2020	405,000	386,099	N	Detached	179	£2,157	Freehold
16, Underleaf Way, Peasedown St John, Bath, BA2 8SY	BA2 8SY	BA2 8	16/11/2020	405,000	386,099	N	Detached	179	£2,157	Freehold
80, Albert Avenue, Peasedown St John, Bath, BA2 8JF	BA2 8JF	BA2 8	15/09/2020	187,000	183,323	N	Terraced	88	£2,083	Freehold
80, Albert Avenue, Peasedown St John, Bath, BA2 8JF	BA2 8JF	BA2 8	15/09/2020	187,000	183,323	N	Terraced	88	£2,083	Freehold
3, Montague Road, Shoscombe, Bath, BA2 8LR	BA2 8LR	BA2 8	04/05/2020	243,500	248,147	N	Semi-detached	124	£2,001	Freehold
3, Montague Road, Shoscombe, Bath, BA2 8LR	BA2 8LR	BA2 8	04/05/2020	243,500	248,147	N	Semi-detached	124	£2,001	Freehold
		BA2 8 Average							£3,255	
Chapel House, The Barton, Corston, Bath, BA2 9AJ	BA2 9AJ	BA2 9	24/04/2020	600,000	615,294	N	Terraced	165	£3,729	Freehold
6, Homemead, Corston, Bath, BA2 9AE	BA2 9AE	BA2 9	24/01/2020	340,000	361,251	N	Semi-detached	104	£3,474	Freehold
6, Homemead, Corston, Bath, BA2 9AE	BA2 9AE	BA2 9	24/01/2020	340,000	361,251	N	Semi-detached	104	£3,474	Freehold
3, Goold Close, Corston, Bath, BA2 9AF	BA2 9AF	BA2 9	29/09/2020	480,000	471,108	N	Semi-detached	139	£3,389	Freehold
4, West Tynning, Marksbury, Bath, BA2 9HW	BA2 9HW	BA2 9	20/11/2020	300,000	287,098	N	Semi-detached	87.48	£3,282	Freehold
4, West Tynning, Marksbury, Bath, BA2 9HW	BA2 9HW	BA2 9	20/11/2020	300,000	287,098	N	Semi-detached	87.48	£3,282	Freehold
6, Church Farm Close, Marksbury, Bath, BA2 9JG	BA2 9JG	BA2 9	20/09/2019	435,000	459,536	N	Detached	144	£3,191	Freehold
6, Church Farm Close, Marksbury, Bath, BA2 9JG	BA2 9JG	BA2 9	20/09/2019	435,000	459,536	N	Detached	144	£3,191	Freehold
13, Meadlands, Corston, Bath, BA2 9AS	BA2 9AS	BA2 9	19/11/2019	240,000	255,213	N	Terraced	86	£2,968	Freehold
13, Meadlands, Corston, Bath, BA2 9AS	BA2 9AS	BA2 9	19/11/2019	240,000	255,213	N	Terraced	86	£2,968	Freehold
		BA2 9 Average							£3,295	
21, Pinewood Grove, Midsomer Norton, Radstock, BA3 2RH	BA3 2RH	BA3 2	19/12/2019	265,750	282,195	N	Semi-detached	60.18	£4,689	Freehold
21, Pinewood Grove, Midsomer Norton, Radstock, BA3 2RH	BA3 2RH	BA3 2	19/12/2019	265,750	282,195	N	Semi-detached	60.18	£4,689	Freehold
3, St Lukes Road, Midsomer Norton, Radstock, BA3 2EJ	BA3 2EJ	BA3 2	10/12/2019	240,000	254,852	N	Semi-detached	55	£4,634	Freehold
34, Withies Park, Midsomer Norton, Radstock, BA3 2NX	BA3 2NX	BA3 2	04/10/2019	367,500	388,703	N	Detached	87.1	£4,463	Freehold
34, Withies Park, Midsomer Norton, Radstock, BA3 2NX	BA3 2NX	BA3 2	04/10/2019	367,500	388,703	N	Detached	87.1	£4,463	Freehold
48, High Meadows, Midsomer Norton, Radstock, BA3 2RZ	BA3 2RZ	BA3 2	24/09/2019	295,000	311,640	N	Detached	72.49	£4,299	Freehold
48, High Meadows, Midsomer Norton, Radstock, BA3 2RZ	BA3 2RZ	BA3 2	24/09/2019	295,000	311,640	N	Detached	72.49	£4,299	Freehold
42, Hayes Park Road, Midsomer Norton, Radstock, BA3 2EL	BA3 2EL	BA3 2	28/11/2019	342,500	366,049	N	Detached	86	£4,256	Freehold
42, Hayes Park Road, Midsomer Norton, Radstock, BA3 2EL	BA3 2EL	BA3 2	28/11/2019	342,500	366,049	N	Detached	86	£4,256	Freehold
40, Withies Park, Midsomer Norton, Radstock, BA3 2NX	BA3 2NX	BA3 2	04/12/2020	320,000	304,279	N	Detached	74	£4,112	Freehold
40, Withies Park, Midsomer Norton, Radstock, BA3 2NX	BA3 2NX	BA3 2	04/12/2020	320,000	304,279	N	Detached	74	£4,112	Freehold
1, Welton Hill Cottages, Midsomer Norton, Radstock, BA3 2UY	BA3 2UY	BA3 2	02/10/2020	545,000	535,921	N	Semi-detached	131	£4,091	Freehold
1, Welton Hill Cottages, Midsomer Norton, Radstock, BA3 2UY	BA3 2UY	BA3 2	02/10/2020	545,000	535,921	N	Semi-detached	131	£4,091	Freehold
23, Dymboro Avenue, Midsomer Norton, Radstock, BA3 2QR	BA3 2QR	BA3 2	27/09/2019	227,500	240,116	N	Semi-detached	59	£4,070	Freehold
23, Dymboro Avenue, Midsomer Norton, Radstock, BA3 2QR	BA3 2QR	BA3 2	27/09/2019	227,500	240,116	N	Semi-detached	59	£4,070	Freehold
15, Providence Place, Midsomer Norton, Radstock, BA3 2LD	BA3 2LD	BA3 2	12/08/2020	175,000	175,564	N	Terraced	44	£3,990	Freehold
15, Providence Place, Midsomer Norton, Radstock, BA3 2LD	BA3 2LD	BA3 2	12/08/2020	175,000	175,564	N	Terraced	44	£3,990	Freehold
17, Underhill Lane, Midsomer Norton, Radstock, BA3 2RU	BA3 2RU	BA3 2	04/11/2019	257,500	275,204	N	Detached	69	£3,988	Freehold
7, Barnaby Close, Midsomer Norton, Radstock, BA3 2UJ	BA3 2UJ	BA3 2	07/01/2021	350,000	350,000	N	Detached	88	£3,977	Freehold
7, Harts Paddock, Midsomer Norton, Radstock, BA3 2SN	BA3 2SN	BA3 2	20/12/2019	405,000	432,805	N	Detached	109	£3,971	Freehold
2, St Pauls Place, Midsomer Norton, Radstock, BA3 2UN	BA3 2UN	BA3 2	16/09/2019	246,500	260,404	N	Detached	67	£3,887	Freehold
2, St Pauls Place, Midsomer Norton, Radstock, BA3 2UN	BA3 2UN	BA3 2	16/09/2019	246,500	260,404	N	Detached	67	£3,887	Freehold
12, Hayes Park Road, Midsomer Norton, Radstock, BA3 2EW	BA3 2EW	BA3 2	28/02/2020	210,000	224,117	N	Semi-detached	58	£3,864	Freehold
41, Sunnymead, Midsomer Norton, Radstock, BA3 2SD	BA3 2SD	BA3 2	13/09/2019	200,000	209,416	N	Terraced	55	£3,808	Freehold
41, Sunnymead, Midsomer Norton, Radstock, BA3 2SD	BA3 2SD	BA3 2	13/09/2019	200,000	209,416	N	Terraced	55	£3,808	Freehold
18, St Pauls Place, Midsomer Norton, Radstock, BA3 2UN	BA3 2UN	BA3 2	06/01/2021	205,000	205,000	N	Semi-detached	54	£3,796	Freehold
Treetops, Priory Close, Midsomer Norton, Radstock, BA3 2HZ	BA3 2HZ	BA3 2	18/10/2019	325,000	343,751	N	Detached	93	£3,696	Freehold
Treetops, Priory Close, Midsomer Norton, Radstock, BA3 2HZ	BA3 2HZ	BA3 2	18/10/2019	325,000	343,751	N	Detached	93	£3,696	Freehold
44, Riverside Walk, Midsomer Norton, Radstock, BA3 2PD	BA3 2PD	BA3 2	22/05/2020	330,000	336,272	N	Detached	91	£3,695	Freehold
44, Riverside Walk, Midsomer Norton, Radstock, BA3 2PD	BA3 2PD	BA3 2	22/05/2020	330,000	336,272	N	Detached	91	£3,695	Freehold
4, Barnaby Close, Midsomer Norton, Radstock, BA3 2UJ	BA3 2UJ	BA3 2	19/06/2020	264,000	269,343	N	Detached	74	£3,640	Freehold
4, Barnaby Close, Midsomer Norton, Radstock, BA3 2UJ	BA3 2UJ	BA3 2	19/06/2020	264,000	269,343	N	Detached	74	£3,640	Freehold
2, Northmead Close, Midsomer Norton, Radstock, BA3 2SG	BA3 2SG	BA3 2	22/06/2020	329,999	336,678	N	Detached	93	£3,620	Freehold
2, Northmead Close, Midsomer Norton, Radstock, BA3 2SG	BA3 2SG	BA3 2	22/06/2020	329,999	336,678	N	Detached	93	£3,620	Freehold
26, Sunnymead, Midsomer Norton, Radstock, BA3 2SD	BA3 2SD	BA3 2	18/12/2020	235,000	223,455	N	Detached	62	£3,604	Freehold
26, Sunnymead, Midsomer Norton, Radstock, BA3 2SD	BA3 2SD	BA3 2	18/12/2020	235,000	223,455	N	Detached	62	£3,604	Freehold
5, Sunridge Park, Midsomer Norton, Radstock, BA3 2NZ	BA3 2NZ	BA3 2	07/02/2020	230,000	245,462	N	Semi-detached	69	£3,557	Freehold
5, Sunridge Park, Midsomer Norton, Radstock, BA3 2NZ	BA3 2NZ	BA3 2	07/02/2020	230,000	245,462	N	Semi-detached	69	£3,557	Freehold
The Gable, Radstock Road, Midsomer Norton, Radstock, BA3 2AW	BA3 2AW	BA3 2	14/02/2020	300,000	321,240	N	Detached	91	£3,530	Freehold
The Gable, Radstock Road, Midsomer Norton, Radstock, BA3 2AW	BA3 2AW	BA3 2	14/02/2020	300,000	321,240	N	Detached	91	£3,530	Freehold
Spinners Croft, Withies Lane, Midsomer Norton, Radstock, BA3 2JE	BA3 2JE	BA3 2	06/12/2019	365,000	390,059	N	Detached	111	£3,514	Freehold
Spinners Croft, Withies Lane, Midsomer Norton, Radstock, BA3 2JE	BA3 2JE	BA3 2	06/12/2019	365,000	390,059	N	Detached	111	£3,514	Freehold
21, Furlong Close, Midsomer Norton, Radstock, BA3 2PR	BA3 2PR	BA3 2	27/10/2020	292,500	287,279	N	Detached	82	£3,503	Freehold
7, Wheelers Close, Midsomer Norton, Radstock, BA3 2BZ	BA3 2BZ	BA3 2	17/11/2020	121,500	114,996	N	Flat	33	£3,485	Leasehold
7, Wheelers Close, Midsomer Norton, Radstock, BA3 2BZ	BA3 2BZ	BA3 2	17/11/2020	121,500	114,996	N	Flat	33	£3,485	Leasehold
2, Somer Avenue, Midsomer Norton, Radstock, BA3 2SB	BA3 2SB	BA3 2	12/06/2020	238,000	241,979	N	Semi-detached	70	£3,457	Freehold
2, Somer Avenue, Midsomer Norton, Radstock, BA3 2SB	BA3 2SB	BA3 2	12/06/2020	238,000	241,979	N	Semi-detached	70	£3,457	Freehold
42, Vivien Avenue, Midsomer Norton, Radstock, BA3 2EH	BA3 2EH	BA3 2	04/12/2020	260,000	248,376	N	Semi-detached	72	£3,450	Freehold
42, Vivien Avenue, Midsomer Norton, Radstock, BA3 2EH	BA3 2EH	BA3 2	04/12/2020	260,000	248,376	N	Semi-detached	72	£3,450	Freehold
Flat 14, Wishford Mews, Radstock Road, Midsomer Norton, Radstock, BA3 2AW	BA3 2AW	BA3 2	19/12/2019	123,000	126,428	N	Flat	37	£3,417	Leasehold
Flat 14, Wishford Mews, Radstock Road, Midsomer Norton, Radstock, BA3 2AW	BA3 2AW	BA3 2	19/12/2019	123,000	126,428	N	Flat	37	£3,417	Leasehold
44, Spencer Drive, Midsomer Norton, Radstock, BA3 2DN	BA3 2DN	BA3 2	19/12/2019	311,500	332,886	N	Detached	98	£3,397	Freehold
44, Spencer Drive, Midsomer Norton, Radstock, BA3 2DN	BA3 2DN	BA3 2	19/12/2019	311,500	332,886	N	Detached	98	£3,397	Freehold
Lynville, Redfield Road, Midsomer Norton, Radstock, BA3 2JD	BA3 2JD	BA3 2	28/08/2020	230,000	233,105	N	Detached	69	£3,378	Freehold
10b, Redlands Terrace, Midsomer Norton, Radstock, BA3 2NQ	BA3 2NQ	BA3 2	14/10/2020	137,500	134,016	N	Flat	40	£3,350	Leasehold
10b, Redlands Terrace, Midsomer Norton, Radstock, BA3 2NQ	BA3 2NQ	BA3 2	14/10/2020	137,500	134,016	N	Flat	40	£3,350	Leasehold
63, North Road, Midsomer Norton, Radstock, BA3 2QE	BA3 2QE	BA3 2	19/11/2020	500,000	476,665	N	Detached	142.33	£3,349	Freehold
63, North Road, Midsomer Norton, Radstock, BA3 2QE	BA3 2QE	BA3 2	19/11/2020	500,000	476,665	N	Detached	142.33	£3,349	Freehold
14, Underhill Lane, Midsomer Norton, Radstock, BA3 2RT	BA3 2RT	BA3 2	23/07/2020	340,000	348,857	N	Detached	105	£3,322	Freehold
14, Underhill Lane, Midsomer Norton, Radstock, BA3 2RT	BA3 2RT	BA3 2	23/07/2020	340,000	348,857	N	Detached	105	£3,322	Freehold
2, St Charles Close, Midsomer Norton, Radstock, BA3 2XA	BA3 2XA	BA3 2	24/01/2020	382,500	408,284	N	Detached	123	£3,319	Freehold
2, St Charles Close, Midsomer Norton, Radstock, BA3 2XA	BA3 2XA	BA3 2	24/01/2020	382,500	408,284	N	Detached	123	£3,319	Freehold
48, Millfield, Midsomer Norton, Radstock, BA3 2PG	BA3 2PG	BA3 2	04/11/2019	220,000	234,058	N	Semi-detached	71	£3,297	Freehold
48, Millfield, Midsomer Norton, Radstock, BA3 2PG	BA3 2PG	BA3 2	04/11/2019	220,000	234,058	N	Semi-detached	71	£3,297	Freehold
44, Monger Lane, Midsomer Norton, Radstock, BA3 2FF	BA3 2FF	BA3 2	11/12/2019	430,000	459,522	Y	Detached	140	£3,282	Freehold
44, Monger Lane, Midsomer Norton, Radstock, BA3 2FF	BA3 2FF	BA3 2	11/12/2019	430,000	459,522	Y	Detached	140	£3,282	Freehold
60, Welton Grove, Midsomer Norton, Radstock, BA3 2TU	BA3 2TU	BA3 2	14/05/2020	390,000	397,412	N	Detached	122	£3,257	Freehold
60, Welton Grove, Midsomer Norton, Radstock, BA3 2TU	BA3 2TU	BA3 2	14/05/2020	390,000	397,412	N	Detached	122	£3,257	Freehold
2, Geldof Drive, M										

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
93, High Street, Midsomer Norton, Radstock, BA3 2DE	BA3 2DE	BA3 2	09/04/2020	177,500	182,025	N	Terraced	58	£3,138	Freehold
16, Sunnymead, Midsomer Norton, Radstock, BA3 2TA	BA3 2TA	BA3 2	16/10/2020	220,000	216,335	N	Semi-detached	69	£3,135	Freehold
16, Sunnymead, Midsomer Norton, Radstock, BA3 2TA	BA3 2TA	BA3 2	16/10/2020	220,000	216,335	N	Semi-detached	69	£3,135	Freehold
36, Rackvernal Road, Midsomer Norton, Radstock, BA3 2UG	BA3 2UG	BA3 2	26/11/2020	199,950	191,022	N	Terraced	61	£3,132	Freehold
36, Rackvernal Road, Midsomer Norton, Radstock, BA3 2UG	BA3 2UG	BA3 2	26/11/2020	199,950	191,022	N	Terraced	61	£3,132	Freehold
42, North Road, Midsomer Norton, Radstock, BA3 2QQ	BA3 2QQ	BA3 2	28/02/2020	325,000	346,848	N	Semi-detached	111	£3,125	Freehold
35, Jubilee Close, Midsomer Norton, Radstock, BA3 2PY	BA3 2PY	BA3 2	20/07/2020	282,500	289,859	N	Detached	93	£3,117	Freehold
35, Jubilee Close, Midsomer Norton, Radstock, BA3 2PY	BA3 2PY	BA3 2	20/07/2020	282,500	289,859	N	Detached	93	£3,117	Freehold
2, Chilcompton Road, Midsomer Norton, Radstock, BA3 2PJ	BA3 2PJ	BA3 2	18/02/2020	165,000	176,413	N	Terraced	57	£3,095	Freehold
2, Chilcompton Road, Midsomer Norton, Radstock, BA3 2PJ	BA3 2PJ	BA3 2	18/02/2020	165,000	176,413	N	Terraced	57	£3,095	Freehold
38, Long Barnaby, Midsomer Norton, Radstock, BA3 2TZ	BA3 2TZ	BA3 2	04/12/2020	335,000	320,023	N	Semi-detached	105	£3,048	Freehold
38, Long Barnaby, Midsomer Norton, Radstock, BA3 2TZ	BA3 2TZ	BA3 2	04/12/2020	335,000	320,023	N	Semi-detached	105	£3,048	Freehold
45, Church Court, Midsomer Norton, Radstock, BA3 2JA	BA3 2JA	BA3 2	22/10/2019	145,000	146,866	N	Flat	48.24	£3,045	Leasehold
45, Church Court, Midsomer Norton, Radstock, BA3 2JA	BA3 2JA	BA3 2	22/10/2019	145,000	146,866	N	Flat	48.24	£3,045	Leasehold
9, Harts Paddock, Midsomer Norton, Radstock, BA3 2SN	BA3 2SN	BA3 2	26/06/2020	435,000	443,804	N	Detached	146	£3,040	Freehold
9, Harts Paddock, Midsomer Norton, Radstock, BA3 2SN	BA3 2SN	BA3 2	26/06/2020	435,000	443,804	N	Detached	146	£3,040	Freehold
27, Millards Hill, Midsomer Norton, Radstock, BA3 2BP	BA3 2BP	BA3 2	28/08/2020	520,000	527,019	N	Detached	174	£3,029	Freehold
27, Millards Hill, Midsomer Norton, Radstock, BA3 2BP	BA3 2BP	BA3 2	28/08/2020	520,000	527,019	N	Detached	174	£3,029	Freehold
Flat 2, Mill Court, The Island, Midsomer Norton, Radstock, BA3 2HA	BA3 2HA	BA3 2	24/03/2020	125,000	127,136	N	Flat	42	£3,027	Leasehold
17, Wellow Brook Court, Millards Hill, Midsomer Norton, Radstock, BA3 2DJ	BA3 2DJ	BA3 2	31/07/2020	230,000	234,124	N	Terraced	78	£3,002	Freehold
17, Wellow Brook Court, Millards Hill, Midsomer Norton, Radstock, BA3 2DJ	BA3 2DJ	BA3 2	31/07/2020	230,000	234,124	N	Terraced	78	£3,002	Freehold
9, Hillside View, Midsomer Norton, Radstock, BA3 2TB	BA3 2TB	BA3 2	07/01/2020	250,000	266,307	N	Terraced	89	£2,992	Freehold
9, Hillside View, Midsomer Norton, Radstock, BA3 2TB	BA3 2TB	BA3 2	07/01/2020	250,000	266,307	N	Terraced	89	£2,992	Freehold
13, Sunridge Park, Midsomer Norton, Radstock, BA3 2NZ	BA3 2NZ	BA3 2	28/09/2020	210,000	206,110	N	Semi-detached	69	£2,987	Freehold
49, Paulton Road, Midsomer Norton, Radstock, BA3 2QX	BA3 2QX	BA3 2	26/06/2020	257,000	262,201	N	Detached	88	£2,980	Freehold
49, Paulton Road, Midsomer Norton, Radstock, BA3 2QX	BA3 2QX	BA3 2	26/06/2020	257,000	262,201	N	Detached	88	£2,980	Freehold
21, Green Tree Road, Midsomer Norton, Radstock, BA3 2UU	BA3 2UU	BA3 2	13/03/2020	232,500	244,257	N	Terraced	82	£2,979	Freehold
21, Green Tree Road, Midsomer Norton, Radstock, BA3 2UU	BA3 2UU	BA3 2	13/03/2020	232,500	244,257	N	Terraced	82	£2,979	Freehold
24, Bluebell Rise, Midsomer Norton, Radstock, BA3 2RR	BA3 2RR	BA3 2	04/09/2020	239,000	234,573	N	Semi-detached	79	£2,969	Freehold
24, Bluebell Rise, Midsomer Norton, Radstock, BA3 2RR	BA3 2RR	BA3 2	04/09/2020	239,000	234,573	N	Semi-detached	79	£2,969	Freehold
10, Ivy Walk, Midsomer Norton, Radstock, BA3 2EE	BA3 2EE	BA3 2	08/11/2019	209,000	222,355	N	Semi-detached	75	£2,965	Freehold
10, Ivy Walk, Midsomer Norton, Radstock, BA3 2EE	BA3 2EE	BA3 2	08/11/2019	209,000	222,355	N	Semi-detached	75	£2,965	Freehold
77, Welton Grove, Midsomer Norton, Radstock, BA3 2TT	BA3 2TT	BA3 2	16/10/2020	250,000	245,835	N	Semi-detached	83	£2,962	Freehold
77, Welton Grove, Midsomer Norton, Radstock, BA3 2TT	BA3 2TT	BA3 2	16/10/2020	250,000	245,835	N	Semi-detached	83	£2,962	Freehold
53, Long Barnaby, Midsomer Norton, Radstock, BA3 2TZ	BA3 2TZ	BA3 2	26/06/2020	332,000	338,719	N	Detached	116	£2,920	Freehold
29, Blackberry Way, Midsomer Norton, Radstock, BA3 2RN	BA3 2RN	BA3 2	14/08/2020	378,000	383,103	N	Detached	133	£2,880	Freehold
29, Blackberry Way, Midsomer Norton, Radstock, BA3 2RN	BA3 2RN	BA3 2	14/08/2020	378,000	383,103	N	Detached	133	£2,880	Freehold
42a, North Road, Midsomer Norton, Radstock, BA3 2QQ	BA3 2QQ	BA3 2	12/05/2020	357,500	364,294	N	Detached	127	£2,868	Freehold
42a, North Road, Midsomer Norton, Radstock, BA3 2QQ	BA3 2QQ	BA3 2	12/05/2020	357,500	364,294	N	Detached	127	£2,868	Freehold
37, High Meadows, Midsomer Norton, Radstock, BA3 2RY	BA3 2RY	BA3 2	24/10/2019	260,000	273,925	N	Semi-detached	96	£2,853	Freehold
37, High Meadows, Midsomer Norton, Radstock, BA3 2RY	BA3 2RY	BA3 2	24/10/2019	260,000	273,925	N	Semi-detached	96	£2,853	Freehold
17, Burlington Road, Midsomer Norton, Radstock, BA3 2AF	BA3 2AF	BA3 2	02/04/2020	205,000	210,226	N	Terraced	74	£2,841	Freehold
17, Burlington Road, Midsomer Norton, Radstock, BA3 2AF	BA3 2AF	BA3 2	02/04/2020	205,000	210,226	N	Terraced	74	£2,841	Freehold
63, Northmead Road, Midsomer Norton, Radstock, BA3 2SH	BA3 2SH	BA3 2	26/11/2020	327,500	313,415	N	Semi-detached	112	£2,798	Freehold
63, Northmead Road, Midsomer Norton, Radstock, BA3 2SH	BA3 2SH	BA3 2	26/11/2020	327,500	313,415	N	Semi-detached	112	£2,798	Freehold
6, Welton Grove, Midsomer Norton, Radstock, BA3 2TS	BA3 2TS	BA3 2	13/03/2020	239,000	250,528	N	Semi-detached	92	£2,723	Freehold
6, Welton Grove, Midsomer Norton, Radstock, BA3 2TS	BA3 2TS	BA3 2	13/03/2020	239,000	250,528	N	Semi-detached	92	£2,723	Freehold
15, Pinewood Grove, Midsomer Norton, Radstock, BA3 2RH	BA3 2RH	BA3 2	22/08/2019	190,000	199,590	N	Terraced	74	£2,697	Freehold
16, Clapton Road, Midsomer Norton, Radstock, BA3 2LL	BA3 2LL	BA3 2	31/07/2020	250,000	254,483	N	Terraced	95	£2,679	Freehold
16, Clapton Road, Midsomer Norton, Radstock, BA3 2LL	BA3 2LL	BA3 2	31/07/2020	250,000	254,483	N	Terraced	95	£2,679	Freehold
12, Excelsior Terrace, Midsomer Norton, Radstock, BA3 2UW	BA3 2UW	BA3 2	05/05/2020	200,000	204,412	N	Terraced	76.6	£2,669	Freehold
12, Excelsior Terrace, Midsomer Norton, Radstock, BA3 2UW	BA3 2UW	BA3 2	05/05/2020	200,000	204,412	N	Terraced	76.6	£2,669	Freehold
11, Burlington Road, Midsomer Norton, Radstock, BA3 2AF	BA3 2AF	BA3 2	31/01/2020	185,000	197,067	N	Terraced	74	£2,663	Freehold
11, Burlington Road, Midsomer Norton, Radstock, BA3 2AF	BA3 2AF	BA3 2	31/01/2020	185,000	197,067	N	Terraced	74	£2,663	Freehold
23, Greenfield Walk, Midsomer Norton, Radstock, BA3 2RP	BA3 2RP	BA3 2	20/12/2019	227,000	241,845	N	Terraced	92	£2,629	Freehold
23, Greenfield Walk, Midsomer Norton, Radstock, BA3 2RP	BA3 2RP	BA3 2	20/12/2019	227,000	241,845	N	Terraced	92	£2,629	Freehold
3, Sunnymead, Midsomer Norton, Radstock, BA3 2TA	BA3 2TA	BA3 2	25/09/2020	297,000	291,498	N	Semi-detached	111	£2,626	Freehold
3, Sunnymead, Midsomer Norton, Radstock, BA3 2TA	BA3 2TA	BA3 2	25/09/2020	297,000	291,498	N	Semi-detached	111	£2,626	Freehold
10a, Redlands Terrace, Midsomer Norton, Radstock, BA3 2NQ	BA3 2NQ	BA3 2	19/12/2019	111,000	114,094	N	Flat	44	£2,593	Leasehold
10a, Redlands Terrace, Midsomer Norton, Radstock, BA3 2NQ	BA3 2NQ	BA3 2	19/12/2019	111,000	114,094	N	Flat	44	£2,593	Leasehold
26, Withies Way, Midsomer Norton, Radstock, BA3 2NE	BA3 2NE	BA3 2	21/04/2020	328,000	335,565	N	Detached	131	£2,562	Freehold
26, Withies Way, Midsomer Norton, Radstock, BA3 2NE	BA3 2NE	BA3 2	21/04/2020	328,000	335,565	N	Detached	131	£2,562	Freehold
5, Rackvernal Court, Midsomer Norton, Radstock, BA3 2DH	BA3 2DH	BA3 2	13/09/2019	127,500	128,680	N	Flat	51	£2,523	Leasehold
13, Green Tree Road, Midsomer Norton, Radstock, BA3 2UU	BA3 2UU	BA3 2	13/03/2020	339,950	356,348	N	Semi-detached	143	£2,492	Freehold
13, Green Tree Road, Midsomer Norton, Radstock, BA3 2UU	BA3 2UU	BA3 2	13/03/2020	339,950	356,348	N	Semi-detached	143	£2,492	Freehold
7, South View Place, Midsomer Norton, Radstock, BA3 2AX	BA3 2AX	BA3 2	23/10/2020	217,500	213,751	N	Terraced	87	£2,457	Freehold
77, Thicket Mead, Midsomer Norton, Radstock, BA3 2SL	BA3 2SL	BA3 2	28/08/2020	207,745	208,414	N	Terraced	85	£2,452	Freehold
55, Hillside Avenue, Midsomer Norton, Radstock, BA3 2LU	BA3 2LU	BA3 2	09/07/2020	195,000	198,497	N	Terraced	82	£2,421	Freehold
10, Smallwood View, Midsomer Norton, Radstock, BA3 2LG	BA3 2LG	BA3 2	17/11/2020	159,000	150,488	N	Flat	62.66	£2,402	Leasehold
10, Smallwood View, Midsomer Norton, Radstock, BA3 2LG	BA3 2LG	BA3 2	17/11/2020	159,000	150,488	N	Flat	62.66	£2,402	Leasehold
53, Withies Way, Midsomer Norton, Radstock, BA3 2NE	BA3 2NE	BA3 2	17/01/2020	495,000	528,368	N	Detached	221	£2,391	Freehold
53, Withies Way, Midsomer Norton, Radstock, BA3 2NE	BA3 2NE	BA3 2	17/01/2020	495,000	528,368	N	Detached	221	£2,391	Freehold
87, High Meadows, Midsomer Norton, Radstock, BA3 2RZ	BA3 2RZ	BA3 2	07/02/2020	280,000	298,823	N	Semi-detached	125	£2,391	Freehold
47, Hillside Crescent, Midsomer Norton, Radstock, BA3 2ND	BA3 2ND	BA3 2	22/05/2020	128,000	127,421	N	Flat	54	£2,360	Leasehold
47, Hillside Crescent, Midsomer Norton, Radstock, BA3 2ND	BA3 2ND	BA3 2	22/05/2020	128,000	127,421	N	Flat	54	£2,360	Leasehold
48, Chilcompton Road, Midsomer Norton, Radstock, BA3 2NL	BA3 2NL	BA3 2	07/08/2020	206,000	207,238	N	Semi-detached	89	£2,329	Freehold
48, Chilcompton Road, Midsomer Norton, Radstock, BA3 2NL	BA3 2NL	BA3 2	07/08/2020	206,000	207,238	N	Semi-detached	89	£2,329	Freehold
9, Valley Walk, Midsomer Norton, Radstock, BA3 2BH	BA3 2BH	BA3 2	20/08/2020	172,000	172,554	N	Terraced	75	£2,301	Freehold
9, Valley Walk, Midsomer Norton, Radstock, BA3 2BH	BA3 2BH	BA3 2	20/08/2020	172,000	172,554	N	Terraced	75	£2,301	Freehold
Glendale House, Belle Vue, Midsomer Norton, Radstock, BA3 2BS	BA3 2BS	BA3 2	19/09/2019	190,000	200,537	N	Semi-detached	88	£2,279	Freehold
14, Florida Terrace, Midsomer Norton, Radstock, BA3 2AE	BA3 2AE	BA3 2	10/11/2020	205,000	195,846	N	Terraced	86	£2,277	Freehold
126, Hillside Avenue, Midsomer Norton, Radstock, BA3 2NA	BA3 2NA	BA3 2	07/02/2020	202,500	216,113	N	Semi-detached	97	£2,228	Freehold
126, Hillside Avenue, Midsomer Norton, Radstock, BA3 2NA	BA3 2NA	BA3 2	07/02/2020	202,500	216,113	N	Semi-detached	97	£2,228	Freehold
23, Rock Road, Midsomer Norton, Radstock, BA3 2AQ	BA3 2AQ	BA3 2	07/01/2021	190,000	190,000	N	Terraced	86	£2,209	Freehold
93, Radstock Road, Midsomer Norton, Radstock, BA3 2AU	BA3 2AU	BA3 2	06/02/2020	237,950	254,409	N	Terraced	120	£2,120	Freehold
93, Radstock Road, Midsomer Norton, Radstock, BA3 2AU	BA3 2AU	BA3 2	06/02/2020	237,950	254,409	N	Terraced	120	£2,120	Freehold
Midway, Radstock Road, Midsomer Norton, Radstock, BA3 2AN	BA3 2AN	BA3 2	07/08/2020	290,000	293,915	N	Detached	139	£2,114	Freehold
Midway, Radstock Road, Midsomer Norton, Radstock, BA3 2AN	BA3 2AN	BA3 2	07/08/2020	290,000	293,915	N	Detached	139	£2,114	Freehold
14, Hope Terrace, Midsomer Norton, Radstock, BA3 2AY	BA3 2AY	BA3 2	05/11/2020	160,000	152,856	N	Terraced	73	£2,094	Freehold
14, Hope Terrace, Midsomer Norton, Radstock, BA3 2AY	BA3 2AY	BA3 2	05/11/2020	160,000	152,856	N	Terraced	73	£2,094	Freehold
17, Orchard Vale, Midsomer Norton, Radstock, BA3 2RA	BA3 2RA	BA3 2	23/10/2020	250,000	245,835	N	Semi-detached	118	£2,083	Freehold
17, Orchard Vale, Midsomer Norton, Radstock, BA3 2RA	BA3 2RA	BA3 2	23/10/2020	250,000	245,835	N	Semi-detached	118	£2,083	Freehold
74, Radstock Road, Midsomer Norton, Radstock, BA3 2AR	BA3 2AR	BA3 2	29/01/2020	170,000	181,089	N	Terraced	87	£2,081	Freehold
74, Radstock Road, Midsomer Norton, Radstock, BA3 2AR	BA3 2AR	BA3 2	29/01/2020	170,000	181,089	N	Terraced	87	£2,081	Freehold
15, Rock Road, Midsomer Norton, Radstock, BA3 2AQ	BA3 2AQ	BA3 2	22/10/2020	180,000	176,898	N	Terraced	85	£2,081	Freehold
15, Rock Road, Midsomer Norton, Radstock, BA3 2AQ	BA3 2AQ	BA3 2	22/10/2020	180,000	176,898	N	Terraced	85	£2,081	Freehold
19, Rock Road, Midsomer Norton, Radstock, BA3 2AQ	BA3 2AQ	BA3 2	20/11/2020	175,500	167,664	N	Terraced	83	£2,020	Freehold
19, Rock Road, Midsomer Norton, Radstock, BA3 2AQ	BA3 2AQ									

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
37, Tanner Close, Westfield, Radstock, BA3 3BT	BA3 3BT	BA3 3	16/12/2019	195,000	207,752	N	Terraced	56.56	£3,673	Freehold
37, Tanner Close, Westfield, Radstock, BA3 3BT	BA3 3BT	BA3 3	16/12/2019	195,000	207,752	N	Terraced	56.56	£3,673	Freehold
36, Maple Rise, Radstock, BA3 3LH	BA3 3LH	BA3 3	02/10/2020	335,000	329,020	N	Detached	91	£3,616	Freehold
36, Maple Rise, Radstock, BA3 3LH	BA3 3LH	BA3 3	02/10/2020	335,000	329,020	N	Detached	91	£3,616	Freehold
58, Birch Road, Westfield, Radstock, BA3 3TP	BA3 3TP	BA3 3	31/01/2020	269,950	288,147	N	Detached	80	£3,602	Freehold
58, Birch Road, Westfield, Radstock, BA3 3TP	BA3 3TP	BA3 3	31/01/2020	269,950	288,147	N	Detached	80	£3,602	Freehold
40, Woodborough Road, Radstock, BA3 3JE	BA3 3JE	BA3 3	28/02/2020	160,000	171,067	N	Terraced	48	£3,564	Freehold
30, Carlingford Terrace, Radstock, BA3 3QA	BA3 3QA	BA3 3	08/11/2019	179,950	191,356	N	Terraced	54	£3,544	Freehold
30, Carlingford Terrace, Radstock, BA3 3QA	BA3 3QA	BA3 3	08/11/2019	179,950	191,356	N	Terraced	54	£3,544	Freehold
5, Kipling Road, Westfield, Radstock, BA3 3YT	BA3 3YT	BA3 3	04/12/2020	250,000	238,823	N	Semi-detached	68	£3,512	Freehold
9, Colliers Rise, Radstock, BA3 3AU	BA3 3AU	BA3 3	12/06/2020	263,000	268,323	N	Detached	77	£3,485	Freehold
9, Colliers Rise, Radstock, BA3 3AU	BA3 3AU	BA3 3	12/06/2020	263,000	268,323	N	Detached	77	£3,485	Freehold
16, Magnolia Road, Westfield, Radstock, BA3 3EX	BA3 3EX	BA3 3	02/03/2020	230,000	241,631	N	Terraced	70	£3,452	Freehold
16, Magnolia Road, Westfield, Radstock, BA3 3EX	BA3 3EX	BA3 3	02/03/2020	230,000	241,631	N	Terraced	70	£3,452	Freehold
6, Ash Tree Court, Westfield, Radstock, BA3 3UL	BA3 3UL	BA3 3	09/10/2019	230,000	241,273	N	Terraced	70	£3,447	Freehold
6, Ash Tree Court, Westfield, Radstock, BA3 3UL	BA3 3UL	BA3 3	09/10/2019	230,000	241,273	N	Terraced	70	£3,447	Freehold
7, Colliers Rise, Radstock, BA3 3AU	BA3 3AU	BA3 3	07/02/2020	227,500	242,794	N	Semi-detached	71	£3,420	Freehold
7, Colliers Rise, Radstock, BA3 3AU	BA3 3AU	BA3 3	07/02/2020	227,500	242,794	N	Semi-detached	71	£3,420	Freehold
2, Pines Way, Radstock, BA3 3EZ	BA3 3EZ	BA3 3	26/06/2020	205,000	208,427	N	Semi-detached	61	£3,417	Freehold
123, Waterford Park, Westfield, Radstock, BA3 3EW	BA3 3EW	BA3 3	22/10/2020	232,500	228,627	N	Semi-detached	68	£3,362	Freehold
123, Waterford Park, Westfield, Radstock, BA3 3EW	BA3 3EW	BA3 3	22/10/2020	232,500	228,627	N	Semi-detached	68	£3,362	Freehold
Witts End, Wells Road, Westfield, Radstock, BA3 3XU	BA3 3XU	BA3 3	29/11/2019	297,000	317,420	N	Detached	96	£3,306	Freehold
Witts End, Wells Road, Westfield, Radstock, BA3 3XU	BA3 3XU	BA3 3	29/11/2019	297,000	317,420	N	Detached	96	£3,306	Freehold
20, Tynning Hill, Radstock, BA3 3ET	BA3 3ET	BA3 3	21/08/2020	265,000	266,593	N	Semi-detached	80.94	£3,294	Freehold
20, Tynning Hill, Radstock, BA3 3ET	BA3 3ET	BA3 3	21/08/2020	265,000	266,593	N	Semi-detached	80.94	£3,294	Freehold
3, West Hill Road, Westfield, Radstock, BA3 3UZ	BA3 3UZ	BA3 3	12/06/2020	225,000	228,761	N	Semi-detached	70	£3,268	Freehold
3, West Hill Road, Westfield, Radstock, BA3 3UZ	BA3 3UZ	BA3 3	12/06/2020	225,000	228,761	N	Semi-detached	70	£3,268	Freehold
44, Bristol Road, Radstock, BA3 3EQ	BA3 3EQ	BA3 3	11/03/2020	340,000	356,982	N	Detached	110	£3,245	Freehold
8, Abbey View, Radstock, BA3 3HN	BA3 3HN	BA3 3	14/02/2020	197,000	210,626	N	Terraced	65	£3,240	Freehold
8, Abbey View, Radstock, BA3 3HN	BA3 3HN	BA3 3	14/02/2020	197,000	210,626	N	Terraced	65	£3,240	Freehold
39, Stoneable Road, Radstock, BA3 3JR	BA3 3JR	BA3 3	09/08/2019	171,000	179,631	N	Terraced	56	£3,208	Freehold
10, Tanner Close, Westfield, Radstock, BA3 3BT	BA3 3BT	BA3 3	09/01/2020	230,000	245,002	N	Terraced	77.7	£3,153	Freehold
10, Tanner Close, Westfield, Radstock, BA3 3BT	BA3 3BT	BA3 3	09/01/2020	230,000	245,002	N	Terraced	77.7	£3,153	Freehold
27, Waterside Road, Westfield, Radstock, BA3 3YE	BA3 3YE	BA3 3	10/11/2020	228,000	217,820	N	Terraced	69.29	£3,144	Freehold
27, Waterside Road, Westfield, Radstock, BA3 3YE	BA3 3YE	BA3 3	10/11/2020	228,000	217,820	N	Terraced	69.29	£3,144	Freehold
21, Daneacre Road, Radstock, BA3 3JS	BA3 3JS	BA3 3	01/05/2020	174,500	178,350	N	Terraced	57	£3,129	Freehold
21, Daneacre Road, Radstock, BA3 3JS	BA3 3JS	BA3 3	01/05/2020	174,500	178,350	N	Terraced	57	£3,129	Freehold
27, Frome Road, Radstock, BA3 3JZ	BA3 3JZ	BA3 3	02/12/2020	410,000	389,858	N	Detached	125	£3,119	Freehold
19, Meadow View, Radstock, BA3 3QT	BA3 3QT	BA3 3	22/05/2020	242,000	246,618	N	Semi-detached	80	£3,083	Freehold
19, Meadow View, Radstock, BA3 3QT	BA3 3QT	BA3 3	22/05/2020	242,000	246,618	N	Semi-detached	80	£3,083	Freehold
5, West Hill Road, Westfield, Radstock, BA3 3UZ	BA3 3UZ	BA3 3	01/04/2020	209,000	214,328	N	Terraced	70	£3,062	Freehold
5, West Hill Road, Westfield, Radstock, BA3 3UZ	BA3 3UZ	BA3 3	01/04/2020	209,000	214,328	N	Terraced	70	£3,062	Freehold
6, Redwood Close, Westfield, Radstock, BA3 3EH	BA3 3EH	BA3 3	18/08/2020	210,000	210,677	N	Terraced	69	£3,053	Freehold
6, Redwood Close, Westfield, Radstock, BA3 3EH	BA3 3EH	BA3 3	18/08/2020	210,000	210,677	N	Terraced	69	£3,053	Freehold
3, Lillington Close, Radstock, BA3 3NS	BA3 3NS	BA3 3	26/02/2020	220,000	234,790	N	Semi-detached	77	£3,049	Freehold
16, Colliers Way, Haydon, Radstock, BA3 3RE	BA3 3RE	BA3 3	18/09/2020	192,000	188,225	N	Terraced	62	£3,036	Freehold
16, Colliers Way, Haydon, Radstock, BA3 3RE	BA3 3RE	BA3 3	18/09/2020	192,000	188,225	N	Terraced	62	£3,036	Freehold
95, Waterford Park, Westfield, Radstock, BA3 3EN	BA3 3EN	BA3 3	17/11/2020	225,000	215,323	N	Semi-detached	71	£3,033	Freehold
95, Waterford Park, Westfield, Radstock, BA3 3EN	BA3 3EN	BA3 3	17/11/2020	225,000	215,323	N	Semi-detached	71	£3,033	Freehold
70, Manor Park, Radstock, BA3 3NB	BA3 3NB	BA3 3	13/02/2020	195,000	208,109	N	Semi-detached	69	£3,016	Freehold
70, Manor Park, Radstock, BA3 3NB	BA3 3NB	BA3 3	13/02/2020	195,000	208,109	N	Semi-detached	69	£3,016	Freehold
126, Waterford Park, Westfield, Radstock, BA3 3EW	BA3 3EW	BA3 3	31/03/2020	195,000	204,406	N	Semi-detached	68	£3,006	Freehold
126, Waterford Park, Westfield, Radstock, BA3 3EW	BA3 3EW	BA3 3	31/03/2020	195,000	204,406	N	Semi-detached	68	£3,006	Freehold
12, Larch Court, Westfield, Radstock, BA3 3EU	BA3 3EU	BA3 3	02/09/2019	219,000	231,145	N	Semi-detached	76.92	£3,005	Freehold
12, Larch Court, Westfield, Radstock, BA3 3EU	BA3 3EU	BA3 3	02/09/2019	219,000	231,145	N	Semi-detached	76.92	£3,005	Freehold
55, Upper Court, Westfield, Radstock, BA3 3BY	BA3 3BY	BA3 3	21/08/2020	230,000	230,741	N	Terraced	77	£2,997	Freehold
17, Glebelands, Westfield, Radstock, BA3 3ST	BA3 3ST	BA3 3	30/08/2019	235,000	248,034	N	Semi-detached	83	£2,988	Freehold
18, Alder Terrace, Westfield, Radstock, BA3 3SW	BA3 3SW	BA3 3	09/09/2019	186,000	194,757	N	Terraced	65.4	£2,978	Freehold
18, Alder Terrace, Westfield, Radstock, BA3 3SW	BA3 3SW	BA3 3	09/09/2019	186,000	194,757	N	Terraced	65.4	£2,978	Freehold
18, Woodborough Road, Radstock, BA3 3HY	BA3 3HY	BA3 3	27/09/2019	249,000	260,723	N	Terraced	88	£2,963	Freehold
18, Woodborough Road, Radstock, BA3 3HY	BA3 3HY	BA3 3	27/09/2019	249,000	260,723	N	Terraced	88	£2,963	Freehold
31, Orchid Way, Writhlington, Radstock, BA3 3FR	BA3 3FR	BA3 3	08/10/2020	249,999	245,835	N	Semi-detached	83	£2,962	Leasehold
31, Tanner Close, Westfield, Radstock, BA3 3BT	BA3 3BT	BA3 3	06/11/2020	235,000	224,507	N	Terraced	75.8	£2,962	Freehold
31, Tanner Close, Westfield, Radstock, BA3 3BT	BA3 3BT	BA3 3	06/11/2020	235,000	224,507	N	Terraced	75.8	£2,962	Freehold
125, Frome Road, Radstock, BA3 3LW	BA3 3LW	BA3 3	26/06/2020	480,000	489,714	N	Detached	166	£2,950	Freehold
125, Frome Road, Radstock, BA3 3LW	BA3 3LW	BA3 3	26/06/2020	480,000	489,714	N	Detached	166	£2,950	Freehold
Newlands, Mells Lane, Radstock, BA3 3NN	BA3 3NN	BA3 3	28/11/2019	310,000	331,314	N	Detached	113	£2,932	Freehold
Newlands, Mells Lane, Radstock, BA3 3NN	BA3 3NN	BA3 3	28/11/2019	310,000	331,314	N	Detached	113	£2,932	Freehold
30, Coombend, Radstock, BA3 3AN	BA3 3AN	BA3 3	12/06/2020	190,000	193,348	N	Terraced	66	£2,930	Freehold
30, Coombend, Radstock, BA3 3AN	BA3 3AN	BA3 3	12/06/2020	190,000	193,348	N	Terraced	66	£2,930	Freehold
27, Waterloo Road, Radstock, BA3 3ER	BA3 3ER	BA3 3	04/12/2020	153,000	145,709	N	Terraced	50	£2,914	Freehold
27, Waterloo Road, Radstock, BA3 3ER	BA3 3ER	BA3 3	04/12/2020	153,000	145,709	N	Terraced	50	£2,914	Freehold
68, Upper Court, Westfield, Radstock, BA3 3BY	BA3 3BY	BA3 3	03/12/2020	230,000	219,040	N	Terraced	76	£2,882	Freehold
68, Upper Court, Westfield, Radstock, BA3 3BY	BA3 3BY	BA3 3	03/12/2020	230,000	219,040	N	Terraced	76	£2,882	Freehold
6, Bryant Avenue, Westfield, Radstock, BA3 3SR	BA3 3SR	BA3 3	13/03/2020	190,000	199,165	N	Semi-detached	70	£2,845	Freehold
6, Bryant Avenue, Westfield, Radstock, BA3 3SR	BA3 3SR	BA3 3	13/03/2020	190,000	199,165	N	Semi-detached	70	£2,845	Freehold
Hollowcroft, 2, Fosseyway, Clandown, Radstock, BA3 3DX	BA3 3DX	BA3 3	03/10/2019	370,000	391,347	N	Detached	138	£2,836	Freehold
Hollowcroft, 2, Fosseyway, Clandown, Radstock, BA3 3DX	BA3 3DX	BA3 3	03/10/2019	370,000	391,347	N	Detached	138	£2,836	Freehold
29, Wells Square, Westfield, Radstock, BA3 3UG	BA3 3UG	BA3 3	23/10/2019	175,000	183,577	N	Terraced	65	£2,824	Freehold
29, Wells Square, Westfield, Radstock, BA3 3UG	BA3 3UG	BA3 3	23/10/2019	175,000	183,577	N	Terraced	65	£2,824	Freehold
17, Welton Road, Westfield, Radstock, BA3 3UA	BA3 3UA	BA3 3	01/10/2020	110,000	107,213	N	Flat	38	£2,821	Leasehold
17, Welton Road, Westfield, Radstock, BA3 3UA	BA3 3UA	BA3 3	01/10/2020	110,000	107,213	N	Flat	38	£2,821	Leasehold
29, Sycamore Road, Radstock, BA3 3NL	BA3 3NL	BA3 3	18/12/2019	225,000	238,924	N	Semi-detached	85	£2,811	Freehold
13a, Bath Old Road, Radstock, BA3 3HE	BA3 3HE	BA3 3	30/09/2020	290,000	285,486	N	Detached	102	£2,799	Freehold
13a, Bath Old Road, Radstock, BA3 3HE	BA3 3HE	BA3 3	30/09/2020	290,000	285,486	N	Detached	102	£2,799	Freehold
12, Alder Terrace, Westfield, Radstock, BA3 3SW	BA3 3SW	BA3 3	17/12/2019	181,000	192,837	N	Terraced	69	£2,795	Freehold
12, Alder Terrace, Westfield, Radstock, BA3 3SW	BA3 3SW	BA3 3	17/12/2019	181,000	192,837	N	Terraced	69	£2,795	Freehold
43, Westhill Gardens, Westfield, Radstock, BA3 3SJ	BA3 3SJ	BA3 3	03/04/2020	230,000	235,775	N	Semi-detached	85	£2,774	Freehold
43, Westhill Gardens, Westfield, Radstock, BA3 3SJ	BA3 3SJ	BA3 3	03/04/2020	230,000	235,775	N	Semi-detached	85	£2,774	Freehold
7, Vale View, Radstock, BA3 3QD	BA3 3QD	BA3 3	09/03/2020	350,000	367,481	N	Detached	133	£2,763	Freehold
7, Vale View, Radstock, BA3 3QD	BA3 3QD	BA3 3	09/03/2020	350,000	367,481	N	Detached	133	£2,763	Freehold
14, The Leaze, Westfield, Radstock, BA3 3YH	BA3 3YH	BA3 3	12/06/2020	190,000	193,348	N	Terraced	70	£2,762	Freehold
14, The Leaze, Westfield, Radstock, BA3 3YH	BA3 3YH	BA3 3	12/06/2020	190,000	193,348	N	Terraced	70	£2,762	Freehold
60, Upper Court, Westfield, Radstock, BA3 3BY	BA3 3BY	BA3 3	11/12/2020	220,000	209,516	N	Terraced	76	£2,757	Freehold
60, Upper Court, Westfield, Radstock, BA3 3BY	BA3 3BY	BA3 3	11/12/2020	220,000	209,516	N	Terraced	76	£2,757	Freehold
7, Stoneable Road, Radstock, BA3 3JR	BA3 3JR	BA3 3	01/08/2019	190,000	200,538	N	Semi-detached	74	£2,710	Freehold
23, Wells Square, Westfield, Radstock, BA3 3UF	BA3 3UF	BA3 3	11/12/2020	165,000	157,137	N	Terraced	58	£2,709	Freehold
23, Wells Square, Westfield, Radstock, BA3 3UF	BA3 3UF	BA3 3	11/12/2020	165,000	157,137	N	Terraced	58	£2,709	Freehold
9, Acacia Road, Westfield, Radstock, BA3 3TG	BA3 3TG	BA3 3	30/10/2020	202,000	198,518	N	Terraced	74	£2,683	Freehold
9, Acacia Road, Westfield, Radstock, BA3 3TG	BA3 3TG	BA3 3	30/10/2020	202,000	198,518	N	Terraced	74	£2,683	

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
16, Holly Walk, Westfield, Radstock, BA3 3TT	BA3 3TT	BA3 3	29/07/2020	144,000	142,834	N	Flat	56	£2,551	Leasehold
11, Mount Pleasant, Radstock, BA3 3LP	BA3 3LP	BA3 3	08/06/2020	216,000	219,611	N	Semi-detached	87	£2,524	Freehold
11, Mount Pleasant, Radstock, BA3 3LP	BA3 3LP	BA3 3	08/06/2020	216,000	219,611	N	Semi-detached	87	£2,524	Freehold
1, Willow Close, Westfield, Radstock, BA3 3SN	BA3 3SN	BA3 3	05/06/2020	132,500	131,943	N	Flat	53	£2,489	Leasehold
68, Waterford Park, Westfield, Radstock, BA3 3TS	BA3 3TS	BA3 3	17/07/2020	215,000	218,846	N	Semi-detached	89	£2,459	Freehold
68, Waterford Park, Westfield, Radstock, BA3 3TS	BA3 3TS	BA3 3	17/07/2020	215,000	218,846	N	Semi-detached	89	£2,459	Freehold
38, Wesley Avenue, Westfield, Radstock, BA3 3XE	BA3 3XE	BA3 3	28/02/2020	227,500	242,794	N	Semi-detached	99	£2,452	Freehold
38, Wesley Avenue, Westfield, Radstock, BA3 3XE	BA3 3XE	BA3 3	28/02/2020	227,500	242,794	N	Semi-detached	99	£2,452	Freehold
9, Nelson Ward Drive, Radstock, BA3 3FP	BA3 3FP	BA3 3	07/08/2020	170,000	167,488	N	Flat	69	£2,427	Freehold
9, Nelson Ward Drive, Radstock, BA3 3FP	BA3 3FP	BA3 3	07/08/2020	170,000	167,488	N	Flat	69	£2,427	Freehold
76, Lower Whitelands, Radstock, BA3 3JP	BA3 3JP	BA3 3	13/11/2020	237,500	226,895	N	Terraced	94	£2,414	Freehold
76, Lower Whitelands, Radstock, BA3 3JP	BA3 3JP	BA3 3	13/11/2020	237,500	226,895	N	Terraced	94	£2,414	Freehold
67, Lower Whitelands, Radstock, BA3 3JP	BA3 3JP	BA3 3	02/08/2019	220,000	231,105	N	Terraced	96	£2,407	Freehold
27, Sycamore Road, Radstock, BA3 3NL	BA3 3NL	BA3 3	13/03/2020	202,000	211,743	N	Semi-detached	88	£2,406	Freehold
2, Westfield Terrace, Westfield, Radstock, BA3 3UT	BA3 3UT	BA3 3	12/05/2020	211,000	215,655	N	Terraced	90	£2,396	Freehold
2, Westfield Terrace, Westfield, Radstock, BA3 3UT	BA3 3UT	BA3 3	12/05/2020	211,000	215,655	N	Terraced	90	£2,396	Freehold
4, Colliers Rise, Radstock, BA3 3AU	BA3 3AU	BA3 3	24/07/2020	228,000	232,088	N	Terraced	96.96	£2,394	Freehold
4, Colliers Rise, Radstock, BA3 3AU	BA3 3AU	BA3 3	24/07/2020	228,000	232,088	N	Terraced	96.96	£2,394	Freehold
35, Lillington Road, Radstock, BA3 3NP	BA3 3NP	BA3 3	12/09/2019	176,000	184,286	N	Terraced	78	£2,363	Freehold
Flat 4, Larchwood Court, Tynning Hill, Radstock, BA3 3DS	BA3 3DS	BA3 3	20/07/2020	152,000	150,769	N	Flat	64.69	£2,331	Leasehold
Flat 4, Larchwood Court, Tynning Hill, Radstock, BA3 3DS	BA3 3DS	BA3 3	20/07/2020	152,000	150,769	N	Flat	64.69	£2,331	Leasehold
23, Glebelands, Westfield, Radstock, BA3 3ST	BA3 3ST	BA3 3	29/06/2020	185,000	188,093	N	Semi-detached	81	£2,322	Freehold
23, Glebelands, Westfield, Radstock, BA3 3ST	BA3 3ST	BA3 3	29/06/2020	185,000	188,093	N	Semi-detached	81	£2,322	Freehold
39, Daneacre Road, Radstock, BA3 3JS	BA3 3JS	BA3 3	23/10/2020	250,000	245,835	N	Semi-detached	107	£2,298	Freehold
39, Daneacre Road, Radstock, BA3 3JS	BA3 3JS	BA3 3	23/10/2020	250,000	245,835	N	Semi-detached	107	£2,298	Freehold
42, Westhill Gardens, Westfield, Radstock, BA3 3SJ	BA3 3SJ	BA3 3	30/08/2019	260,000	274,420	N	Semi-detached	120	£2,287	Freehold
24, Welton Road, Westfield, Radstock, BA3 3UD	BA3 3UD	BA3 3	31/01/2020	163,000	173,632	N	Terraced	76	£2,285	Freehold
24, Welton Road, Westfield, Radstock, BA3 3UD	BA3 3UD	BA3 3	31/01/2020	163,000	173,632	N	Terraced	76	£2,285	Freehold
48, Waterloo Road, Radstock, BA3 3ER	BA3 3ER	BA3 3	15/12/2020	245,000	234,047	N	Semi-detached	104	£2,250	Freehold
48, Waterloo Road, Radstock, BA3 3ER	BA3 3ER	BA3 3	15/12/2020	245,000	234,047	N	Semi-detached	104	£2,250	Freehold
34, Stoneable Road, Radstock, BA3 3JR	BA3 3JR	BA3 3	20/05/2020	150,000	153,309	N	Terraced	68.8	£2,228	Freehold
34, Stoneable Road, Radstock, BA3 3JR	BA3 3JR	BA3 3	20/05/2020	150,000	153,309	N	Terraced	68.8	£2,228	Freehold
55, Elm Tree Avenue, Westfield, Radstock, BA3 3TB	BA3 3TB	BA3 3	14/10/2020	210,000	206,380	N	Terraced	93	£2,219	Freehold
55, Elm Tree Avenue, Westfield, Radstock, BA3 3TB	BA3 3TB	BA3 3	14/10/2020	210,000	206,380	N	Terraced	93	£2,219	Freehold
82, Bath Old Road, Radstock, BA3 3HE	BA3 3HE	BA3 3	19/08/2020	189,950	190,562	N	Terraced	86	£2,216	Freehold
82, Bath Old Road, Radstock, BA3 3HE	BA3 3HE	BA3 3	19/08/2020	189,950	190,562	N	Terraced	86	£2,216	Freehold
6, Springfield Heights, Radstock, BA3 3BD	BA3 3BD	BA3 3	16/10/2020	202,000	198,635	N	Semi-detached	90	£2,207	Freehold
6, Springfield Heights, Radstock, BA3 3BD	BA3 3BD	BA3 3	16/10/2020	202,000	198,635	N	Semi-detached	90	£2,207	Freehold
11, Manor Terrace, Radstock, BA3 3NF	BA3 3NF	BA3 3	01/10/2020	310,000	304,836	N	Semi-detached	139	£2,193	Freehold
11, Manor Terrace, Radstock, BA3 3NF	BA3 3NF	BA3 3	01/10/2020	310,000	304,836	N	Semi-detached	139	£2,193	Freehold
Chancette, Bath Old Road, Radstock, BA3 3HA	BA3 3HA	BA3 3	18/03/2020	178,000	186,586	N	Semi-detached	86	£2,170	Freehold
8, Springfield Heights, Radstock, BA3 3BD	BA3 3BD	BA3 3	09/10/2020	183,500	180,443	N	Semi-detached	84	£2,148	Freehold
8, Springfield Heights, Radstock, BA3 3BD	BA3 3BD	BA3 3	09/10/2020	183,500	180,443	N	Semi-detached	84	£2,148	Freehold
15, Manor Terrace, Radstock, BA3 3NF	BA3 3NF	BA3 3	19/02/2020	234,000	249,731	N	Semi-detached	117	£2,134	Freehold
32, Huish Court, Radstock, BA3 3LR	BA3 3LR	BA3 3	07/08/2020	133,500	131,527	N	Flat	62	£2,121	Leasehold
32, Huish Court, Radstock, BA3 3LR	BA3 3LR	BA3 3	07/08/2020	133,500	131,527	N	Flat	62	£2,121	Leasehold
6, Magdalene Road, Radstock, BA3 3LB	BA3 3LB	BA3 3	13/11/2020	200,000	191,399	N	Semi-detached	91	£2,103	Freehold
6, Magdalene Road, Radstock, BA3 3LB	BA3 3LB	BA3 3	13/11/2020	200,000	191,399	N	Semi-detached	91	£2,103	Freehold
31, Lillington Road, Radstock, BA3 3NP	BA3 3NP	BA3 3	06/03/2020	195,000	204,861	N	Terraced	98	£2,090	Freehold
31, Lillington Road, Radstock, BA3 3NP	BA3 3NP	BA3 3	06/03/2020	195,000	204,861	N	Terraced	98	£2,090	Freehold
24, Wells Square, Westfield, Radstock, BA3 3UF	BA3 3UF	BA3 3	16/04/2020	160,000	164,078	N	Terraced	80	£2,051	Freehold
24, Wells Square, Westfield, Radstock, BA3 3UF	BA3 3UF	BA3 3	16/04/2020	160,000	164,078	N	Terraced	80	£2,051	Freehold
		BA3 3 Average							£2,894	
4, Swallow Close, Westfield, Radstock, BA3 4PZ	BA3 4PZ	BA3 4	21/08/2020	186,000	186,599	N	Terraced	40	£4,665	Freehold
9, Linnet Way, Westfield, Radstock, BA3 4PQ	BA3 4PQ	BA3 4	09/09/2019	242,500	256,178	N	Detached	59	£4,342	Freehold
9, Linnet Way, Westfield, Radstock, BA3 4PQ	BA3 4PQ	BA3 4	09/09/2019	242,500	256,178	N	Detached	59	£4,342	Freehold
10, Carpenters Way, Midsomer Norton, Radstock, BA3 4XL	BA3 4XL	BA3 4	20/01/2020	280,000	298,875	Y	Detached	69	£4,332	Freehold
113, Charlton Park, Midsomer Norton, Radstock, BA3 4BP	BA3 4BP	BA3 4	10/09/2019	345,000	364,460	N	Detached	85	£4,288	Freehold
113, Charlton Park, Midsomer Norton, Radstock, BA3 4BP	BA3 4BP	BA3 4	10/09/2019	345,000	364,460	N	Detached	85	£4,288	Freehold
8, Blackbird Close, Westfield, Radstock, BA3 4PY	BA3 4PY	BA3 4	24/01/2020	196,500	209,317	N	Terraced	51.86	£4,036	Freehold
8, Blackbird Close, Westfield, Radstock, BA3 4PY	BA3 4PY	BA3 4	24/01/2020	196,500	209,317	N	Terraced	51.86	£4,036	Freehold
131, Charlton Park, Midsomer Norton, Radstock, BA3 4BP	BA3 4BP	BA3 4	16/10/2020	340,000	333,931	N	Detached	84	£3,975	Freehold
131, Charlton Park, Midsomer Norton, Radstock, BA3 4BP	BA3 4BP	BA3 4	16/10/2020	340,000	333,931	N	Detached	84	£3,975	Freehold
21, Robin Close, Westfield, Radstock, BA3 4NJ	BA3 4NJ	BA3 4	29/11/2019	303,000	323,833	N	Detached	85	£3,810	Freehold
21, Robin Close, Westfield, Radstock, BA3 4NJ	BA3 4NJ	BA3 4	29/11/2019	303,000	323,833	N	Detached	85	£3,810	Freehold
17, Carpenters Way, Midsomer Norton, Radstock, BA3 4XL	BA3 4XL	BA3 4	15/05/2020	225,000	229,294	Y	Semi-detached	63	£3,640	Freehold
3, Exmoor Close, Midsomer Norton, Radstock, BA3 4FZ	BA3 4FZ	BA3 4	06/03/2020	264,995	277,777	Y	Semi-detached	77	£3,607	Freehold
21, Nightingale Way, Westfield, Radstock, BA3 4NL	BA3 4NL	BA3 4	09/10/2020	295,000	289,734	N	Detached	80.63	£3,593	Freehold
21, Nightingale Way, Westfield, Radstock, BA3 4NL	BA3 4NL	BA3 4	09/10/2020	295,000	289,734	N	Detached	80.63	£3,593	Freehold
2, Exmoor Close, Midsomer Norton, Radstock, BA3 4FZ	BA3 4FZ	BA3 4	06/03/2020	259,995	272,536	Y	Semi-detached	77	£3,539	Freehold
2, Blackbird Close, Westfield, Radstock, BA3 4PY	BA3 4PY	BA3 4	20/07/2020	211,500	215,284	N	Semi-detached	61.6	£3,495	Freehold
2, Blackbird Close, Westfield, Radstock, BA3 4PY	BA3 4PY	BA3 4	20/07/2020	211,500	215,284	N	Semi-detached	61.6	£3,495	Freehold
12, Carpenters Way, Midsomer Norton, Radstock, BA3 4XL	BA3 4XL	BA3 4	07/11/2019	273,000	291,770	Y	Detached	84	£3,473	Freehold
12, Carpenters Way, Midsomer Norton, Radstock, BA3 4XL	BA3 4XL	BA3 4	07/11/2019	273,000	291,770	Y	Detached	84	£3,473	Freehold
9, Carpenters Way, Midsomer Norton, Radstock, BA3 4XL	BA3 4XL	BA3 4	09/04/2020	270,000	276,227	Y	Detached	80	£3,453	Freehold
9, Carpenters Way, Midsomer Norton, Radstock, BA3 4XL	BA3 4XL	BA3 4	09/04/2020	270,000	276,227	Y	Detached	80	£3,453	Freehold
21, Hazel Grove, Westfield, Radstock, BA3 4BT	BA3 4BT	BA3 4	10/07/2020	210,000	213,757	N	Semi-detached	63.06	£3,390	Freehold
21, Hazel Grove, Westfield, Radstock, BA3 4BT	BA3 4BT	BA3 4	10/07/2020	210,000	213,757	N	Semi-detached	63.06	£3,390	Freehold
35, Hazel Grove, Westfield, Radstock, BA3 4BT	BA3 4BT	BA3 4	03/04/2020	205,000	210,147	N	Semi-detached	62	£3,389	Freehold
35, Hazel Grove, Westfield, Radstock, BA3 4BT	BA3 4BT	BA3 4	03/04/2020	205,000	210,147	N	Semi-detached	62	£3,389	Freehold
35, Woodpecker Avenue, Westfield, Radstock, BA3 4NN	BA3 4NN	BA3 4	24/07/2020	274,000	281,138	N	Detached	84	£3,347	Freehold
35, Woodpecker Avenue, Westfield, Radstock, BA3 4NN	BA3 4NN	BA3 4	24/07/2020	274,000	281,138	N	Detached	84	£3,347	Freehold
17, Robin Close, Westfield, Radstock, BA3 4NJ	BA3 4NJ	BA3 4	08/10/2019	392,000	414,616	N	Detached	124	£3,344	Freehold
17, Robin Close, Westfield, Radstock, BA3 4NJ	BA3 4NJ	BA3 4	08/10/2019	392,000	414,616	N	Detached	124	£3,344	Freehold
44, Nightingale Way, Westfield, Radstock, BA3 4GD	BA3 4GD	BA3 4	18/12/2019	245,000	260,161	N	Semi-detached	79	£3,293	Freehold
44, Nightingale Way, Westfield, Radstock, BA3 4GD	BA3 4GD	BA3 4	18/12/2019	245,000	260,161	N	Semi-detached	79	£3,293	Freehold
2, Lark Close, Westfield, Radstock, BA3 4PX	BA3 4PX	BA3 4	26/06/2020	260,000	265,262	N	Detached	81	£3,275	Freehold
2, Lark Close, Westfield, Radstock, BA3 4PX	BA3 4PX	BA3 4	26/06/2020	260,000	265,262	N	Detached	81	£3,275	Freehold
37, Hazel Grove, Westfield, Radstock, BA3 4BT	BA3 4BT	BA3 4	20/07/2020	195,000	198,489	N	Semi-detached	61.95	£3,204	Freehold
37, Hazel Grove, Westfield, Radstock, BA3 4BT	BA3 4BT	BA3 4	20/07/2020	195,000	198,489	N	Semi-detached	61.95	£3,204	Freehold
5, Carpenters Way, Midsomer Norton, Radstock, BA3 4XL	BA3 4XL	BA3 4	06/03/2020	169,950	172,854	Y	Flat	54	£3,201	Leasehold
12, Charlton Road, Midsomer Norton, Radstock, BA3 4AD	BA3 4AD	BA3 4	21/08/2020	325,000	329,387	N	Detached	105	£3,137	Freehold
12, Charlton Road, Midsomer Norton, Radstock, BA3 4AD	BA3 4AD	BA3 4	21/08/2020	325,000	329,387	N	Detached	105	£3,137	Freehold
1, Warbler Close, Westfield, Radstock, BA3 4GZ	BA3 4GZ	BA3 4	17/07/2020	190,000	193,407	N	Terraced	63	£3,070	Freehold
1, Warbler Close, Westfield, Radstock, BA3 4GZ	BA3 4GZ	BA3 4	17/07/2020	190,000	193,407	N	Terraced	63	£3,070	Freehold
157, Charlton Park, Midsomer Norton, Radstock, BA3 4BN	BA3 4BN	BA3 4	18/08/2020	255,000	256,533	N	Semi-detached	86	£2,983	Freehold
157, Charlton Park, Midsomer Norton, Radstock, BA3 4BN	BA3 4BN	BA3 4	18/08/2020	255,000	256,533	N	Semi-detached	86	£2,983	Freehold
79, Beauchamp Avenue, Midsomer Norton, Radstock, BA3 4FW	BA3 4FW	BA3 4	27/03/2020	370,000	388,480	N	Detached	131	£2,966	Freehold
48, Beauchamp Avenue, Midsomer Norton, Radstock, BA3 4FX	BA3 4FX	BA3 4	13/09/2019	335,000	353,896	N	Detached	123	£2,877	Freehold
5, Beauchamp Avenue, Midsomer Norton, Radstock, BA3 4FW	BA3 4FW	BA3 4	31/01/2020	459,995	491					

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
6, Hazel Terrace, Westfield, Radstock, BA3 4BG	BA3 4BG	BA3 4	02/11/2020	187,000	178,650	N	Terraced	69	£2,589	Freehold
17, Fosseyway, Westfield, Radstock, BA3 4AU	BA3 4AU	BA3 4	18/11/2019	222,500	236,603	N	Terraced	96	£2,465	Freehold
17, Fosseyway, Westfield, Radstock, BA3 4AU	BA3 4AU	BA3 4	18/11/2019	222,500	236,603	N	Terraced	96	£2,465	Freehold
73, Nightingale Way, Westfield, Radstock, BA3 4NL	BA3 4NL	BA3 4	13/09/2019	270,000	285,230	N	Detached	117	£2,438	Freehold
16, Fosseyway, Westfield, Radstock, BA3 4AX	BA3 4AX	BA3 4	11/12/2020	185,000	176,184	N	Terraced	81	£2,175	Freehold
195, Charlton Park, Midsomer Norton, Radstock, BA3 4BR	BA3 4BR	BA3 4	17/04/2020	275,000	281,905	N	Semi-detached	130	£2,169	Freehold
195, Charlton Park, Midsomer Norton, Radstock, BA3 4BR	BA3 4BR	BA3 4	17/04/2020	275,000	281,905	N	Semi-detached	130	£2,169	Freehold
80, Charlton Road, Midsomer Norton, Radstock, BA3 4AH	BA3 4AH	BA3 4	15/12/2020	204,000	194,279	N	Terraced	93	£2,089	Freehold
80, Charlton Road, Midsomer Norton, Radstock, BA3 4AH	BA3 4AH	BA3 4	15/12/2020	204,000	194,279	N	Terraced	93	£2,089	Freehold
32, The Timbers, Midsomer Norton, Radstock, BA3 4DT	BA3 4DT	BA3 4	20/08/2020	156,667	157,609	N	Semi-detached	78	£2,021	Freehold
32, The Timbers, Midsomer Norton, Radstock, BA3 4DT	BA3 4DT	BA3 4	20/08/2020	156,667	157,609	N	Semi-detached	78	£2,021	Freehold
		BA3 4 Average							£3,216	
Fairfield House, Woollard Lane, Bristol, BS14 0QT	BS14 0QT	BS14 0	12/09/2019	670,000	707,792	N	Detached	121.48	£5,826	Freehold
Fairfield House, Woollard Lane, Bristol, BS14 0QT	BS14 0QT	BS14 0	12/09/2019	670,000	707,792	N	Detached	121.48	£5,826	Freehold
24, Staunton Fields, Whitchurch, Bristol, BS14 0QD	BS14 0QD	BS14 0	27/07/2020	342,000	350,909	N	Detached	81	£4,332	Freehold
24, Staunton Fields, Whitchurch, Bristol, BS14 0QD	BS14 0QD	BS14 0	27/07/2020	342,000	350,909	N	Detached	81	£4,332	Freehold
21, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	16/03/2020	267,500	280,403	N	Semi-detached	66	£4,249	Freehold
21, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	16/03/2020	267,500	280,403	N	Semi-detached	66	£4,249	Freehold
4, Wansdyke Way, Whitchurch, Bristol, BS14 0FH	BS14 0FH	BS14 0	20/11/2020	287,500	275,136	N	Semi-detached	66	£4,169	Freehold
4, Wansdyke Way, Whitchurch, Bristol, BS14 0FH	BS14 0FH	BS14 0	20/11/2020	287,500	275,136	N	Semi-detached	66	£4,169	Freehold
6, Staunton Manor Courtyard, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FP	BS14 0FP	BS14 0	16/06/2020	595,000	607,042	Y	Detached	146	£4,158	Freehold
6, Staunton Manor Courtyard, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FP	BS14 0FP	BS14 0	16/06/2020	595,000	607,042	Y	Detached	146	£4,158	Freehold
7, Littlewood Close, Bristol, City Of Bristol BS14 0JQ	BS14 0JQ	BS14 0	17/06/2020	470,000	479,512	N	Detached	118	£4,064	Freehold
7, Littlewood Close, Bristol, City Of Bristol BS14 0JQ	BS14 0JQ	BS14 0	17/06/2020	470,000	479,512	N	Detached	118	£4,064	Freehold
3, Staunton Fields, Whitchurch, Bristol, BS14 0QD	BS14 0QD	BS14 0	22/11/2019	295,000	315,283	N	Detached	82	£3,845	Freehold
3, Staunton Fields, Whitchurch, Bristol, BS14 0QD	BS14 0QD	BS14 0	22/11/2019	295,000	315,283	N	Detached	82	£3,845	Freehold
6, Bristol Road, Whitchurch, Bristol, BS14 0PQ	BS14 0PQ	BS14 0	29/05/2020	459,995	468,737	N	Detached	123	£3,811	Freehold
6, Bristol Road, Whitchurch, Bristol, BS14 0PQ	BS14 0PQ	BS14 0	29/05/2020	459,995	468,737	N	Detached	123	£3,811	Freehold
22, Church Road, Whitchurch, Bristol, BS14 0PP	BS14 0PP	BS14 0	28/02/2020	269,950	288,622	N	Terraced	80	£3,608	Freehold
35, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	31/01/2020	369,995	394,936	Y	Detached	110	£3,590	Freehold
52, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	31/01/2020	390,000	416,290	Y	Detached	116	£3,589	Freehold
54a, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	21/08/2020	395,000	400,332	Y	Detached	116	£3,451	Freehold
54a, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	21/08/2020	395,000	400,332	Y	Detached	116	£3,451	Freehold
33, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	24/01/2020	469,995	501,677	Y	Detached	146	£3,436	Freehold
33, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	24/01/2020	469,995	501,677	Y	Detached	146	£3,436	Freehold
50, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	31/01/2020	405,000	432,301	Y	Detached	126	£3,431	Freehold
14, Eastnor Road, Bristol, City Of Bristol BS14 0HG	BS14 0HG	BS14 0	13/05/2020	369,000	396,314	N	Semi-detached	116	£3,417	Freehold
42, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	20/12/2019	389,995	416,770	Y	Detached	122	£3,416	Freehold
42, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	20/12/2019	389,995	416,770	Y	Detached	122	£3,416	Freehold
8, Lines Way, Bristol, BS14 0TT	BS14 0TT	BS14 0	24/02/2020	385,000	412,258	N	Detached	121	£3,407	Freehold
8, Lines Way, Bristol, BS14 0TT	BS14 0TT	BS14 0	24/02/2020	385,000	412,258	N	Detached	121	£3,407	Freehold
2, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	20/12/2019	359,995	382,273	Y	Semi-detached	122	£3,133	Freehold
2, Maes Knoll Drive, Whitchurch, Bristol, BS14 0FF	BS14 0FF	BS14 0	20/12/2019	359,995	382,273	Y	Semi-detached	122	£3,133	Freehold
22, St Nicholas Road, Whitchurch, Bristol, BS14 0PJ	BS14 0PJ	BS14 0	26/10/2020	250,000	245,835	N	Semi-detached	88	£2,794	Freehold
22, St Nicholas Road, Whitchurch, Bristol, BS14 0PJ	BS14 0PJ	BS14 0	26/10/2020	250,000	245,835	N	Semi-detached	88	£2,794	Freehold
43, Staunton Fields, Whitchurch, Bristol, BS14 0QD	BS14 0QD	BS14 0	30/11/2020	410,000	390,865	N	Detached	141	£2,772	Freehold
43, Staunton Fields, Whitchurch, Bristol, BS14 0QD	BS14 0QD	BS14 0	30/11/2020	410,000	390,865	N	Detached	141	£2,772	Freehold
1, Staunton Mews, Bristol, BS14 0QG	BS14 0QG	BS14 0	06/11/2019	350,000	372,185	N	Terraced	150	£2,481	Freehold
2, Staunton Mews, Bristol, BS14 0QG	BS14 0QG	BS14 0	19/03/2020	348,000	365,598	N	Terraced	150	£2,437	Freehold
		BS14 0 Average							£3,683	
57, Dunster Road, Keynsham, Bristol, BS31 1WB	BS31 1WB	BS31 1	18/10/2019	375,000	395,084	N	Semi-detached	83	£4,760	Freehold
57, Dunster Road, Keynsham, Bristol, BS31 1WB	BS31 1WB	BS31 1	18/10/2019	375,000	395,084	N	Semi-detached	83	£4,760	Freehold
2, Tilley Close, Keynsham, Bristol, BS31 1XN	BS31 1XN	BS31 1	12/09/2019	339,000	357,799	N	Semi-detached	76	£4,708	Freehold
2, Tilley Close, Keynsham, Bristol, BS31 1XN	BS31 1XN	BS31 1	12/09/2019	339,000	357,799	N	Semi-detached	76	£4,708	Freehold
5, Clyde Avenue, Keynsham, Bristol, BS31 1PZ	BS31 1PZ	BS31 1	13/02/2020	735,000	787,037	N	Detached	168	£4,685	Freehold
5, Clyde Avenue, Keynsham, Bristol, BS31 1PZ	BS31 1PZ	BS31 1	13/02/2020	735,000	787,037	N	Detached	168	£4,685	Freehold
61, Bath Road, Keynsham, Bristol, BS31 1SL	BS31 1SL	BS31 1	23/01/2020	560,000	597,749	N	Detached	128	£4,670	Freehold
61, Bath Road, Keynsham, Bristol, BS31 1SL	BS31 1SL	BS31 1	23/01/2020	560,000	597,749	N	Detached	128	£4,670	Freehold
3, Severn Way, Keynsham, Bristol, BS31 1NU	BS31 1NU	BS31 1	13/07/2020	405,000	412,245	N	Semi-detached	89	£4,632	Freehold
3, Severn Way, Keynsham, Bristol, BS31 1NU	BS31 1NU	BS31 1	13/07/2020	405,000	412,245	N	Semi-detached	89	£4,632	Freehold
10, Lyndhurst Road, Keynsham, Bristol, BS31 1RQ	BS31 1RQ	BS31 1	24/07/2020	375,000	381,709	N	Semi-detached	83	£4,599	Freehold
10, Lyndhurst Road, Keynsham, Bristol, BS31 1RQ	BS31 1RQ	BS31 1	24/07/2020	375,000	381,709	N	Semi-detached	83	£4,599	Freehold
2, Lyndhurst Road, Keynsham, Bristol, BS31 1RQ	BS31 1RQ	BS31 1	17/11/2020	395,000	378,012	N	Semi-detached	83	£4,554	Freehold
2, Lyndhurst Road, Keynsham, Bristol, BS31 1RQ	BS31 1RQ	BS31 1	17/11/2020	395,000	378,012	N	Semi-detached	83	£4,554	Freehold
1, Nunney Close, Keynsham, Bristol, BS31 1XF	BS31 1XF	BS31 1	20/02/2020	345,000	368,863	N	Terraced	81	£4,554	Freehold
1, Nunney Close, Keynsham, Bristol, BS31 1XF	BS31 1XF	BS31 1	20/02/2020	345,000	368,863	N	Terraced	81	£4,554	Freehold
37, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	18/11/2019	545,000	582,472	Y	Detached	129	£4,515	Freehold
37, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	18/11/2019	545,000	582,472	Y	Detached	129	£4,515	Freehold
33, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	31/10/2019	588,000	621,925	Y	Detached	139	£4,474	Freehold
33, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	31/10/2019	588,000	621,925	Y	Detached	139	£4,474	Freehold
14, Courtenay Road, Keynsham, Bristol, BS31 1JY	BS31 1JY	BS31 1	06/07/2020	420,000	430,941	N	Detached	97	£4,443	Freehold
14, Courtenay Road, Keynsham, Bristol, BS31 1JY	BS31 1JY	BS31 1	06/07/2020	420,000	430,941	N	Detached	97	£4,443	Freehold
Flat 17 North Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1FW	BS31 1FW	BS31 1	28/04/2020	230,000	229,903	Y	Flat	52	£4,421	Leasehold
34, Torridge Road, Keynsham, Bristol, BS31 1QH	BS31 1QH	BS31 1	20/02/2020	347,500	370,861	N	Semi-detached	84	£4,415	Freehold
1, Orwell Drive, Keynsham, Bristol, BS31 1QB	BS31 1QB	BS31 1	19/12/2019	402,000	426,877	N	Semi-detached	100	£4,269	Freehold
1, Orwell Drive, Keynsham, Bristol, BS31 1QB	BS31 1QB	BS31 1	19/12/2019	402,000	426,877	N	Semi-detached	100	£4,269	Freehold
23, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	06/03/2020	462,500	485,600	Y	Detached	114	£4,260	Freehold
26, Fairfield Way, Keynsham, Bristol, BS31 1GD	BS31 1GD	BS31 1	20/03/2020	773,000	811,609	Y	Detached	191	£4,249	Freehold
18, Fairfield Way, Keynsham, Bristol, BS31 1GD	BS31 1GD	BS31 1	24/09/2019	475,000	501,341	Y	Semi-detached	118	£4,249	Freehold
18, Fairfield Way, Keynsham, Bristol, BS31 1GD	BS31 1GD	BS31 1	24/09/2019	475,000	501,341	Y	Semi-detached	118	£4,249	Freehold
17, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	13/12/2019	450,000	480,895	Y	Detached	114	£4,218	Freehold
17, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	13/12/2019	450,000	480,895	Y	Detached	114	£4,218	Freehold
13, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	31/01/2020	450,000	480,334	Y	Detached	114	£4,213	Freehold
5, Wansbeck Road, Keynsham, Bristol, BS31 1QJ	BS31 1QJ	BS31 1	16/06/2020	356,000	361,951	N	Semi-detached	86	£4,209	Freehold
5, Wansbeck Road, Keynsham, Bristol, BS31 1QJ	BS31 1QJ	BS31 1	16/06/2020	356,000	361,951	N	Semi-detached	86	£4,209	Freehold
15, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	31/01/2020	450,000	478,126	Y	Semi-detached	114	£4,194	Freehold
4, Lytes Cary Road, Keynsham, Bristol, BS31 1XD	BS31 1XD	BS31 1	01/08/2019	380,000	402,301	N	Detached	96	£4,191	Freehold
Flat 46 North Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1FW	BS31 1FW	BS31 1	09/09/2020	420,000	405,757	Y	Flat	98	£4,140	Leasehold
Flat 46 North Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1FW	BS31 1FW	BS31 1	09/09/2020	420,000	405,757	Y	Flat	98	£4,140	Leasehold
45, Manor Road, Keynsham, Bristol, BS31 1RB	BS31 1RB	BS31 1	25/08/2020	555,000	562,492	N	Detached	136	£4,136	Freehold
45, Manor Road, Keynsham, Bristol, BS31 1RB	BS31 1RB	BS31 1	25/08/2020	555,000	562,492	N	Detached	136	£4,136	Freehold
32, Orwell Drive, Keynsham, Bristol, BS31 1QB	BS31 1QB	BS31 1	07/12/2020	560,250	535,203	N	Semi-detached	131	£4,086	Freehold
32, Orwell Drive, Keynsham, Bristol, BS31 1QB	BS31 1QB	BS31 1	07/12/2020	560,250	535,203	N	Semi-detached	131	£4,086	Freehold
3, Chelmer Grove, Keynsham, Bristol, BS31 1QA	BS31 1QA	BS31 1	03/09/2020	520,000	510,367	N	Semi-detached	125	£4,083	Freehold
25, Nunney Close, Keynsham, Bristol, BS31 1XF	BS31 1XF	BS31 1	17/12/2020	395,000	375,595	N	Detached	92	£4,083	Freehold
Flat 82 South Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1GA	BS31 1GA	BS31 1	25/08/2020	290,000	285,715	Y	Flat	70	£4,082	Leasehold
Flat 82 South Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1GA	BS31 1GA	BS31 1	25/08/202							

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
1, Greenfield Road, Keynsham, Bristol, BS31 1FJ	BS31 1FJ	BS31 1	14/02/2020	232,500	248,961	N	Detached	64	£3,890	Freehold
1, Greenfield Road, Keynsham, Bristol, BS31 1FJ	BS31 1FJ	BS31 1	14/02/2020	232,500	248,961	N	Detached	64	£3,890	Freehold
1, Balmoral Road, Keynsham, Bristol, BS31 1AL	BS31 1AL	BS31 1	28/08/2020	282,000	282,908	N	Terraced	73	£3,875	Freehold
78, Chandag Road, Keynsham, Bristol, BS31 1PL	BS31 1PL	BS31 1	21/02/2020	435,000	464,243	N	Semi-detached	120	£3,869	Freehold
78, Chandag Road, Keynsham, Bristol, BS31 1PL	BS31 1PL	BS31 1	21/02/2020	435,000	464,243	N	Semi-detached	120	£3,869	Freehold
147, Wellsay, Keynsham, Bristol, BS31 1JE	BS31 1JE	BS31 1	20/02/2020	470,000	503,275	N	Detached	131	£3,842	Freehold
2, Medway Close, Keynsham, Bristol, BS31 1SB	BS31 1SB	BS31 1	06/07/2020	535,000	544,593	N	Terraced	142	£3,835	Freehold
2, Medway Close, Keynsham, Bristol, BS31 1SB	BS31 1SB	BS31 1	06/07/2020	535,000	544,593	N	Terraced	142	£3,835	Freehold
51, Bath Road, Keynsham, Bristol, BS31 1SL	BS31 1SL	BS31 1	31/10/2019	418,000	440,387	N	Semi-detached	115	£3,829	Freehold
51, Bath Road, Keynsham, Bristol, BS31 1SL	BS31 1SL	BS31 1	31/10/2019	418,000	440,387	N	Semi-detached	115	£3,829	Freehold
1, Turner Close, Keynsham, Bristol, BS31 1LZ	BS31 1LZ	BS31 1	20/11/2020	425,000	406,722	N	Semi-detached	107	£3,801	Freehold
1, Turner Close, Keynsham, Bristol, BS31 1LZ	BS31 1LZ	BS31 1	20/11/2020	425,000	406,722	N	Semi-detached	107	£3,801	Freehold
9, Mayfields, Keynsham, Bristol, BS31 1BW	BS31 1BW	BS31 1	02/10/2020	170,000	165,693	N	Flat	44	£3,766	Leasehold
36, Wellsay, Keynsham, Bristol, BS31 1HT	BS31 1HT	BS31 1	20/11/2020	480,000	457,598	N	Detached	122	£3,751	Freehold
Flat 17, Homeavon House, Bath Road, Keynsham, Bristol, BS31 1SJ	BS31 1SJ	BS31 1	10/07/2020	145,000	143,826	N	Flat	38.6	£3,726	Leasehold
6, Harriets Yard, Keynsham, Bristol, BS31 1BJ	BS31 1BJ	BS31 1	05/06/2020	511,000	521,342	N	Detached	140	£3,724	Freehold
162, Park Road, Keynsham, Bristol, BS31 1AY	BS31 1AY	BS31 1	25/11/2019	272,500	289,913	N	Semi-detached	78	£3,717	Freehold
162, Park Road, Keynsham, Bristol, BS31 1AY	BS31 1AY	BS31 1	25/11/2019	272,500	289,913	N	Semi-detached	78	£3,717	Freehold
97, Chandag Road, Keynsham, Bristol, BS31 1QE	BS31 1QE	BS31 1	16/08/2019	450,000	474,958	N	Semi-detached	129	£3,682	Freehold
84, The Mead, Keynsham, Bristol, BS31 1FF	BS31 1FF	BS31 1	29/05/2020	228,500	232,843	N	Detached	64	£3,638	Freehold
84, The Mead, Keynsham, Bristol, BS31 1FF	BS31 1FF	BS31 1	29/05/2020	228,500	232,843	N	Detached	64	£3,638	Freehold
11, Derwent Grove, Keynsham, Bristol, BS31 1NT	BS31 1NT	BS31 1	26/05/2020	453,000	461,609	N	Detached	127	£3,635	Freehold
11, Derwent Grove, Keynsham, Bristol, BS31 1NT	BS31 1NT	BS31 1	26/05/2020	453,000	461,609	N	Detached	127	£3,635	Freehold
1, Edinburgh Road, Keynsham, Bristol, BS31 1AJ	BS31 1AJ	BS31 1	22/05/2020	269,500	275,445	N	Terraced	76	£3,624	Freehold
1, Edinburgh Road, Keynsham, Bristol, BS31 1AJ	BS31 1AJ	BS31 1	22/05/2020	269,500	275,445	N	Terraced	76	£3,624	Freehold
38, The Mead, Keynsham, Bristol, BS31 1FF	BS31 1FF	BS31 1	29/05/2020	320,000	326,082	N	Detached	91	£3,583	Freehold
38, The Mead, Keynsham, Bristol, BS31 1FF	BS31 1FF	BS31 1	29/05/2020	320,000	326,082	N	Detached	91	£3,583	Freehold
45, Hum Lane, Keynsham, Bristol, BS31 1RP	BS31 1RP	BS31 1	09/12/2020	340,000	324,800	N	Semi-detached	91	£3,569	Freehold
23, Teviot Road, Keynsham, Bristol, BS31 1QS	BS31 1QS	BS31 1	17/07/2020	315,000	320,648	N	Terraced	90	£3,563	Freehold
23, Teviot Road, Keynsham, Bristol, BS31 1QS	BS31 1QS	BS31 1	17/07/2020	315,000	320,648	N	Terraced	90	£3,563	Freehold
7, Deveron Grove, Keynsham, Bristol, BS31 1UJ	BS31 1UJ	BS31 1	16/08/2019	240,000	252,114	N	Terraced	71	£3,551	Freehold
35, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	24/01/2020	250,000	266,307	N	Terraced	75	£3,551	Freehold
35, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	24/01/2020	250,000	266,307	N	Terraced	75	£3,551	Freehold
Flat 7, Homeavon House, Bath Road, Keynsham, Bristol, BS31 1SJ	BS31 1SJ	BS31 1	19/12/2019	145,000	149,042	N	Flat	42	£3,549	Leasehold
Flat 1, Beatrice Court, Dapps Hill, Keynsham, Bristol, BS31 1UW	BS31 1UW	BS31 1	22/11/2019	197,000	201,719	N	Flat	57	£3,539	Leasehold
Flat 1, Beatrice Court, Dapps Hill, Keynsham, Bristol, BS31 1UW	BS31 1UW	BS31 1	22/11/2019	197,000	201,719	N	Flat	57	£3,539	Leasehold
19, The Mead, Keynsham, Bristol, BS31 1FE	BS31 1FE	BS31 1	23/10/2020	410,000	402,682	N	Detached	114	£3,532	Freehold
19, The Mead, Keynsham, Bristol, BS31 1FE	BS31 1FE	BS31 1	23/10/2020	410,000	402,682	N	Detached	114	£3,532	Freehold
7, The Mead, Keynsham, Bristol, BS31 1FE	BS31 1FE	BS31 1	09/11/2020	279,000	267,001	N	Semi-detached	76	£3,513	Freehold
7, The Mead, Keynsham, Bristol, BS31 1FE	BS31 1FE	BS31 1	09/11/2020	279,000	267,001	N	Semi-detached	76	£3,513	Freehold
24, Wellsay, Keynsham, Bristol, BS31 1HT	BS31 1HT	BS31 1	29/10/2020	375,000	368,753	N	Semi-detached	105	£3,512	Freehold
24, Wellsay, Keynsham, Bristol, BS31 1HT	BS31 1HT	BS31 1	29/10/2020	375,000	368,753	N	Semi-detached	105	£3,512	Freehold
11, Chelsea Close, Keynsham, Bristol, BS31 1NF	BS31 1NF	BS31 1	10/02/2020	183,000	189,490	N	Flat	54	£3,509	Leasehold
11, Chelsea Close, Keynsham, Bristol, BS31 1NF	BS31 1NF	BS31 1	10/02/2020	183,000	189,490	N	Flat	54	£3,509	Leasehold
11, The Mead, Keynsham, Bristol, BS31 1FE	BS31 1FE	BS31 1	04/12/2020	335,000	319,036	N	Terraced	91	£3,506	Freehold
11, The Mead, Keynsham, Bristol, BS31 1FE	BS31 1FE	BS31 1	04/12/2020	335,000	319,036	N	Terraced	91	£3,506	Freehold
7, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	20/12/2019	265,000	272,386	N	Flat	78	£3,492	Leasehold
7, Fairfield Way, Keynsham, Bristol, BS31 1GE	BS31 1GE	BS31 1	20/12/2019	265,000	272,386	N	Flat	78	£3,492	Leasehold
11, Albert Road, Keynsham, Bristol, BS31 1AA	BS31 1AA	BS31 1	27/01/2020	515,000	547,188	N	Semi-detached	157	£3,485	Freehold
11, Albert Road, Keynsham, Bristol, BS31 1AA	BS31 1AA	BS31 1	27/01/2020	515,000	547,188	N	Semi-detached	157	£3,485	Freehold
16, Mayfields, Keynsham, Bristol, BS31 1BW	BS31 1BW	BS31 1	17/09/2019	171,000	180,483	N	Semi-detached	52	£3,471	Leasehold
34b, Bath Road, Keynsham, Bristol, BS31 1SN	BS31 1SN	BS31 1	20/08/2020	507,000	510,048	N	Semi-detached	148	£3,446	Freehold
34b, Bath Road, Keynsham, Bristol, BS31 1SN	BS31 1SN	BS31 1	20/08/2020	507,000	510,048	N	Semi-detached	148	£3,446	Freehold
19, Mells Close, Keynsham, Bristol, BS31 1XJ	BS31 1XJ	BS31 1	19/11/2020	382,000	364,172	N	Detached	106	£3,436	Freehold
19, Mells Close, Keynsham, Bristol, BS31 1XJ	BS31 1XJ	BS31 1	19/11/2020	382,000	364,172	N	Detached	106	£3,436	Freehold
47, Sherwood Road, Keynsham, Bristol, BS31 1DA	BS31 1DA	BS31 1	18/12/2019	355,000	376,969	N	Semi-detached	110	£3,427	Freehold
47, Sherwood Road, Keynsham, Bristol, BS31 1DA	BS31 1DA	BS31 1	18/12/2019	355,000	376,969	N	Semi-detached	110	£3,427	Freehold
48, Bath Road, Keynsham, Bristol, BS31 1SP	BS31 1SP	BS31 1	11/11/2020	515,000	492,851	N	Semi-detached	144	£3,423	Freehold
48, Bath Road, Keynsham, Bristol, BS31 1SP	BS31 1SP	BS31 1	11/11/2020	515,000	492,851	N	Semi-detached	144	£3,423	Freehold
72b, St Clements Road, Keynsham, Bristol, BS31 1BA	BS31 1BA	BS31 1	09/12/2020	184,000	174,139	N	Flat	51	£3,414	Leasehold
72b, St Clements Road, Keynsham, Bristol, BS31 1BA	BS31 1BA	BS31 1	09/12/2020	184,000	174,139	N	Flat	51	£3,414	Leasehold
42, Lytes Cary Road, Keynsham, Bristol, BS31 1XD	BS31 1XD	BS31 1	03/12/2020	545,000	518,226	N	Detached	152	£3,409	Freehold
17, Nunney Close, Keynsham, Bristol, BS31 1XF	BS31 1XF	BS31 1	17/07/2020	465,000	473,319	N	Semi-detached	139	£3,405	Freehold
17, Nunney Close, Keynsham, Bristol, BS31 1XF	BS31 1XF	BS31 1	17/07/2020	465,000	473,319	N	Semi-detached	139	£3,405	Freehold
30, Cherwell Road, Keynsham, Bristol, BS31 1QT	BS31 1QT	BS31 1	25/03/2020	300,000	315,170	N	Terraced	93	£3,389	Freehold
37, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	18/08/2020	256,000	256,825	N	Terraced	76	£3,379	Freehold
37, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	18/08/2020	256,000	256,825	N	Terraced	76	£3,379	Freehold
Flat 5, Homeavon House, Bath Road, Keynsham, Bristol, BS31 1SJ	BS31 1SJ	BS31 1	24/02/2020	149,950	155,268	N	Flat	46	£3,375	Leasehold
5, Martock Road, Keynsham, Bristol, BS31 1XA	BS31 1XA	BS31 1	17/07/2020	315,000	323,206	N	Detached	96	£3,367	Freehold
5, Martock Road, Keynsham, Bristol, BS31 1XA	BS31 1XA	BS31 1	17/07/2020	315,000	323,206	N	Detached	96	£3,367	Freehold
5, Chelsea Close, Keynsham, Bristol, BS31 1NF	BS31 1NF	BS31 1	13/12/2019	179,950	184,966	N	Flat	55	£3,363	Leasehold
122, Wellsay, Keynsham, Bristol, BS31 1JB	BS31 1JB	BS31 1	24/01/2020	820,000	875,276	N	Detached	262	£3,341	Freehold
122, Wellsay, Keynsham, Bristol, BS31 1JB	BS31 1JB	BS31 1	24/01/2020	820,000	875,276	N	Detached	262	£3,341	Freehold
Flat 21 North Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1FW	BS31 1FW	BS31 1	13/03/2020	295,000	300,041	Y	Flat	90	£3,334	Leasehold
12, Blackberry Way, Keynsham, Bristol, BS31 1FH	BS31 1FH	BS31 1	20/08/2020	374,000	379,049	N	Detached	114	£3,325	Freehold
12, Blackberry Way, Keynsham, Bristol, BS31 1FH	BS31 1FH	BS31 1	20/08/2020	374,000	379,049	N	Detached	114	£3,325	Freehold
45, Courtenay Road, Keynsham, Bristol, BS31 1JU	BS31 1JU	BS31 1	17/07/2020	595,000	610,500	N	Detached	185	£3,300	Freehold
45, Courtenay Road, Keynsham, Bristol, BS31 1JU	BS31 1JU	BS31 1	17/07/2020	595,000	610,500	N	Detached	185	£3,300	Freehold
3, Chew Cottages, Dapps Hill, Keynsham, Bristol, BS31 1EU	BS31 1EU	BS31 1	01/12/2020	320,000	304,751	N	Terraced	94	£3,242	Freehold
3, Chew Cottages, Dapps Hill, Keynsham, Bristol, BS31 1EU	BS31 1EU	BS31 1	01/12/2020	320,000	304,751	N	Terraced	94	£3,242	Freehold
37, Carpenters Lane, Keynsham, Bristol, BS31 1EW	BS31 1EW	BS31 1	12/03/2020	132,500	134,764	N	Flat	41.6	£3,240	Leasehold
27, Reynolds Close, Keynsham, Bristol, BS31 1LX	BS31 1LX	BS31 1	07/04/2020	175,000	174,926	N	Flat	54	£3,239	Leasehold
27, Reynolds Close, Keynsham, Bristol, BS31 1LX	BS31 1LX	BS31 1	07/04/2020	175,000	174,926	N	Flat	54	£3,239	Leasehold
45, Cherwell Road, Keynsham, Bristol, BS31 1QU	BS31 1QU	BS31 1	21/10/2020	364,000	357,936	N	Semi-detached	111	£3,225	Freehold
14, Rubens Close, Keynsham, Bristol, BS31 1NA	BS31 1NA	BS31 1	02/03/2020	177,500	180,533	N	Flat	56	£3,224	Leasehold
14, Rubens Close, Keynsham, Bristol, BS31 1NA	BS31 1NA	BS31 1	02/03/2020	177,500	180,533	N	Flat	56	£3,224	Leasehold
30, Mayfields, Keynsham, Bristol, BS31 1BW	BS31 1BW	BS31 1	29/10/2019	165,000	167,124	N	Flat	52	£3,214	Leasehold
30, Mayfields, Keynsham, Bristol, BS31 1BW	BS31 1BW	BS31 1	29/10/2019	165,000	167,124	N	Flat	52	£3,214	Leasehold
Flat 44, Homeavon House, Bath Road, Keynsham, Bristol, BS31 1SJ	BS31 1SJ	BS31 1	26/06/2020	135,000	134,433	N	Flat	42	£3,201	Leasehold
Flat 44, Homeavon House, Bath Road, Keynsham, Bristol, BS31 1SJ	BS31 1SJ	BS31 1	26/06/2020	135,000	134,433	N	Flat	42	£3,201	Leasehold
46, The Mead, Keynsham, Bristol, BS31 1FF	BS31 1FF	BS31 1	27/11/2020	216,000	204,437	N	Flat	64	£3,194	Freehold
46, The Mead, Keynsham, Bristol, BS31 1FF	BS31 1FF	BS31 1	27/11/2020	216,000	204,437	N	Flat	64	£3,194	Freehold
44b, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	05/02/2020	155,000	160,497	N	Flat	50.39	£3,185	Leasehold
44b, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	05/02/2020	155,000	160,497	N	Flat	50.39	£3,185	Leasehold
Flat 3 North Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1FW	BS31 1FW	BS31 1	17/04/2020	200,000	199,916	Y	Flat	63	£3,173	Leasehold
23, Sherwood Road, Keynsham, Bristol, BS31 1DA	BS31 1DA	BS31 1								

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
9, Lytton Grove, Keynsham, Bristol, BS31 1NE	BS31 1NE	BS31 1	21/12/2020	320,000	305,694	N	Semi-detached	103	£2,968	Freehold
9, Lytton Grove, Keynsham, Bristol, BS31 1NE	BS31 1NE	BS31 1	21/12/2020	320,000	305,694	N	Semi-detached	103	£2,968	Freehold
26, Chalfield Close, Keynsham, Bristol, BS31 1JZ	BS31 1JZ	BS31 1	23/11/2020	703,000	670,191	N	Detached	227	£2,952	Freehold
26, Chalfield Close, Keynsham, Bristol, BS31 1JZ	BS31 1JZ	BS31 1	23/11/2020	703,000	670,191	N	Detached	227	£2,952	Freehold
26, Dragons Hill Court, Keynsham, Bristol, BS31 1LW	BS31 1LW	BS31 1	20/07/2020	211,000	209,291	N	Flat	71	£2,948	Leasehold
26, Dragons Hill Court, Keynsham, Bristol, BS31 1LW	BS31 1LW	BS31 1	20/07/2020	211,000	209,291	N	Flat	71	£2,948	Leasehold
3, Courtenay Road, Keynsham, Bristol, BS31 1JN	BS31 1JN	BS31 1	17/07/2020	527,500	541,242	N	Detached	185	£2,926	Freehold
3, Courtenay Road, Keynsham, Bristol, BS31 1JN	BS31 1JN	BS31 1	17/07/2020	527,500	541,242	N	Detached	185	£2,926	Freehold
20, Reynolds Close, Keynsham, Bristol, BS31 1LX	BS31 1LX	BS31 1	10/06/2020	345,700	351,479	N	Semi-detached	123	£2,858	Freehold
20, Reynolds Close, Keynsham, Bristol, BS31 1LX	BS31 1LX	BS31 1	10/06/2020	345,700	351,479	N	Semi-detached	123	£2,858	Freehold
28, Fairacres Close, Keynsham, Bristol, BS31 1TT	BS31 1TT	BS31 1	20/12/2019	148,000	157,159	N	Semi-detached	55	£2,857	Leasehold
7, Corfe Crescent, Keynsham, Bristol, BS31 1AQ	BS31 1AQ	BS31 1	18/06/2020	290,000	295,110	N	Terraced	104	£2,838	Freehold
7, Corfe Crescent, Keynsham, Bristol, BS31 1AQ	BS31 1AQ	BS31 1	18/06/2020	290,000	295,110	N	Terraced	104	£2,838	Freehold
49b, Minsmere Road, Keynsham, Bristol, BS31 1PT	BS31 1PT	BS31 1	19/12/2019	170,000	174,738	N	Flat	62	£2,818	Leasehold
Flat 4 North Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1FW	BS31 1FW	BS31 1	17/04/2020	200,000	199,916	Y	Flat	71	£2,816	Leasehold
7, Cherwell Road, Keynsham, Bristol, BS31 1QT	BS31 1QT	BS31 1	30/11/2020	420,000	401,937	N	Semi-detached	144	£2,791	Freehold
7, Cherwell Road, Keynsham, Bristol, BS31 1QT	BS31 1QT	BS31 1	30/11/2020	420,000	401,937	N	Semi-detached	144	£2,791	Freehold
35, Dragons Hill Court, Keynsham, Bristol, BS31 1LW	BS31 1LW	BS31 1	30/10/2020	199,500	194,446	N	Flat	71	£2,739	Leasehold
35, Dragons Hill Court, Keynsham, Bristol, BS31 1LW	BS31 1LW	BS31 1	30/10/2020	199,500	194,446	N	Flat	71	£2,739	Leasehold
73, Bath Road, Keynsham, Bristol, BS31 1SR	BS31 1SR	BS31 1	06/12/2019	290,000	307,946	N	Semi-detached	114	£2,701	Freehold
73, Bath Road, Keynsham, Bristol, BS31 1SR	BS31 1SR	BS31 1	06/12/2019	290,000	307,946	N	Semi-detached	114	£2,701	Freehold
33, Fairacres Close, Keynsham, Bristol, BS31 1TT	BS31 1TT	BS31 1	16/10/2019	150,000	151,931	N	Flat	56.5	£2,689	Leasehold
33, Fairacres Close, Keynsham, Bristol, BS31 1TT	BS31 1TT	BS31 1	16/10/2019	150,000	151,931	N	Flat	56.5	£2,689	Leasehold
8, Bluebell Drive, Keynsham, Bristol, BS31 1FP	BS31 1FP	BS31 1	17/04/2020	565,000	578,031	N	Detached	215	£2,689	Freehold
89, Hum Lane, Keynsham, Bristol, BS31 1QY	BS31 1QY	BS31 1	03/10/2019	140,000	141,802	N	Flat	54	£2,626	Leasehold
89, Hum Lane, Keynsham, Bristol, BS31 1QY	BS31 1QY	BS31 1	03/10/2019	140,000	141,802	N	Flat	54	£2,626	Leasehold
10, Dragons Hill Court, Keynsham, Bristol, BS31 1LW	BS31 1LW	BS31 1	31/01/2020	178,000	183,234	N	Flat	71	£2,581	Leasehold
10, Dragons Hill Court, Keynsham, Bristol, BS31 1LW	BS31 1LW	BS31 1	31/01/2020	178,000	183,234	N	Flat	71	£2,581	Leasehold
Flat 5 North Block, Riverside, Temple Street, Keynsham, Bristol, BS31 1FW	BS31 1FW	BS31 1	17/04/2020	200,000	199,916	Y	Flat	78	£2,563	Leasehold
14, Colne Green, Keynsham, Bristol, BS31 1UH	BS31 1UH	BS31 1	16/10/2019	150,000	151,931	N	Flat	62	£2,451	Leasehold
14, Colne Green, Keynsham, Bristol, BS31 1UH	BS31 1UH	BS31 1	16/10/2019	150,000	151,931	N	Flat	62	£2,451	Leasehold
22, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	14/08/2020	174,000	174,561	N	Terraced	74	£2,359	Leasehold
22, Minsmere Road, Keynsham, Bristol, BS31 1PY	BS31 1PY	BS31 1	14/08/2020	174,000	174,561	N	Terraced	74	£2,359	Leasehold
2, Fairacres Close, Keynsham, Bristol, BS31 1TT	BS31 1TT	BS31 1	05/11/2020	135,000	127,773	N	Flat	55.8	£2,290	Leasehold
2, Fairacres Close, Keynsham, Bristol, BS31 1TT	BS31 1TT	BS31 1	05/11/2020	135,000	127,773	N	Flat	55.8	£2,290	Leasehold
14, Fairacres Close, Keynsham, Bristol, BS31 1TT	BS31 1TT	BS31 1	10/02/2020	120,000	124,256	N	Flat	61	£2,037	Leasehold
		BS31 1 Average							£3,560	
First And Second Floor Maisonette, 57, Charlton Road, Keynsham, Bristol, BS31 2JQ	BS31 2JQ	BS31 2	19/10/2020	297,500	289,963	N	Flat	47	£6,169	Leasehold
18, Octavius Road, Keynsham, Bristol, BS31 2GU	BS31 2GU	BS31 2	04/12/2019	315,000	335,600	Y	Terraced	63	£5,327	Freehold
18, Octavius Road, Keynsham, Bristol, BS31 2GU	BS31 2GU	BS31 2	04/12/2019	315,000	335,600	Y	Terraced	63	£5,327	Freehold
13, Arcadius Way, Keynsham, Bristol, BS31 2GE	BS31 2GE	BS31 2	22/11/2019	395,000	422,158	Y	Detached	85	£4,967	Freehold
13, Arcadius Way, Keynsham, Bristol, BS31 2GE	BS31 2GE	BS31 2	22/11/2019	395,000	422,158	Y	Detached	85	£4,967	Freehold
15 River House, The Chocolate Quarter, Trajectus Way, Keynsham, Bristol, BS31 2GH	BS31 2GH	BS31 2	20/12/2019	408,000	419,372	Y	Flat	85	£4,934	Leasehold
15 River House, The Chocolate Quarter, Trajectus Way, Keynsham, Bristol, BS31 2GH	BS31 2GH	BS31 2	20/12/2019	408,000	419,372	Y	Flat	85	£4,934	Leasehold
1, Chewton Place, Keynsham, Bristol, BS31 2SX	BS31 2SX	BS31 2	23/11/2020	920,000	877,063	N	Detached	180	£4,873	Freehold
1, Chewton Place, Keynsham, Bristol, BS31 2SX	BS31 2SX	BS31 2	23/11/2020	920,000	877,063	N	Detached	180	£4,873	Freehold
1, Pool Barton, Keynsham, Bristol, BS31 2EP	BS31 2EP	BS31 2	19/06/2020	250,000	248,949	N	Flat	53	£4,697	Leasehold
1, Pool Barton, Keynsham, Bristol, BS31 2EP	BS31 2EP	BS31 2	19/06/2020	250,000	248,949	N	Flat	53	£4,697	Leasehold
Flat 6, Danes Court, Danes Lane, Keynsham, Bristol, BS31 2GT	BS31 2GT	BS31 2	17/09/2019	181,500	183,180	Y	Flat	39	£4,697	Leasehold
50, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	20/12/2019	220,000	233,614	Y	Semi-detached	50	£4,672	Freehold
50, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	20/12/2019	220,000	233,614	Y	Semi-detached	50	£4,672	Freehold
9, Octavius Road, Keynsham, Bristol, BS31 2GU	BS31 2GU	BS31 2	20/12/2019	345,000	366,350	Y	Semi-detached	79	£4,637	Freehold
9, Octavius Road, Keynsham, Bristol, BS31 2GU	BS31 2GU	BS31 2	20/12/2019	345,000	366,350	Y	Semi-detached	79	£4,637	Freehold
10, St Ladoc Road, Keynsham, Bristol, BS31 2DR	BS31 2DR	BS31 2	16/03/2020	420,000	440,259	N	Semi-detached	95	£4,634	Freehold
10, St Ladoc Road, Keynsham, Bristol, BS31 2DR	BS31 2DR	BS31 2	16/03/2020	420,000	440,259	N	Semi-detached	95	£4,634	Freehold
Flat 3, Danes Court, Danes Lane, Keynsham, Bristol, BS31 2GT	BS31 2GT	BS31 2	17/09/2019	179,000	180,656	Y	Flat	39	£4,632	Leasehold
11, Romulus Close, Keynsham, Bristol, BS31 2GF	BS31 2GF	BS31 2	08/01/2021	535,000	535,000	N	Detached	117	£4,573	Freehold
6, Hercules Way, Keynsham, Bristol, BS31 2GS	BS31 2GS	BS31 2	18/12/2020	239,000	227,611	N	Terraced	50	£4,552	Freehold
18, Augustus Avenue, Keynsham, Bristol, BS31 2FJ	BS31 2FJ	BS31 2	08/10/2020	370,000	363,837	N	Semi-detached	80	£4,548	Freehold
4, West View Road, Keynsham, Bristol, BS31 2UA	BS31 2UA	BS31 2	21/02/2020	315,000	336,176	N	Semi-detached	75	£4,482	Freehold
4, West View Road, Keynsham, Bristol, BS31 2UA	BS31 2UA	BS31 2	21/02/2020	315,000	336,176	N	Semi-detached	75	£4,482	Freehold
18, Alcina Way, Keynsham, Bristol, BS31 2TL	BS31 2TL	BS31 2	20/12/2019	269,950	286,655	Y	Semi-detached	65	£4,410	Freehold
18, Alcina Way, Keynsham, Bristol, BS31 2TL	BS31 2TL	BS31 2	20/12/2019	269,950	286,655	Y	Semi-detached	65	£4,410	Freehold
20, Alcina Way, Keynsham, Bristol, BS31 2TL	BS31 2TL	BS31 2	19/12/2019	269,950	286,655	Y	Semi-detached	65	£4,410	Freehold
20, Alcina Way, Keynsham, Bristol, BS31 2TL	BS31 2TL	BS31 2	19/12/2019	269,950	286,655	Y	Semi-detached	65	£4,410	Freehold
11, Pool Barton, Keynsham, Bristol, BS31 2EP	BS31 2EP	BS31 2	04/02/2020	202,500	209,682	N	Flat	48	£4,368	Leasehold
11, Pool Barton, Keynsham, Bristol, BS31 2EP	BS31 2EP	BS31 2	04/02/2020	202,500	209,682	N	Flat	48	£4,368	Leasehold
4, Alexander Road, Keynsham, Bristol, BS31 2TB	BS31 2TB	BS31 2	28/11/2019	319,950	340,395	Y	Semi-detached	79	£4,309	Freehold
4, Alexander Road, Keynsham, Bristol, BS31 2TB	BS31 2TB	BS31 2	28/11/2019	319,950	340,395	Y	Semi-detached	79	£4,309	Freehold
Flat 5, The Willows, Culvers Road, Keynsham, Bristol, BS31 2DJ	BS31 2DJ	BS31 2	24/01/2020	152,500	156,984	N	Flat	36.6	£4,289	Leasehold
Flat 5, The Willows, Culvers Road, Keynsham, Bristol, BS31 2DJ	BS31 2DJ	BS31 2	24/01/2020	152,500	156,984	N	Flat	36.6	£4,289	Leasehold
26, Maximus Gardens, Keynsham, Bristol, BS31 2GX	BS31 2GX	BS31 2	14/09/2020	345,000	338,216	Y	Terraced	79	£4,281	Freehold
26, Maximus Gardens, Keynsham, Bristol, BS31 2GX	BS31 2GX	BS31 2	14/09/2020	345,000	338,216	Y	Terraced	79	£4,281	Freehold
12 River House, The Chocolate Quarter, Trajectus Way, Keynsham, Bristol, BS31 2GG	BS31 2GG	BS31 2	11/03/2020	365,000	371,237	Y	Flat	87	£4,267	Leasehold
29 River House, The Chocolate Quarter, Trajectus Way, Keynsham, Bristol, BS31 2GH	BS31 2GH	BS31 2	12/12/2019	360,000	370,034	Y	Flat	87	£4,253	Leasehold
29 River House, The Chocolate Quarter, Trajectus Way, Keynsham, Bristol, BS31 2GH	BS31 2GH	BS31 2	12/12/2019	360,000	370,034	Y	Flat	87	£4,253	Leasehold
27, Constable Close, Keynsham, Bristol, BS31 2UN	BS31 2UN	BS31 2	06/09/2019	235,000	246,064	N	Terraced	58	£4,242	Freehold
27, Constable Close, Keynsham, Bristol, BS31 2UN	BS31 2UN	BS31 2	06/09/2019	235,000	246,064	N	Terraced	58	£4,242	Freehold
Flat 8, Danes Court, Danes Lane, Keynsham, Bristol, BS31 2GT	BS31 2GT	BS31 2	05/08/2019	205,000	207,304	Y	Flat	49	£4,231	Leasehold
2, Octavius Road, Keynsham, Bristol, BS31 2GU	BS31 2GU	BS31 2	25/09/2020	480,000	472,528	Y	Detached	113	£4,182	Freehold
2, Octavius Road, Keynsham, Bristol, BS31 2GU	BS31 2GU	BS31 2	25/09/2020	480,000	472,528	Y	Detached	113	£4,182	Freehold
23 Brookmead, The Chocolate Quarter, Trajectus Way, Keynsham, Bristol, BS31 2GJ	BS31 2GJ	BS31 2	06/03/2020	225,000	228,845	Y	Flat	55	£4,161	Leasehold
9, Alcina Way, Keynsham, Bristol, BS31 2TL	BS31 2TL	BS31 2	30/06/2020	321,950	327,332	Y	Semi-detached	79	£4,143	Freehold
9, Alcina Way, Keynsham, Bristol, BS31 2TL	BS31 2TL	BS31 2	30/06/2020	321,950	327,332	Y	Semi-detached	79	£4,143	Freehold
7, Homer Walk, Keynsham, Bristol, BS31 2GR	BS31 2GR	BS31 2	20/12/2019	309,995	331,278	Y	Detached	80	£4,141	Freehold
7, Homer Walk, Keynsham, Bristol, BS31 2GR	BS31 2GR	BS31 2	20/12/2019	309,995	331,278	Y	Detached	80	£4,141	Freehold
1, Dudley Close, Keynsham, Bristol, BS31 2PU	BS31 2PU	BS31 2	21/08/2020	255,000	256,533	N	Semi-detached	62	£4,138	Freehold
1, Dudley Close, Keynsham, Bristol, BS31 2PU	BS31 2PU	BS31 2	21/08/2020	255,000	256,533	N	Semi-detached	62	£4,138	Freehold
14, Dryleaze, Keynsham, Bristol, BS31 2DA	BS31 2DA	BS31 2	22/10/2020	374,000	367,770	N	Semi-detached	89	£4,132	Freehold
14, Dryleaze, Keynsham, Bristol, BS31 2DA	BS31 2DA	BS31 2	22/10/2020	374,000	367,770	N	Semi-detached	89	£4,132	Freehold
4, Augustus Avenue, Keynsham, Bristol, BS31 2FJ	BS31 2FJ	BS31 2	20/03/2020	357,500	374,744	N	Semi-detached	91	£4,118	Freehold
10, West View Road, Keynsham, Bristol, BS31 2UA	BS31 2UA	BS31 2	24/08/2020	410,000	411,321	N	Terraced	100	£4,113	Freehold
10, West View Road, Keynsham, Bristol, BS31 2UA	BS31 2UA	BS31 2	24/08/2020	410,000	411,321	N	Terraced	100	£4,113	Freehold
8, Claudius Road, Keynsham, Bristol, BS31 2FB	BS31 2FB	BS31 2	16/06/2020	365,000	372,387	N	Detached	91	£4,092	Freehold
40, Charlton Park, Keynsham, Bristol, BS31 2ND	BS31 2ND	BS31 2	26/05/2020	575,000	585,928	N	Detached	146	£4,013	Freehold
40, Charlton Park, Keynsham, Bristol, BS31 2ND	BS31 2									

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
33, Kelston Road, Keynsham, Bristol, BS31 2JL	BS31 2JL	BS31 2	21/02/2020	310,000	331,948	N	Detached	88	£3,772	Freehold
33, Kelston Road, Keynsham, Bristol, BS31 2JL	BS31 2JL	BS31 2	21/02/2020	310,000	331,948	N	Detached	88	£3,772	Freehold
70, Augustus Avenue, Keynsham, Bristol, BS31 2FJ	BS31 2FJ	BS31 2	28/02/2020	430,000	459,743	N	Terraced	122	£3,768	Freehold
18, Lockingwell Road, Keynsham, Bristol, BS31 2HG	BS31 2HG	BS31 2	24/07/2020	352,500	358,806	N	Semi-detached	97	£3,699	Freehold
18, Lockingwell Road, Keynsham, Bristol, BS31 2HG	BS31 2HG	BS31 2	24/07/2020	352,500	358,806	N	Semi-detached	97	£3,699	Freehold
7, St Dunstons Close, Keynsham, Bristol, BS31 2DP	BS31 2DP	BS31 2	14/05/2020	228,000	233,030	N	Terraced	63	£3,699	Freehold
7, St Dunstons Close, Keynsham, Bristol, BS31 2DP	BS31 2DP	BS31 2	14/05/2020	228,000	233,030	N	Terraced	63	£3,699	Freehold
12, Alexander Road, Keynsham, Bristol, BS31 2TB	BS31 2TB	BS31 2	29/11/2019	479,950	512,949	Y	Detached	139	£3,690	Freehold
12, Alexander Road, Keynsham, Bristol, BS31 2TB	BS31 2TB	BS31 2	29/11/2019	479,950	512,949	Y	Detached	139	£3,690	Freehold
6, Walnut Close, Keynsham, Bristol, BS31 2RP	BS31 2RP	BS31 2	14/07/2020	348,000	354,226	N	Semi-detached	96	£3,690	Freehold
6, Walnut Close, Keynsham, Bristol, BS31 2RP	BS31 2RP	BS31 2	14/07/2020	348,000	354,226	N	Semi-detached	96	£3,690	Freehold
5, Homer Walk, Keynsham, Bristol, BS31 2GR	BS31 2GR	BS31 2	14/02/2020	347,995	372,633	Y	Detached	101	£3,689	Freehold
11, Linnet Way, Keynsham, Bristol, BS31 2FN	BS31 2FN	BS31 2	26/11/2019	180,000	184,312	N	Flat	50	£3,686	Leasehold
11, Linnet Way, Keynsham, Bristol, BS31 2FN	BS31 2FN	BS31 2	26/11/2019	180,000	184,312	N	Flat	50	£3,686	Leasehold
6, Homer Walk, Keynsham, Bristol, BS31 2GR	BS31 2GR	BS31 2	20/12/2019	342,995	366,543	Y	Detached	101	£3,629	Freehold
6, Homer Walk, Keynsham, Bristol, BS31 2GR	BS31 2GR	BS31 2	20/12/2019	342,995	366,543	Y	Detached	101	£3,629	Freehold
10, Longmeadow Road, Keynsham, Bristol, BS31 2RG	BS31 2RG	BS31 2	17/12/2020	212,000	201,897	N	Terraced	56	£3,605	Freehold
12, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	30/10/2020	332,995	327,051	Y	Detached	91	£3,594	Freehold
12, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	30/10/2020	332,995	327,051	Y	Detached	91	£3,594	Freehold
7, Lockingwell Road, Keynsham, Bristol, BS31 2HG	BS31 2HG	BS31 2	28/01/2020	336,500	357,532	N	Semi-detached	100	£3,575	Freehold
7, Lockingwell Road, Keynsham, Bristol, BS31 2HG	BS31 2HG	BS31 2	28/01/2020	336,500	357,532	N	Semi-detached	100	£3,575	Freehold
29a, Charlton Road, Keynsham, Bristol, BS31 2JF	BS31 2JF	BS31 2	12/08/2020	447,500	453,541	N	Detached	127	£3,571	Freehold
29a, Charlton Road, Keynsham, Bristol, BS31 2JF	BS31 2JF	BS31 2	12/08/2020	447,500	453,541	N	Detached	127	£3,571	Freehold
14, Lulworth Road, Keynsham, Bristol, BS31 2PX	BS31 2PX	BS31 2	05/09/2019	263,000	277,585	N	Semi-detached	78	£3,559	Freehold
14, St Keyna Road, Keynsham, Bristol, BS31 2UD	BS31 2UD	BS31 2	17/04/2020	188,000	187,921	N	Flat	53	£3,546	Leasehold
14, St Keyna Road, Keynsham, Bristol, BS31 2UD	BS31 2UD	BS31 2	17/04/2020	188,000	187,921	N	Flat	53	£3,546	Leasehold
54, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	29/05/2020	350,995	357,666	Y	Detached	101	£3,541	Freehold
58, Lockingwell Road, Keynsham, Bristol, BS31 2HN	BS31 2HN	BS31 2	20/07/2020	354,000	360,333	N	Semi-detached	102	£3,533	Freehold
58, Lockingwell Road, Keynsham, Bristol, BS31 2HN	BS31 2HN	BS31 2	20/07/2020	354,000	360,333	N	Semi-detached	102	£3,533	Freehold
8, Homer Walk, Keynsham, Bristol, BS31 2GR	BS31 2GR	BS31 2	16/12/2019	368,995	394,328	Y	Detached	112	£3,521	Freehold
8, Homer Walk, Keynsham, Bristol, BS31 2GR	BS31 2GR	BS31 2	16/12/2019	368,995	394,328	Y	Detached	112	£3,521	Freehold
65, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	19/12/2019	288,900	307,793	Y	Terraced	88	£3,498	Freehold
46, Skylark Drive, Keynsham, Bristol, BS31 2FS	BS31 2FS	BS31 2	07/12/2020	225,000	212,941	N	Flat	61	£3,491	Freehold
1, St Dunstons Close, Keynsham, Bristol, BS31 2DP	BS31 2DP	BS31 2	03/04/2020	265,000	271,755	N	Terraced	78	£3,484	Freehold
1, St Dunstons Close, Keynsham, Bristol, BS31 2DP	BS31 2DP	BS31 2	03/04/2020	265,000	271,755	N	Terraced	78	£3,484	Freehold
10, Hercules Way, Keynsham, Bristol, BS31 2GS	BS31 2GS	BS31 2	07/05/2020	343,995	350,533	Y	Detached	101	£3,471	Freehold
73, St Ladoc Road, Keynsham, Bristol, BS31 2EQ	BS31 2EQ	BS31 2	22/10/2020	344,500	338,761	N	Semi-detached	98	£3,457	Freehold
73, St Ladoc Road, Keynsham, Bristol, BS31 2EQ	BS31 2EQ	BS31 2	22/10/2020	344,500	338,761	N	Semi-detached	98	£3,457	Freehold
71, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	31/03/2020	367,995	386,375	Y	Detached	112	£3,450	Freehold
56, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	04/09/2020	351,995	346,516	Y	Detached	101	£3,431	Freehold
56, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	04/09/2020	351,995	346,516	Y	Detached	101	£3,431	Freehold
17, Ashcroft Avenue, Keynsham, Bristol, BS31 2EX	BS31 2EX	BS31 2	27/01/2020	279,950	298,210	N	Terraced	87	£3,428	Freehold
17, Ashcroft Avenue, Keynsham, Bristol, BS31 2EX	BS31 2EX	BS31 2	27/01/2020	279,950	298,210	N	Terraced	87	£3,428	Freehold
61, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	20/12/2019	283,000	301,507	Y	Terraced	88	£3,426	Freehold
61, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	20/12/2019	283,000	301,507	Y	Terraced	88	£3,426	Freehold
252, Charlton Road, Keynsham, Bristol, BS31 2LQ	BS31 2LQ	BS31 2	28/11/2019	235,000	249,896	N	Terraced	73	£3,423	Leasehold
252, Charlton Road, Keynsham, Bristol, BS31 2LQ	BS31 2LQ	BS31 2	28/11/2019	235,000	249,896	N	Terraced	73	£3,423	Leasehold
135, Queens Road, Keynsham, Bristol, BS31 2NU	BS31 2NU	BS31 2	23/10/2020	243,500	239,444	N	Semi-detached	70	£3,421	Freehold
58, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	25/06/2020	373,995	381,564	Y	Detached	112	£3,407	Freehold
58, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	25/06/2020	373,995	381,564	Y	Detached	112	£3,407	Freehold
22, Arcadius Way, Keynsham, Bristol, BS31 2GE	BS31 2GE	BS31 2	19/08/2020	665,310	674,291	Y	Detached	198	£3,406	Freehold
22, Arcadius Way, Keynsham, Bristol, BS31 2GE	BS31 2GE	BS31 2	19/08/2020	665,310	674,291	Y	Detached	198	£3,406	Freehold
179, Charlton Road, Keynsham, Bristol, BS31 2LN	BS31 2LN	BS31 2	14/02/2020	235,000	251,255	N	Terraced	74	£3,395	Freehold
179, Charlton Road, Keynsham, Bristol, BS31 2LN	BS31 2LN	BS31 2	14/02/2020	235,000	251,255	N	Terraced	74	£3,395	Freehold
8, Hornbeam Walk, Keynsham, Bristol, BS31 2RT	BS31 2RT	BS31 2	13/03/2020	235,000	246,883	N	Terraced	73	£3,382	Freehold
8, Hornbeam Walk, Keynsham, Bristol, BS31 2RT	BS31 2RT	BS31 2	13/03/2020	235,000	246,883	N	Terraced	73	£3,382	Freehold
7, Monmouth Road, Keynsham, Bristol, BS31 2JP	BS31 2JP	BS31 2	16/12/2020	273,000	259,991	N	Terraced	77	£3,377	Freehold
11, The Brambles, Keynsham, Bristol, BS31 2TT	BS31 2TT	BS31 2	26/10/2020	219,000	215,225	N	Terraced	64	£3,363	Freehold
11, The Brambles, Keynsham, Bristol, BS31 2TT	BS31 2TT	BS31 2	26/10/2020	219,000	215,225	N	Terraced	64	£3,363	Freehold
13, Dartmouth Walk, Keynsham, Bristol, BS31 2NZ	BS31 2NZ	BS31 2	20/08/2019	230,000	241,610	N	Terraced	72	£3,356	Freehold
1, Birch Court, Keynsham, Bristol, BS31 2RQ	BS31 2RQ	BS31 2	28/08/2020	189,000	189,609	N	Terraced	57	£3,326	Freehold
1, Birch Court, Keynsham, Bristol, BS31 2RQ	BS31 2RQ	BS31 2	28/08/2020	189,000	189,609	N	Terraced	57	£3,326	Freehold
Flat 3, Queens Court, 1, Queens Road, Keynsham, Bristol, BS31 2NE	BS31 2NE	BS31 2	05/06/2020	248,000	246,958	N	Flat	74.3	£3,324	Leasehold
Flat 3, Queens Court, 1, Queens Road, Keynsham, Bristol, BS31 2NE	BS31 2NE	BS31 2	05/06/2020	248,000	246,958	N	Flat	74.3	£3,324	Leasehold
63, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	29/11/2019	275,000	292,431	Y	Terraced	88	£3,323	Freehold
63, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	29/11/2019	275,000	292,431	Y	Terraced	88	£3,323	Freehold
13, Acacia Court, Keynsham, Bristol, BS31 2RU	BS31 2RU	BS31 2	08/10/2020	227,000	223,087	N	Terraced	67.2	£3,320	Freehold
13, Acacia Court, Keynsham, Bristol, BS31 2RU	BS31 2RU	BS31 2	08/10/2020	227,000	223,087	N	Terraced	67.2	£3,320	Freehold
46, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	20/12/2019	274,995	292,013	Y	Semi-detached	88	£3,318	Freehold
27, Warwick Road, Keynsham, Bristol, BS31 2PR	BS31 2PR	BS31 2	24/07/2020	260,000	264,662	N	Terraced	80	£3,308	Freehold
24, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	30/09/2019	274,995	290,245	Y	Semi-detached	88	£3,298	Freehold
24, Aesop Drive, Keynsham, Bristol, BS31 2GP	BS31 2GP	BS31 2	30/09/2019	274,995	290,245	Y	Semi-detached	88	£3,298	Freehold
5, Westbourne Avenue, Keynsham, Bristol, BS31 2JD	BS31 2JD	BS31 2	22/08/2019	372,500	391,302	N	Terraced	119	£3,288	Freehold
5, Lays Drive, Keynsham, Bristol, BS31 2LB	BS31 2LB	BS31 2	27/07/2020	255,000	259,572	N	Terraced	79	£3,286	Freehold
5, Lays Drive, Keynsham, Bristol, BS31 2LB	BS31 2LB	BS31 2	27/07/2020	255,000	259,572	N	Terraced	79	£3,286	Freehold
55, Lays Drive, Keynsham, Bristol, BS31 2LB	BS31 2LB	BS31 2	03/02/2020	245,000	261,947	N	Terraced	80	£3,274	Freehold
55, Lays Drive, Keynsham, Bristol, BS31 2LB	BS31 2LB	BS31 2	03/02/2020	245,000	261,947	N	Terraced	80	£3,274	Freehold
47, West View Road, Keynsham, Bristol, BS31 2UE	BS31 2UE	BS31 2	26/05/2020	445,000	454,817	N	Terraced	139	£3,272	Freehold
47, West View Road, Keynsham, Bristol, BS31 2UE	BS31 2UE	BS31 2	26/05/2020	445,000	454,817	N	Terraced	139	£3,272	Freehold
8, Holmoak Road, Keynsham, Bristol, BS31 2RN	BS31 2RN	BS31 2	29/01/2021	245,000	245,000	N	Semi-detached	75	£3,267	Freehold
35, Cedar Drive, Keynsham, Bristol, BS31 2TY	BS31 2TY	BS31 2	18/12/2019	250,000	265,471	N	Semi-detached	82	£3,237	Freehold
35, Cedar Drive, Keynsham, Bristol, BS31 2TY	BS31 2TY	BS31 2	18/12/2019	250,000	265,471	N	Semi-detached	82	£3,237	Freehold
2, Skylark Drive, Keynsham, Bristol, BS31 2FS	BS31 2FS	BS31 2	15/12/2020	265,000	252,372	N	Terraced	78	£3,236	Freehold
19, Caroline Close, Keynsham, Bristol, BS31 2LF	BS31 2LF	BS31 2	08/01/2020	243,000	258,188	N	Semi-detached	80	£3,227	Leasehold
19, Caroline Close, Keynsham, Bristol, BS31 2LF	BS31 2LF	BS31 2	08/01/2020	243,000	258,188	N	Semi-detached	80	£3,227	Leasehold
3, Richmond Close, Keynsham, Bristol, BS31 2PP	BS31 2PP	BS31 2	19/08/2020	240,000	241,443	N	Semi-detached	75	£3,219	Freehold
3, Richmond Close, Keynsham, Bristol, BS31 2PP	BS31 2PP	BS31 2	19/08/2020	240,000	241,443	N	Semi-detached	75	£3,219	Freehold
19, Trescotthick Close, Keynsham, Bristol, BS31 2BD	BS31 2BD	BS31 2	15/08/2019	162,000	163,821	N	Flat	51	£3,212	Leasehold
10, Alexander Road, Keynsham, Bristol, BS31 2TB	BS31 2TB	BS31 2	29/11/2019	354,950	377,449	Y	Terraced	118	£3,199	Freehold
10, Alexander Road, Keynsham, Bristol, BS31 2TB	BS31 2TB	BS31 2	29/11/2019	354,950	377,449	Y	Terraced	118	£3,199	Freehold
15, Cherry Tree Close, Keynsham, Bristol, BS31 2RF	BS31 2RF	BS31 2	31/10/2019	228,000	239,175	N	Terraced	75	£3,189	Freehold
15, Cherry Tree Close, Keynsham, Bristol, BS31 2RF	BS31 2RF	BS31 2	31/10/2019	228,000	239,175	N	Terraced	75	£3,189	Freehold
10, Winscombe Close, Keynsham, Bristol, BS31 2HR	BS31 2HR	BS31 2	30/10/2020	285,000	280,252	N	Semi-detached	88	£3,185	Freehold
7, Ludlow Close, Keynsham, Bristol, BS31 2JS	BS31 2JS	BS31 2	18/08/2020	275,000	275,886	N	Terraced	87	£3,171	Freehold
7, Ludlow Close, Keynsham, Bristol, BS31 2JS	BS31 2JS	BS31 2	18/08/2020	275,000	275,886	N	Terraced	87	£3,171	Freehold
29, Queens Road, Keynsham, Bristol, BS31 2NQ	BS31 2NQ	BS31 2	19/06/202							

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
4, Caernarvon Road, Keynsham, Bristol, BS31 2JY	BS31 2JY	BS31 2	20/11/2020	250,000	238,837	N	Terraced	78	£3,062	Freehold
27c, St Georges Road, Keynsham, Bristol, BS31 2HT	BS31 2HT	BS31 2	30/10/2020	185,000	180,313	N	Flat	59	£3,056	Leasehold
27c, St Georges Road, Keynsham, Bristol, BS31 2HT	BS31 2HT	BS31 2	30/10/2020	185,000	180,313	N	Flat	59	£3,056	Leasehold
12, St Johns Court, Keynsham, Bristol, BS31 2AX	BS31 2AX	BS31 2	17/07/2020	270,000	274,841	N	Terraced	90	£3,054	Freehold
12, St Johns Court, Keynsham, Bristol, BS31 2AX	BS31 2AX	BS31 2	17/07/2020	270,000	274,841	N	Terraced	90	£3,054	Freehold
7, Pine Court, Keynsham, Bristol, BS31 2RA	BS31 2RA	BS31 2	14/02/2020	230,000	245,462	N	Semi-detached	81	£3,030	Freehold
7, Pine Court, Keynsham, Bristol, BS31 2RA	BS31 2RA	BS31 2	14/02/2020	230,000	245,462	N	Semi-detached	81	£3,030	Freehold
61, Old Vicarage Green, Keynsham, Bristol, BS31 2DH	BS31 2DH	BS31 2	05/03/2020	345,000	362,446	N	Terraced	120	£3,020	Freehold
61, Old Vicarage Green, Keynsham, Bristol, BS31 2DH	BS31 2DH	BS31 2	05/03/2020	345,000	362,446	N	Terraced	120	£3,020	Freehold
19b, Caernarvon Road, Keynsham, Bristol, BS31 2NX	BS31 2NX	BS31 2	29/05/2020	148,000	147,330	N	Flat	49	£3,007	Leasehold
19b, Caernarvon Road, Keynsham, Bristol, BS31 2NX	BS31 2NX	BS31 2	29/05/2020	148,000	147,330	N	Flat	49	£3,007	Leasehold
77, Linnet Way, Keynsham, Bristol, BS31 2FN	BS31 2FN	BS31 2	22/10/2020	375,000	368,753	N	Semi-detached	123	£2,998	Freehold
23, Caroline Close, Keynsham, Bristol, BS31 2LF	BS31 2LF	BS31 2	09/08/2019	230,000	242,757	N	Semi-detached	81	£2,997	Leasehold
51, St Ladoc Road, Keynsham, Bristol, BS31 2DR	BS31 2DR	BS31 2	09/08/2019	272,500	286,255	N	Terraced	96	£2,982	Freehold
5, The Brambles, Keynsham, Bristol, BS31 2TT	BS31 2TT	BS31 2	16/10/2020	250,000	245,691	N	Terraced	83	£2,960	Freehold
5, The Brambles, Keynsham, Bristol, BS31 2TT	BS31 2TT	BS31 2	16/10/2020	250,000	245,691	N	Terraced	83	£2,960	Freehold
3, Kelston Road, Keynsham, Bristol, BS31 2JH	BS31 2JH	BS31 2	10/12/2020	685,000	654,376	N	Semi-detached	223	£2,934	Freehold
3, Kelston Road, Keynsham, Bristol, BS31 2JH	BS31 2JH	BS31 2	10/12/2020	685,000	654,376	N	Semi-detached	223	£2,934	Freehold
3, Staple Grove, Keynsham, Bristol, BS31 2HB	BS31 2HB	BS31 2	13/09/2019	299,950	316,584	N	Semi-detached	108	£2,931	Freehold
3, Staple Grove, Keynsham, Bristol, BS31 2HB	BS31 2HB	BS31 2	13/09/2019	299,950	316,584	N	Semi-detached	108	£2,931	Freehold
33, St Ladoc Road, Keynsham, Bristol, BS31 2DR	BS31 2DR	BS31 2	28/10/2020	257,000	252,570	N	Terraced	89	£2,838	Freehold
52, St Ladoc Road, Keynsham, Bristol, BS31 2EQ	BS31 2EQ	BS31 2	04/10/2019	265,000	279,193	N	Semi-detached	99	£2,820	Freehold
52, St Ladoc Road, Keynsham, Bristol, BS31 2EQ	BS31 2EQ	BS31 2	04/10/2019	265,000	279,193	N	Semi-detached	99	£2,820	Freehold
21, Lays Drive, Keynsham, Bristol, BS31 2LB	BS31 2LB	BS31 2	13/10/2020	260,000	255,519	N	Terraced	92	£2,777	Freehold
5, Berkeley Gardens, Keynsham, Bristol, BS31 2PN	BS31 2PN	BS31 2	16/06/2020	236,000	240,158	N	Terraced	87.2	£2,754	Freehold
5, Berkeley Gardens, Keynsham, Bristol, BS31 2PN	BS31 2PN	BS31 2	16/06/2020	236,000	240,158	N	Terraced	87.2	£2,754	Freehold
56, Caernarvon Road, Keynsham, Bristol, BS31 2PE	BS31 2PE	BS31 2	17/01/2020	195,000	207,719	N	Terraced	76	£2,733	Freehold
56, Caernarvon Road, Keynsham, Bristol, BS31 2PE	BS31 2PE	BS31 2	17/01/2020	195,000	207,719	N	Terraced	76	£2,733	Freehold
67, Charlton Road, Keynsham, Bristol, BS31 2JQ	BS31 2JQ	BS31 2	16/03/2020	625,000	655,147	N	Semi-detached	240	£2,730	Freehold
67, Charlton Road, Keynsham, Bristol, BS31 2JQ	BS31 2JQ	BS31 2	16/03/2020	625,000	655,147	N	Semi-detached	240	£2,730	Freehold
9, Vandyck Avenue, Keynsham, Bristol, BS31 2UH	BS31 2UH	BS31 2	05/08/2020	581,000	588,843	N	Detached	216	£2,726	Freehold
9, Vandyck Avenue, Keynsham, Bristol, BS31 2UH	BS31 2UH	BS31 2	05/08/2020	581,000	588,843	N	Detached	216	£2,726	Freehold
23, Warwick Road, Keynsham, Bristol, BS31 2PR	BS31 2PR	BS31 2	27/03/2020	222,500	233,751	N	Terraced	86	£2,718	Freehold
2, Elmhurst Villas, Keynsham, Bristol, BS31 2BG	BS31 2BG	BS31 2	04/10/2019	460,000	484,637	N	Semi-detached	183	£2,648	Freehold
2, Elmhurst Villas, Keynsham, Bristol, BS31 2BG	BS31 2BG	BS31 2	04/10/2019	460,000	484,637	N	Semi-detached	183	£2,648	Freehold
1a, Kelston Road, Keynsham, Bristol, BS31 2JH	BS31 2JH	BS31 2	17/11/2020	395,000	376,565	N	Detached	151	£2,494	Freehold
1a, Kelston Road, Keynsham, Bristol, BS31 2JH	BS31 2JH	BS31 2	17/11/2020	395,000	376,565	N	Detached	151	£2,494	Freehold
5, Donnington Walk, Keynsham, Bristol, BS31 2NP	BS31 2NP	BS31 2	18/10/2019	239,995	251,758	N	Terraced	102	£2,468	Freehold
5, Donnington Walk, Keynsham, Bristol, BS31 2NP	BS31 2NP	BS31 2	18/10/2019	239,995	251,758	N	Terraced	102	£2,468	Freehold
7, Lincoln Close, Keynsham, Bristol, BS31 2LJ	BS31 2LJ	BS31 2	26/02/2020	190,000	203,142	N	Terraced	84	£2,418	Freehold
2, Donnington Walk, Keynsham, Bristol, BS31 2NP	BS31 2NP	BS31 2	14/02/2020	187,500	200,469	N	Terraced	84	£2,387	Freehold
2, Donnington Walk, Keynsham, Bristol, BS31 2NP	BS31 2NP	BS31 2	14/02/2020	187,500	200,469	N	Terraced	84	£2,387	Freehold
Flat 5, 5, The Avenue, Keynsham, Bristol, BS31 2BU	BS31 2BU	BS31 2	16/06/2020	175,000	174,265	N	Flat	76	£2,293	Leasehold
Flat 5, 5, The Avenue, Keynsham, Bristol, BS31 2BU	BS31 2BU	BS31 2	16/06/2020	175,000	174,265	N	Flat	76	£2,293	Leasehold
3, Barnard Walk, Keynsham, Bristol, BS31 2NS	BS31 2NS	BS31 2	30/10/2020	250,000	245,691	N	Terraced	112	£2,194	Freehold
3, Barnard Walk, Keynsham, Bristol, BS31 2NS	BS31 2NS	BS31 2	30/10/2020	250,000	245,691	N	Terraced	112	£2,194	Freehold
17, Culvers Road, Keynsham, Bristol, BS31 2DW	BS31 2DW	BS31 2	14/08/2020	229,000	229,738	N	Terraced	105	£2,188	Freehold
17, Culvers Road, Keynsham, Bristol, BS31 2DW	BS31 2DW	BS31 2	14/08/2020	229,000	229,738	N	Terraced	105	£2,188	Freehold
		BS31 2 Average							£3,564	
Riverside, The Shallows, Saltford, Bristol, BS31 3EX	BS31 3EX	BS31 3	31/10/2019	950,000	1,000,880	N	Semi-detached	152	£6,585	Freehold
Riverside, The Shallows, Saltford, Bristol, BS31 3EX	BS31 3EX	BS31 3	31/10/2019	950,000	1,000,880	N	Semi-detached	152	£6,585	Freehold
2c, Rodney Road, Saltford, Bristol, BS31 3HP	BS31 3HP	BS31 3	06/01/2021	474,000	474,000	N	Detached	81.5	£5,816	Freehold
10, Norman Road, Saltford, Bristol, BS31 3BQ	BS31 3BQ	BS31 3	25/08/2020	560,000	567,559	N	Detached	107	£5,304	Freehold
10, Norman Road, Saltford, Bristol, BS31 3BQ	BS31 3BQ	BS31 3	25/08/2020	560,000	567,559	N	Detached	107	£5,304	Freehold
18, Uplands Road, Saltford, Bristol, BS31 3JJ	BS31 3JJ	BS31 3	29/10/2020	850,000	834,828	N	Detached	161	£5,185	Freehold
18, Uplands Road, Saltford, Bristol, BS31 3JJ	BS31 3JJ	BS31 3	29/10/2020	850,000	834,828	N	Detached	161	£5,185	Freehold
Amethyst Lily, Haselbury Grove, Saltford, Bristol, BS31 3AD	BS31 3AD	BS31 3	14/11/2019	271,000	289,633	N	Detached	56	£5,172	Freehold
Amethyst Lily, Haselbury Grove, Saltford, Bristol, BS31 3AD	BS31 3AD	BS31 3	14/11/2019	271,000	289,633	N	Detached	56	£5,172	Freehold
5, Saltford Court, Saltford, Bristol, BS31 3EB	BS31 3EB	BS31 3	21/05/2020	715,000	728,589	N	Detached	145	£5,025	Freehold
5, Saltford Court, Saltford, Bristol, BS31 3EB	BS31 3EB	BS31 3	21/05/2020	715,000	728,589	N	Detached	145	£5,025	Freehold
87, Grange Road, Saltford, Bristol, BS31 3AQ	BS31 3AQ	BS31 3	28/05/2020	865,000	881,439	N	Detached	181	£4,870	Freehold
87, Grange Road, Saltford, Bristol, BS31 3AQ	BS31 3AQ	BS31 3	28/05/2020	865,000	881,439	N	Detached	181	£4,870	Freehold
565, Bath Road, Saltford, Bristol, BS31 3JS	BS31 3JS	BS31 3	07/12/2020	730,000	694,137	N	Detached	145	£4,787	Freehold
565, Bath Road, Saltford, Bristol, BS31 3JS	BS31 3JS	BS31 3	07/12/2020	730,000	694,137	N	Detached	145	£4,787	Freehold
20, Montague Road, Saltford, Bristol, BS31 3LA	BS31 3LA	BS31 3	09/10/2019	555,000	587,021	N	Detached	124	£4,734	Freehold
56, Manor Road, Saltford, Bristol, BS31 3AB	BS31 3AB	BS31 3	17/12/2020	650,000	618,067	N	Detached	133	£4,647	Freehold
15, Norman Road, Saltford, Bristol, BS31 3BQ	BS31 3BQ	BS31 3	07/08/2020	360,000	361,160	N	Terraced	78	£4,630	Freehold
15, Norman Road, Saltford, Bristol, BS31 3BQ	BS31 3BQ	BS31 3	07/08/2020	360,000	361,160	N	Terraced	78	£4,630	Freehold
8, Beech Road, Saltford, Bristol, BS31 3BE	BS31 3BE	BS31 3	31/10/2019	535,000	563,654	N	Semi-detached	122	£4,620	Freehold
8, Beech Road, Saltford, Bristol, BS31 3BE	BS31 3BE	BS31 3	31/10/2019	535,000	563,654	N	Semi-detached	122	£4,620	Freehold
6, Boyd Road, Saltford, Bristol, BS31 3AP	BS31 3AP	BS31 3	29/01/2020	544,000	578,001	N	Semi-detached	127	£4,551	Freehold
6, Boyd Road, Saltford, Bristol, BS31 3AP	BS31 3AP	BS31 3	29/01/2020	544,000	578,001	N	Semi-detached	127	£4,551	Freehold
18, Chestnut Walk, Saltford, Bristol, BS31 3BG	BS31 3BG	BS31 3	30/07/2020	467,875	476,245	N	Semi-detached	106	£4,493	Freehold
18, Chestnut Walk, Saltford, Bristol, BS31 3BG	BS31 3BG	BS31 3	30/07/2020	467,875	476,245	N	Semi-detached	106	£4,493	Freehold
39, Uplands Road, Saltford, Bristol, BS31 3JQ	BS31 3JQ	BS31 3	14/12/2020	745,000	708,400	N	Detached	159	£4,455	Freehold
9, Boyd Road, Saltford, Bristol, BS31 3AP	BS31 3AP	BS31 3	25/08/2020	660,000	668,909	N	Detached	154	£4,344	Freehold
9, Hermes Close, Saltford, Bristol, BS31 3LD	BS31 3LD	BS31 3	04/12/2020	430,000	408,875	N	Detached	95	£4,304	Freehold
13, Chestnut Walk, Saltford, Bristol, BS31 3BG	BS31 3BG	BS31 3	13/05/2020	435,000	443,302	N	Semi-detached	103	£4,304	Freehold
13, Chestnut Walk, Saltford, Bristol, BS31 3BG	BS31 3BG	BS31 3	13/05/2020	435,000	443,302	N	Semi-detached	103	£4,304	Freehold
7, Roundmoor Close, Saltford, Bristol, BS31 3AN	BS31 3AN	BS31 3	04/10/2019	485,000	512,982	N	Detached	123	£4,171	Freehold
7, Roundmoor Close, Saltford, Bristol, BS31 3AN	BS31 3AN	BS31 3	04/10/2019	485,000	512,982	N	Detached	123	£4,171	Freehold
549, Bath Road, Saltford, Bristol, BS31 3JG	BS31 3JG	BS31 3	05/08/2020	500,000	506,749	N	Detached	122	£4,154	Freehold
549, Bath Road, Saltford, Bristol, BS31 3JG	BS31 3JG	BS31 3	05/08/2020	500,000	506,749	N	Detached	122	£4,154	Freehold
20, Manor Road, Saltford, Bristol, BS31 3DN	BS31 3DN	BS31 3	11/12/2020	500,000	475,436	N	Detached	115	£4,134	Freehold
20, Manor Road, Saltford, Bristol, BS31 3DN	BS31 3DN	BS31 3	11/12/2020	500,000	475,436	N	Detached	115	£4,134	Freehold
2, Lansdown Road, Saltford, Bristol, BS31 3BB	BS31 3BB	BS31 3	02/09/2020	585,000	574,163	N	Semi-detached	139	£4,131	Freehold
2, Lansdown Road, Saltford, Bristol, BS31 3BB	BS31 3BB	BS31 3	02/09/2020	585,000	574,163	N	Semi-detached	139	£4,131	Freehold
20, Beresford Close, Saltford, Bristol, BS31 3HU	BS31 3HU	BS31 3	13/01/2020	400,000	425,001	N	Semi-detached	103	£4,126	Freehold
20, Beresford Close, Saltford, Bristol, BS31 3HU	BS31 3HU	BS31 3	13/01/2020	400,000	425,001	N	Semi-detached	103	£4,126	Freehold
31, Claverton Road, Saltford, Bristol, BS31 3DW	BS31 3DW	BS31 3	16/10/2020	562,500	552,460	N	Detached	134	£4,123	Freehold
29, Claverton Road, Saltford, Bristol, BS31 3DW	BS31 3DW	BS31 3	30/08/2019	480,000	508,170	N	Detached	124	£4,098	Freehold
53, High Street, Saltford, Bristol, BS31 3EJ	BS31 3EJ	BS31 3	29/10/2020	425,000	417,675	N	Terraced	104	£4,016	Freehold
53, High Street, Saltford, Bristol, BS31 3EJ	BS31 3EJ	BS31 3	29/10/2020	425,000	417,675	N	Terraced	104	£4,016	Freehold
19, Anson Close, Saltford, Bristol, BS31 3DY	BS31 3DY	BS31 3	11/05/2020	438,500	446,868	N	Semi-detached	112	£3,990	Freehold
19, Anson Close, Saltford, Bristol, BS31 3DY	BS31 3DY	BS31 3	11/05/2020	438,500	446,868	N	Semi-detached	112	£3,990	Freehold
76, Norman Road, Saltford, Bristol, BS31 3BJ	BS31 3BJ	BS31 3	07/02/2020	259,000	276,915	N	Terraced	70	£3,956	Freehold
76, Norman Road, Saltford, Bristol, BS31 3BJ	BS31 3BJ	BS31 3	07/02/2020	259,000						

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
6, Broadway, Saltford, Bristol, BS31 3BX	BS31 3BX	BS31 3	26/06/2020	247,500	251,861	N	Terraced	75	£3,358	Freehold
19, Claverton Road, Saltford, Bristol, BS31 3DW	BS31 3DW	BS31 3	08/11/2019	645,000	689,347	N	Detached	206	£3,346	Freehold
19, Claverton Road, Saltford, Bristol, BS31 3DW	BS31 3DW	BS31 3	08/11/2019	645,000	689,347	N	Detached	206	£3,346	Freehold
4, Copse Road, Saltford, Bristol, BS31 3TH	BS31 3TH	BS31 3	12/09/2019	392,000	413,739	N	Semi-detached	128	£3,232	Freehold
4, Copse Road, Saltford, Bristol, BS31 3TH	BS31 3TH	BS31 3	12/09/2019	392,000	413,739	N	Semi-detached	128	£3,232	Freehold
32, Haselbury Grove, Saltford, Bristol, BS31 3AD	BS31 3AD	BS31 3	23/10/2020	315,000	309,753	N	Semi-detached	98	£3,161	Freehold
32, Haselbury Grove, Saltford, Bristol, BS31 3AD	BS31 3AD	BS31 3	23/10/2020	315,000	309,753	N	Semi-detached	98	£3,161	Freehold
12, Chelwood Road, Saltford, Bristol, BS31 3BU	BS31 3BU	BS31 3	29/05/2020	265,000	270,057	N	Semi-detached	86	£3,140	Freehold
12, Chelwood Road, Saltford, Bristol, BS31 3BU	BS31 3BU	BS31 3	29/05/2020	265,000	270,057	N	Semi-detached	86	£3,140	Freehold
38, Stratton Road, Saltford, Bristol, BS31 3BW	BS31 3BW	BS31 3	08/10/2019	329,045	345,172	N	Terraced	111	£3,110	Freehold
38, Stratton Road, Saltford, Bristol, BS31 3BW	BS31 3BW	BS31 3	08/10/2019	329,045	345,172	N	Terraced	111	£3,110	Freehold
39, High Street, Saltford, Bristol, BS31 3EJ	BS31 3EJ	BS31 3	30/09/2020	410,000	401,938	N	Terraced	136	£2,955	Freehold
39, High Street, Saltford, Bristol, BS31 3EJ	BS31 3EJ	BS31 3	30/09/2020	410,000	401,938	N	Terraced	136	£2,955	Freehold
Hunters Quest, Iford Close, Saltford, Bristol, BS31 3BD	BS31 3BD	BS31 3	15/01/2020	275,000	293,538	N	Detached	106	£2,769	Freehold
Hunters Quest, Iford Close, Saltford, Bristol, BS31 3BD	BS31 3BD	BS31 3	15/01/2020	275,000	293,538	N	Detached	106	£2,769	Freehold
		BS31 3 Average							£4,143	
Rose Cottage, Peats Hill, Publow, Bristol, BS39 4HR	BS39 4HR	BS39 4	14/02/2020	560,000	599,647	N	Detached	107	£5,604	Freehold
Rose Cottage, Peats Hill, Publow, Bristol, BS39 4HR	BS39 4HR	BS39 4	14/02/2020	560,000	599,647	N	Detached	107	£5,604	Freehold
1, Millstream Cottages, Stanton Lane, Pensford, Bristol, BS39 4AL	BS39 4AL	BS39 4	17/03/2020	320,000	335,435	N	Semi-detached	68	£4,933	Freehold
143, High Street, Pensford, Bristol, BS39 4BH	BS39 4BH	BS39 4	11/09/2020	315,000	308,806	N	Terraced	70	£4,412	Freehold
Blackers Mead, Rankers Lane, Compton Dando, Bristol, BS39 4JY	BS39 4JY	BS39 4	06/08/2019	800,000	846,950	N	Detached	195	£4,343	Freehold
The Wickets, Sandy Lane, Stanton Drew, Bristol, BS39 4EL	BS39 4EL	BS39 4	03/08/2020	520,000	527,019	N	Detached	123	£4,285	Freehold
The Wickets, Sandy Lane, Stanton Drew, Bristol, BS39 4EL	BS39 4EL	BS39 4	03/08/2020	520,000	527,019	N	Detached	123	£4,285	Freehold
1, The Orchard, Pensford, Bristol, BS39 4BG	BS39 4BG	BS39 4	03/02/2020	350,000	374,780	N	Detached	88	£4,259	Freehold
1, The Orchard, Pensford, Bristol, BS39 4BG	BS39 4BG	BS39 4	03/02/2020	350,000	374,780	N	Detached	88	£4,259	Freehold
118, Hillcrest, Pensford, Bristol, BS39 4AS	BS39 4AS	BS39 4	28/10/2020	505,000	496,588	N	Semi-detached	118	£4,208	Freehold
118, Hillcrest, Pensford, Bristol, BS39 4AS	BS39 4AS	BS39 4	28/10/2020	505,000	496,588	N	Semi-detached	118	£4,208	Freehold
Elmwood, Sandy Lane, Stanton Drew, Bristol, BS39 4EL	BS39 4EL	BS39 4	06/11/2019	470,000	502,315	N	Detached	121	£4,151	Freehold
Elmwood, Sandy Lane, Stanton Drew, Bristol, BS39 4EL	BS39 4EL	BS39 4	06/11/2019	470,000	502,315	N	Detached	121	£4,151	Freehold
5, Kings Court Cottages, New Road, Pensford, Bristol, BS39 4AR	BS39 4AR	BS39 4	17/01/2020	350,000	371,876	Y	Semi-detached	96	£3,874	Leasehold
5, Kings Court Cottages, New Road, Pensford, Bristol, BS39 4AR	BS39 4AR	BS39 4	17/01/2020	350,000	371,876	Y	Semi-detached	96	£3,874	Leasehold
The Limes, Publow Lane, Pensford, Bristol, BS39 4HW	BS39 4HW	BS39 4	30/10/2020	400,000	392,860	N	Detached	104	£3,778	Freehold
The Limes, Publow Lane, Pensford, Bristol, BS39 4HW	BS39 4HW	BS39 4	30/10/2020	400,000	392,860	N	Detached	104	£3,778	Freehold
Kensington House, Pensford Hill, Pensford, Bristol, BS39 4AA	BS39 4AA	BS39 4	09/10/2020	647,600	636,438	N	Terraced	171	£3,722	Freehold
Kensington House, Pensford Hill, Pensford, Bristol, BS39 4AA	BS39 4AA	BS39 4	09/10/2020	647,600	636,438	N	Terraced	171	£3,722	Freehold
Woollard Place, Hunstrete Lane, Woollard, Bristol, BS39 4HU	BS39 4HU	BS39 4	14/01/2021	1,265,000	1,265,000	N	Detached	390	£3,244	Freehold
6, Hillcrest, Pensford, Bristol, BS39 4BE	BS39 4BE	BS39 4	30/10/2020	355,000	349,086	N	Semi-detached	108	£3,232	Freehold
10, Church Road, Norton Malreward, Bristol, BS39 4EX	BS39 4EX	BS39 4	11/12/2020	325,000	310,470	N	Semi-detached	99	£3,136	Freehold
Willowbrook, Peppershells Lane, Compton Dando, Bristol, BS39 4LL	BS39 4LL	BS39 4	27/11/2020	592,500	564,848	N	Detached	181	£3,121	Freehold
4, The Orchard, Pensford, Bristol, BS39 4BG	BS39 4BG	BS39 4	18/12/2019	330,000	352,656	N	Detached	116	£3,040	Freehold
4, The Orchard, Pensford, Bristol, BS39 4BG	BS39 4BG	BS39 4	18/12/2019	330,000	352,656	N	Detached	116	£3,040	Freehold
Church Cottage, Church Street, Pensford, Bristol, BS39 4AJ	BS39 4AJ	BS39 4	15/10/2020	475,000	466,813	N	Terraced	197	£2,370	Freehold
Church Cottage, Church Street, Pensford, Bristol, BS39 4AJ	BS39 4AJ	BS39 4	15/10/2020	475,000	466,813	N	Terraced	197	£2,370	Freehold
		BS39 4 Average							£3,889	
3, Hillside Gardens, Bishop Sutton, Bristol, BS39 5XG	BS39 5XG	BS39 5	21/08/2020	320,000	324,320	N	Detached	33	£9,828	Freehold
3, Hillside Gardens, Bishop Sutton, Bristol, BS39 5XG	BS39 5XG	BS39 5	21/08/2020	320,000	324,320	N	Detached	33	£9,828	Freehold
Bridge Barn, Temple Bridge, Temple Cloud, Bristol, BS39 5AA	BS39 5AA	BS39 5	03/12/2020	640,000	608,559	N	Detached	92.22	£6,599	Freehold
Bridge Barn, Temple Bridge, Temple Cloud, Bristol, BS39 5AA	BS39 5AA	BS39 5	03/12/2020	640,000	608,559	N	Detached	92.22	£6,599	Freehold
26, Paulmont Rise, Temple Cloud, Bristol, BS39 5DZ	BS39 5DZ	BS39 5	06/08/2019	301,000	318,665	N	Detached	61	£5,224	Freehold
24, Hillside Gardens, Bishop Sutton, Bristol, BS39 5XG	BS39 5XG	BS39 5	12/03/2020	345,000	362,232	N	Detached	73	£4,962	Leasehold
24, Hillside Gardens, Bishop Sutton, Bristol, BS39 5XG	BS39 5XG	BS39 5	12/03/2020	345,000	362,232	N	Detached	73	£4,962	Leasehold
Willows, Church Lane, Bishop Sutton, Bristol, BS39 5UP	BS39 5UP	BS39 5	20/08/2020	468,000	474,318	N	Detached	102.3	£4,637	Freehold
Willows, Church Lane, Bishop Sutton, Bristol, BS39 5UP	BS39 5UP	BS39 5	20/08/2020	468,000	474,318	N	Detached	102.3	£4,637	Freehold
Wheelgate, Church Lane, Bishop Sutton, Bristol, BS39 5XA	BS39 5XA	BS39 5	18/08/2020	306,000	307,839	N	Semi-detached	71	£4,336	Freehold
Wheelgate, Church Lane, Bishop Sutton, Bristol, BS39 5XA	BS39 5XA	BS39 5	18/08/2020	306,000	307,839	N	Semi-detached	71	£4,336	Freehold
Rowan, Station Road, Clutton, Bristol, BS39 5PD	BS39 5PD	BS39 5	09/10/2020	320,000	314,669	N	Semi-detached	74.43	£4,228	Freehold
Rowan, Station Road, Clutton, Bristol, BS39 5PD	BS39 5PD	BS39 5	09/10/2020	320,000	314,669	N	Semi-detached	74.43	£4,228	Freehold
17, Tom Price Way, Bishop Sutton, Bristol, BS39 5EH	BS39 5EH	BS39 5	02/10/2019	256,500	270,238	N	Semi-detached	64	£4,222	Freehold
17, Tom Price Way, Bishop Sutton, Bristol, BS39 5EH	BS39 5EH	BS39 5	02/10/2019	256,500	270,238	N	Semi-detached	64	£4,222	Freehold
12, Maypole Close, Clutton, Bristol, BS39 5PP	BS39 5PP	BS39 5	24/06/2020	300,000	306,071	N	Detached	73	£4,193	Freehold
12, Maypole Close, Clutton, Bristol, BS39 5PP	BS39 5PP	BS39 5	24/06/2020	300,000	306,071	N	Detached	73	£4,193	Freehold
Negumbo, Cameley Road, Temple Cloud, Bristol, BS39 5AG	BS39 5AG	BS39 5	27/03/2020	450,000	472,476	N	Detached	122	£3,873	Freehold
Negumbo, Cameley Road, Temple Cloud, Bristol, BS39 5AG	BS39 5AG	BS39 5	27/03/2020	450,000	472,476	N	Detached	122	£3,873	Freehold
South Barn, Court Farm, Cameley, Bristol, BS39 5AH	BS39 5AH	BS39 5	02/08/2019	850,000	899,885	N	Detached	232.9	£3,864	Freehold
16, Tom Price Way, Bishop Sutton, Bristol, BS39 5EH	BS39 5EH	BS39 5	16/10/2020	251,000	246,819	N	Semi-detached	64	£3,857	Freehold
16, Tom Price Way, Bishop Sutton, Bristol, BS39 5EH	BS39 5EH	BS39 5	16/10/2020	251,000	246,819	N	Semi-detached	64	£3,857	Freehold
28, Cappards Road, Bishop Sutton, Bristol, BS39 5PS	BS39 5PS	BS39 5	11/12/2020	370,000	351,823	N	Detached	92	£3,824	Freehold
28, Cappards Road, Bishop Sutton, Bristol, BS39 5PS	BS39 5PS	BS39 5	11/12/2020	370,000	351,823	N	Detached	92	£3,824	Freehold
Churchlands Cottage, Venus Lane, Clutton, Bristol, BS39 5SP	BS39 5SP	BS39 5	18/12/2019	415,000	443,492	N	Detached	116	£3,823	Freehold
Churchlands Cottage, Venus Lane, Clutton, Bristol, BS39 5SP	BS39 5SP	BS39 5	18/12/2019	415,000	443,492	N	Detached	116	£3,823	Freehold
24, Burchill Close, Clutton, Bristol, BS39 5PR	BS39 5PR	BS39 5	14/08/2020	284,000	287,834	N	Detached	76	£3,787	Freehold
24, Burchill Close, Clutton, Bristol, BS39 5PR	BS39 5PR	BS39 5	14/08/2020	284,000	287,834	N	Detached	76	£3,787	Freehold
Ash Keys, Molly Close, Temple Cloud, Bristol, BS39 5AE	BS39 5AE	BS39 5	03/12/2020	482,500	458,796	N	Detached	122	£3,761	Freehold
Venley, Broomhill Lane, Clutton, Bristol, BS39 5SA	BS39 5SA	BS39 5	22/10/2020	365,000	358,485	N	Detached	97	£3,696	Freehold
Venley, Broomhill Lane, Clutton, Bristol, BS39 5SA	BS39 5SA	BS39 5	22/10/2020	365,000	358,485	N	Detached	97	£3,696	Freehold
1, Stitchings Shord Lane, Bishop Sutton, Bristol, BS39 5UA	BS39 5UA	BS39 5	17/12/2020	450,000	429,882	N	Semi-detached	117	£3,674	Freehold
2, Molly Close, Temple Cloud, Bristol, BS39 5AE	BS39 5AE	BS39 5	31/07/2020	350,000	359,118	N	Detached	99	£3,627	Freehold
2, Molly Close, Temple Cloud, Bristol, BS39 5AE	BS39 5AE	BS39 5	31/07/2020	350,000	359,118	N	Detached	99	£3,627	Freehold
39, Woodcroft, Bishop Sutton, Bristol, BS39 5XW	BS39 5XW	BS39 5	20/08/2019	319,000	335,102	N	Terraced	95	£3,527	Freehold
1, Frances Row, Clutton, Bristol, BS39 5EQ	BS39 5EQ	BS39 5	14/02/2020	390,000	417,612	Y	Detached	120	£3,480	Freehold
6, Kings Oak Meadow, Clutton, Bristol, BS39 5SU	BS39 5SU	BS39 5	02/10/2019	335,000	354,328	N	Detached	102	£3,474	Freehold
6, Kings Oak Meadow, Clutton, Bristol, BS39 5SU	BS39 5SU	BS39 5	02/10/2019	335,000	354,328	N	Detached	102	£3,474	Freehold
12, Greville Road, Clutton, Bristol, BS39 5EN	BS39 5EN	BS39 5	28/10/2019	325,000	343,751	Y	Detached	99	£3,472	Freehold
12, Greville Road, Clutton, Bristol, BS39 5EN	BS39 5EN	BS39 5	28/10/2019	325,000	343,751	Y	Detached	99	£3,472	Freehold
Old School House, Upper Bristol Road, Clutton, Bristol, BS39 5TE	BS39 5TE	BS39 5	24/01/2020	805,000	859,265	N	Detached	248	£3,465	Freehold
Old School House, Upper Bristol Road, Clutton, Bristol, BS39 5TE	BS39 5TE	BS39 5	24/01/2020	805,000	859,265	N	Detached	248	£3,465	Freehold
33b, Goldney Way, Temple Cloud, Bristol, BS39 5DU	BS39 5DU	BS39 5	18/12/2020	124,000	117,354	N	Flat	34	£3,452	Leasehold
16, Greville Road, Clutton, Bristol, BS39 5EN	BS39 5EN	BS39 5	16/12/2019	325,000	345,112	Y	Semi-detached	100	£3,451	Freehold
16, Greville Road, Clutton, Bristol, BS39 5EN	BS39 5EN	BS39 5	16/12/2019	325,000	345,112					

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
The Old School, Station Road, Clutton, Bristol, BS39 5RA	BS39 5RA	BS39 5	29/01/2020	455,000	485,671	N	Detached	155	£3,133	Freehold
The Old School, Station Road, Clutton, Bristol, BS39 5RA	BS39 5RA	BS39 5	29/01/2020	455,000	485,671	N	Detached	155	£3,133	Freehold
Cherry Tree Cottage, Church Lane, Bishop Sutton, Bristol, BS39 5XA	BS39 5XA	BS39 5	08/12/2020	442,500	422,717	N	Semi-detached	136	£3,108	Freehold
Cherry Tree Cottage, Church Lane, Bishop Sutton, Bristol, BS39 5XA	BS39 5XA	BS39 5	08/12/2020	442,500	422,717	N	Semi-detached	136	£3,108	Freehold
7, Moorsfield, Clutton, Bristol, BS39 5SR	BS39 5SR	BS39 5	04/10/2019	215,000	226,515	N	Semi-detached	72.93	£3,106	Freehold
7, Moorsfield, Clutton, Bristol, BS39 5SR	BS39 5SR	BS39 5	04/10/2019	215,000	226,515	N	Semi-detached	72.93	£3,106	Freehold
1, The Sidings, Clutton, Bristol, BS39 5EF	BS39 5EF	BS39 5	18/11/2020	330,000	314,599	N	Detached	104	£3,025	Freehold
1, The Sidings, Clutton, Bristol, BS39 5EF	BS39 5EF	BS39 5	18/11/2020	330,000	314,599	N	Detached	104	£3,025	Freehold
18, Tom Price Way, Bishop Sutton, Bristol, BS39 5EH	BS39 5EH	BS39 5	31/03/2020	164,000	171,911	N	Semi-detached	64	£2,686	Freehold
35, Parkfield Gardens, Bishop Sutton, Bristol, BS39 5XF	BS39 5XF	BS39 5	04/11/2020	410,000	390,865	N	Detached	150	£2,606	Freehold
35, Parkfield Gardens, Bishop Sutton, Bristol, BS39 5XF	BS39 5XF	BS39 5	04/11/2020	410,000	390,865	N	Detached	150	£2,606	Freehold
4, Paulmont Rise, Temple Cloud, Bristol, BS39 5DT	BS39 5DT	BS39 5	08/11/2019	285,000	303,212	N	Semi-detached	117	£2,592	Freehold
4, Paulmont Rise, Temple Cloud, Bristol, BS39 5DT	BS39 5DT	BS39 5	08/11/2019	285,000	303,212	N	Semi-detached	117	£2,592	Freehold
15, Greville Road, Clutton, Bristol, BS39 5EN	BS39 5EN	BS39 5	22/05/2020	334,760	341,122	Y	Detached	132	£2,584	Freehold
15, Greville Road, Clutton, Bristol, BS39 5EN	BS39 5EN	BS39 5	22/05/2020	334,760	341,122	Y	Detached	132	£2,584	Freehold
17, Greville Road, Clutton, Bristol, BS39 5EN	BS39 5EN	BS39 5	22/05/2020	305,819	311,631	Y	Detached	121	£2,575	Freehold
17, Goldney Way, Temple Cloud, Bristol, BS39 5DU	BS39 5DU	BS39 5	12/12/2019	215,000	229,060	N	Terraced	97	£2,361	Freehold
17, Goldney Way, Temple Cloud, Bristol, BS39 5DU	BS39 5DU	BS39 5	12/12/2019	215,000	229,060	N	Terraced	97	£2,361	Freehold
36, Rogers Close, Clutton, Bristol, BS39 5RS	BS39 5RS	BS39 5	04/12/2020	340,000	324,800	N	Semi-detached	149	£2,180	Freehold
		BS39 5 Average							£3,724	
10, The Batch, High Littleton, Bristol, BS39 6EL	BS39 6EL	BS39 6	28/08/2019	365,000	385,244	N	Semi-detached	89	£4,329	Freehold
4, Manor Close, Farrington Gurney, Bristol, BS39 6UT	BS39 6UT	BS39 6	13/07/2020	410,000	420,681	N	Detached	102	£4,124	Freehold
4, Manor Close, Farrington Gurney, Bristol, BS39 6UT	BS39 6UT	BS39 6	13/07/2020	410,000	420,681	N	Detached	102	£4,124	Freehold
17, Greyfield Common, High Littleton, Bristol, BS39 6YL	BS39 6YL	BS39 6	04/11/2020	465,000	443,298	N	Detached	112	£3,958	Freehold
17, Greyfield Common, High Littleton, Bristol, BS39 6YL	BS39 6YL	BS39 6	04/11/2020	465,000	443,298	N	Detached	112	£3,958	Freehold
41, Mearns, High Littleton, Bristol, BS39 6JR	BS39 6JR	BS39 6	03/09/2020	305,000	300,252	N	Detached	77	£3,899	Freehold
Sunny Lea, Westwood Avenue, High Littleton, Bristol, BS39 6XY	BS39 6XY	BS39 6	03/09/2020	325,000	319,941	N	Detached	87	£3,677	Freehold
Sunny Lea, Westwood Avenue, High Littleton, Bristol, BS39 6XY	BS39 6XY	BS39 6	03/09/2020	325,000	319,941	N	Detached	87	£3,677	Freehold
12, Aumery Gardens, High Littleton, Bristol, BS39 6AB	BS39 6AB	BS39 6	16/12/2020	492,500	468,305	N	Detached	127.44	£3,675	Freehold
Brook View, Paulton Road, Hallatrow, Bristol, BS39 6EQ	BS39 6EQ	BS39 6	25/03/2020	450,000	472,476	N	Detached	130	£3,634	Freehold
Brook View, Paulton Road, Hallatrow, Bristol, BS39 6EQ	BS39 6EQ	BS39 6	25/03/2020	450,000	472,476	N	Detached	130	£3,634	Freehold
Highfields, Bristol Road, Farrington Gurney, Bristol, BS39 6TG	BS39 6TG	BS39 6	03/01/2020	585,000	624,435	N	Detached	172	£3,630	Freehold
Highfields, Bristol Road, Farrington Gurney, Bristol, BS39 6TG	BS39 6TG	BS39 6	03/01/2020	585,000	624,435	N	Detached	172	£3,630	Freehold
4, Farrington Way, Farrington Gurney, Bristol, BS39 6US	BS39 6US	BS39 6	30/08/2019	325,000	344,074	N	Detached	96	£3,584	Freehold
Overdale, Langfords Lane, Hallatrow, Bristol, BS39 6HE	BS39 6HE	BS39 6	20/02/2020	535,000	572,877	N	Detached	161	£3,558	Freehold
13, Highbury Road, Hallatrow, Bristol, BS39 6EF	BS39 6EF	BS39 6	27/11/2020	253,000	242,119	N	Semi-detached	70	£3,459	Freehold
13, Highbury Road, Hallatrow, Bristol, BS39 6EF	BS39 6EF	BS39 6	27/11/2020	253,000	242,119	N	Semi-detached	70	£3,459	Freehold
Upper Sixpence, New Road, High Littleton, Bristol, BS39 6JH	BS39 6JH	BS39 6	24/09/2019	235,000	248,032	N	Semi-detached	79	£3,140	Freehold
Upper Sixpence, New Road, High Littleton, Bristol, BS39 6JH	BS39 6JH	BS39 6	24/09/2019	235,000	248,032	N	Semi-detached	79	£3,140	Freehold
Hollymoore, Southover Road, High Littleton, Bristol, BS39 6HR	BS39 6HR	BS39 6	28/08/2020	270,000	273,645	N	Detached	88.55	£3,090	Freehold
Hollymoore, Southover Road, High Littleton, Bristol, BS39 6HR	BS39 6HR	BS39 6	28/08/2020	270,000	273,645	N	Detached	88.55	£3,090	Freehold
3, Franklyn Terrace, Farrington Gurney, Bristol, BS39 6UD	BS39 6UD	BS39 6	21/08/2020	320,000	321,031	N	Terraced	104	£3,087	Freehold
3, Franklyn Terrace, Farrington Gurney, Bristol, BS39 6UD	BS39 6UD	BS39 6	21/08/2020	320,000	321,031	N	Terraced	104	£3,087	Freehold
Penleen, Goosard Lane, High Littleton, Bristol, BS39 6HJ	BS39 6HJ	BS39 6	03/12/2020	512,500	487,322	N	Detached	161	£3,027	Freehold
Penleen, Goosard Lane, High Littleton, Bristol, BS39 6HJ	BS39 6HJ	BS39 6	03/12/2020	512,500	487,322	N	Detached	161	£3,027	Freehold
5, Woodview Cottages, Wells Road, Hallatrow, Bristol, BS39 6ED	BS39 6ED	BS39 6	21/02/2020	198,000	211,696	N	Terraced	72	£2,940	Freehold
5, Woodview Cottages, Wells Road, Hallatrow, Bristol, BS39 6ED	BS39 6ED	BS39 6	21/02/2020	198,000	211,696	N	Terraced	72	£2,940	Freehold
1, Woodview Cottages, Wells Road, Hallatrow, Bristol, BS39 6ED	BS39 6ED	BS39 6	24/07/2020	280,000	285,021	N	Terraced	98	£2,908	Freehold
1, Woodview Cottages, Wells Road, Hallatrow, Bristol, BS39 6ED	BS39 6ED	BS39 6	24/07/2020	280,000	285,021	N	Terraced	98	£2,908	Freehold
West Holme, Wells Road, Hallatrow, Bristol, BS39 6EN	BS39 6EN	BS39 6	09/06/2020	400,000	408,095	N	Detached	144	£2,834	Freehold
Belmont Cottage, New Road, High Littleton, Bristol, BS39 6JH	BS39 6JH	BS39 6	30/08/2019	295,000	309,891	N	Terraced	112	£2,767	Freehold
9a, Rush Hill, Farrington Gurney, Bristol, BS39 6TP	BS39 6TP	BS39 6	18/12/2020	330,000	313,788	N	Detached	113.77	£2,758	Freehold
9a, Rush Hill, Farrington Gurney, Bristol, BS39 6TP	BS39 6TP	BS39 6	18/12/2020	330,000	313,788	N	Detached	113.77	£2,758	Freehold
2, Franklyn Terrace, Farrington Gurney, Bristol, BS39 6UD	BS39 6UD	BS39 6	09/04/2020	310,000	317,784	N	Semi-detached	116	£2,740	Freehold
2, Franklyn Terrace, Farrington Gurney, Bristol, BS39 6UD	BS39 6UD	BS39 6	09/04/2020	310,000	317,784	N	Semi-detached	116	£2,740	Freehold
1, Church Lane, Farrington Gurney, Bristol, BS39 6TY	BS39 6TY	BS39 6	15/10/2020	238,000	234,035	N	Semi-detached	86	£2,721	Freehold
67, Eastover Road, High Littleton, Bristol, BS39 6HZ	BS39 6HZ	BS39 6	13/12/2019	200,000	213,079	N	Terraced	80	£2,663	Freehold
67, Eastover Road, High Littleton, Bristol, BS39 6HZ	BS39 6HZ	BS39 6	13/12/2019	200,000	213,079	N	Terraced	80	£2,663	Freehold
30, Eastover Road, High Littleton, Bristol, BS39 6HY	BS39 6HY	BS39 6	06/11/2020	215,000	205,400	N	Terraced	79	£2,600	Freehold
30, Eastover Road, High Littleton, Bristol, BS39 6HY	BS39 6HY	BS39 6	06/11/2020	215,000	205,400	N	Terraced	79	£2,600	Freehold
75, Eastover Road, High Littleton, Bristol, BS39 6HZ	BS39 6HZ	BS39 6	26/03/2020	217,500	227,991	N	Semi-detached	88.8	£2,567	Freehold
75, Eastover Road, High Littleton, Bristol, BS39 6HZ	BS39 6HZ	BS39 6	26/03/2020	217,500	227,991	N	Semi-detached	88.8	£2,567	Freehold
Windsor House, High Street, High Littleton, Bristol, BS39 6JD	BS39 6JD	BS39 6	31/01/2020	260,000	277,526	N	Detached	112	£2,478	Freehold
Windsor House, High Street, High Littleton, Bristol, BS39 6JD	BS39 6JD	BS39 6	31/01/2020	260,000	277,526	N	Detached	112	£2,478	Freehold
		BS39 6 Average							£3,189	
17, Hallatrow Road, Paulton, Bristol, BS39 7LJ	BS39 7LJ	BS39 7	21/05/2020	230,000	234,389	N	Semi-detached	35.91	£6,527	Freehold
17, Hallatrow Road, Paulton, Bristol, BS39 7LJ	BS39 7LJ	BS39 7	21/05/2020	230,000	234,389	N	Semi-detached	35.91	£6,527	Freehold
2, Little Orchard, Ham Lane, Paulton, Bristol, BS39 7PL	BS39 7PL	BS39 7	18/12/2019	279,000	298,155	N	Detached	62	£4,809	Freehold
2, Little Orchard, Ham Lane, Paulton, Bristol, BS39 7PL	BS39 7PL	BS39 7	18/12/2019	279,000	298,155	N	Detached	62	£4,809	Freehold
14, Hillside Close, Paulton, Bristol, BS39 7PN	BS39 7PN	BS39 7	08/10/2020	247,000	242,885	N	Semi-detached	51	£4,762	Freehold
14, Hillside Close, Paulton, Bristol, BS39 7PN	BS39 7PN	BS39 7	08/10/2020	247,000	242,885	N	Semi-detached	51	£4,762	Freehold
6, Wallenge Drive, Paulton, Bristol, BS39 7PX	BS39 7PX	BS39 7	08/01/2021	243,000	243,000	N	Semi-detached	64	£3,797	Freehold
Byways, Hanham Lane, Paulton, Bristol, BS39 7PD	BS39 7PD	BS39 7	17/09/2020	410,000	403,618	N	Detached	107	£3,772	Freehold
Somerford, Farrington Road, Paulton, Bristol, BS39 7LW	BS39 7LW	BS39 7	17/04/2020	295,000	302,407	N	Semi-detached	82	£3,688	Freehold
Somerford, Farrington Road, Paulton, Bristol, BS39 7LW	BS39 7LW	BS39 7	17/04/2020	295,000	302,407	N	Semi-detached	82	£3,688	Freehold
33, Oaklands, Paulton, Bristol, BS39 7RW	BS39 7RW	BS39 7	06/03/2020	235,000	246,335	N	Semi-detached	69	£3,570	Freehold
33, Oaklands, Paulton, Bristol, BS39 7RW	BS39 7RW	BS39 7	06/03/2020	235,000	246,335	N	Semi-detached	69	£3,570	Freehold
163, Oxleaze Way, Paulton, Bristol, BS39 7AU	BS39 7AU	BS39 7	30/10/2020	197,500	194,096	N	Terraced	55	£3,529	Freehold
163, Oxleaze Way, Paulton, Bristol, BS39 7AU	BS39 7AU	BS39 7	30/10/2020	197,500	194,096	N	Terraced	55	£3,529	Freehold
31, Winterfield Park, Paulton, Bristol, BS39 7RY	BS39 7RY	BS39 7	16/08/2019	185,000	194,338	N	Terraced	57	£3,409	Freehold
5, High Park, Paulton, Bristol, BS39 7LN	BS39 7LN	BS39 7	27/11/2020	325,000	311,023	N	Semi-detached	91.28	£3,407	Freehold
5, High Park, Paulton, Bristol, BS39 7LN	BS39 7LN	BS39 7	27/11/2020	325,000	311,023	N	Semi-detached	91.28	£3,407	Freehold
11, Hayboro Way, Paulton, Bristol, BS39 7TB	BS39 7TB	BS39 7	28/05/2020	255,000	259,846	N	Detached	78	£3,331	Freehold
11, Hayboro Way, Paulton, Bristol, BS39 7TB	BS39 7TB	BS39 7	28/05/2020	255,000	259,846	N	Detached	78	£3,331	Freehold
Wesbrook House, Winterfield Road, Paulton, Bristol, BS39 7RF	BS39 7RF	BS39 7	18/12/2019	228,000	242,109	N	Semi-detached	73	£3,317	Freehold
Wesbrook House, Winterfield Road, Paulton, Bristol, BS39 7RF	BS39 7RF	BS39 7	18/12/2019	228,000	242,109	N	Semi-detached	73	£3,317	Freehold
9, Ludwells Orchard, Paulton, Bristol, BS39 7XW	BS39 7XW	BS39 7	18/12/2020	275,000	261,490	N	Detached	79	£3,310	Freehold
26, Brummel Way, Paulton, Bristol, BS39 7XG	BS39 7XG	BS39 7	08/12/2020	245,000	233,325	N	Terraced	71	£3,286	Freehold
26, Brummel Way, Paulton, Bristol, BS39 7XG	BS39 7XG	BS39 7	08/12/2020	245,000	233,325	N	Terraced	71	£3,286	Freehold
31, Farrington Road, Paulton, Bristol, BS39 7LP	BS39 7LP	BS39 7	02/11/2020	235,000	224,893	N	Semi-detached	69	£3,259	Freehold
31, Farrington Road, Paulton, Bristol, BS39 7LP	BS39 7LP	BS39 7	02/11/2020	235,000	224,893	N	Semi-detached	69	£3,259	Freehold
Kerria Kop, Clandown Road, Paulton, Bristol, BS39 7SF	BS39 7SF	BS39 7	15/12/2020	233,500	222,373	N	Terraced	69	£3,223	Freehold
8, Old Print Works Road, Paulton, Bristol, BS39 7AR	BS39 7AR	BS39 7	29/01/2020	235,000	250,328	N	Terraced	78	£3,209	Freehold
8, Old Print Works Road, Paulton, Bristol, BS39 7AR	BS39 7AR	BS39 7	29/01/2020	235,000	250,328	N	Terraced	78	£3,209	Freehold
3, Church Street, Paulton, Bristol, BS39 7LG	BS39 7LG	BS39 7	01/11/2019	180,000	191,409	N	Terraced	60	£3,190	Freehold
3, Church Street, Paulton, Bristol, BS39 7LG	BS39 7LG	BS39 7	01/11/2019	180,000	191,409	N	Terraced	60	£3,190	Freehold
Flat 2, Springhill House, Hallatrow Road, Paulton, Bristol, BS39 7LJ	BS39 7LJ	BS39 7	23/06/2020	102,000	101,571	N	Flat	32</		

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
1, Littlebrook, Paulton, Bristol, BS39 7PA	BS39 7PA	BS39 7	11/12/2020	236,000	224,754	N	Terraced	73	£3,079	Freehold
5, Cerutti Close, Paulton, Bristol, BS39 7AY	BS39 7AY	BS39 7	20/12/2019	315,995	337,690	Y	Detached	110	£3,070	Freehold
5, Cerutti Close, Paulton, Bristol, BS39 7AY	BS39 7AY	BS39 7	20/12/2019	315,995	337,690	Y	Detached	110	£3,070	Freehold
72, Somerset Way, Paulton, Bristol, BS39 7YX	BS39 7YX	BS39 7	20/12/2019	264,000	282,125	N	Detached	92.58	£3,047	Freehold
72, Somerset Way, Paulton, Bristol, BS39 7YX	BS39 7YX	BS39 7	20/12/2019	264,000	282,125	N	Detached	92.58	£3,047	Freehold
29, Twelve Acres Close, Paulton, Bristol, BS39 7AP	BS39 7AP	BS39 7	06/12/2019	170,000	174,738	N	Flat	58	£3,013	Leasehold
29, Twelve Acres Close, Paulton, Bristol, BS39 7AP	BS39 7AP	BS39 7	06/12/2019	170,000	174,738	N	Flat	58	£3,013	Leasehold
20, Roman Way, Paulton, Bristol, BS39 7XB	BS39 7XB	BS39 7	12/09/2019	205,000	214,652	N	Terraced	72	£2,981	Freehold
20, Roman Way, Paulton, Bristol, BS39 7XB	BS39 7XB	BS39 7	12/09/2019	205,000	214,652	N	Terraced	72	£2,981	Freehold
6, Barton Well, Paulton, Bristol, BS39 7AQ	BS39 7AQ	BS39 7	31/07/2020	250,000	254,472	N	Semi-detached	86	£2,959	Freehold
6, Barton Well, Paulton, Bristol, BS39 7AQ	BS39 7AQ	BS39 7	31/07/2020	250,000	254,472	N	Semi-detached	86	£2,959	Freehold
25, Paper Lane, Paulton, Bristol, BS39 7AA	BS39 7AA	BS39 7	25/09/2020	217,000	212,733	N	Terraced	72	£2,955	Freehold
25, Paper Lane, Paulton, Bristol, BS39 7AA	BS39 7AA	BS39 7	25/09/2020	217,000	212,733	N	Terraced	72	£2,955	Freehold
7, Cerutti Close, Paulton, Bristol, BS39 7AY	BS39 7AY	BS39 7	20/12/2019	340,995	364,406	Y	Detached	124	£2,939	Freehold
7, Cerutti Close, Paulton, Bristol, BS39 7AY	BS39 7AY	BS39 7	20/12/2019	340,995	364,406	Y	Detached	124	£2,939	Freehold
Ivy Cottage, Park Road, Paulton, Bristol, BS39 7NF	BS39 7NF	BS39 7	04/11/2019	225,000	239,378	N	Semi-detached	82	£2,919	Freehold
Ivy Cottage, Park Road, Paulton, Bristol, BS39 7NF	BS39 7NF	BS39 7	04/11/2019	225,000	239,378	N	Semi-detached	82	£2,919	Freehold
The Old Bakehouse, High Street, Paulton, Bristol, BS39 7QF	BS39 7QF	BS39 7	03/12/2020	345,000	328,051	N	Detached	113	£2,903	Freehold
The Old Bakehouse, High Street, Paulton, Bristol, BS39 7QF	BS39 7QF	BS39 7	03/12/2020	345,000	328,051	N	Detached	113	£2,903	Freehold
28, Old Print Works Road, Paulton, Bristol, BS39 7AR	BS39 7AR	BS39 7	17/07/2020	165,000	163,664	N	Flat	57	£2,871	Leasehold
28, Old Print Works Road, Paulton, Bristol, BS39 7AR	BS39 7AR	BS39 7	17/07/2020	165,000	163,664	N	Flat	57	£2,871	Leasehold
31, Old Print Works Road, Paulton, Bristol, BS39 7AR	BS39 7AR	BS39 7	13/11/2020	232,000	221,641	N	Terraced	78	£2,842	Freehold
31, Old Print Works Road, Paulton, Bristol, BS39 7AR	BS39 7AR	BS39 7	13/11/2020	232,000	221,641	N	Terraced	78	£2,842	Freehold
10, Millward Terrace, Paulton, Bristol, BS39 7NP	BS39 7NP	BS39 7	17/06/2020	204,000	207,594	N	Terraced	75	£2,768	Freehold
19, Green Close, Paulton, Bristol, BS39 7HA	BS39 7HA	BS39 7	07/02/2020	220,000	234,790	N	Semi-detached	85	£2,762	Freehold
59, Purnell Way, Paulton, Bristol, BS39 7AB	BS39 7AB	BS39 7	06/03/2020	236,000	247,934	N	Terraced	90.3	£2,746	Freehold
59, Purnell Way, Paulton, Bristol, BS39 7AB	BS39 7AB	BS39 7	06/03/2020	236,000	247,934	N	Terraced	90.3	£2,746	Freehold
26, Oaklands, Paulton, Bristol, BS39 7RW	BS39 7RW	BS39 7	16/12/2020	277,500	265,094	N	Semi-detached	97	£2,733	Freehold
26, Oaklands, Paulton, Bristol, BS39 7RW	BS39 7RW	BS39 7	16/12/2020	277,500	265,094	N	Semi-detached	97	£2,733	Freehold
Flat 6, Springhill House, Hallatrow Road, Paulton, Bristol, BS39 7LJ	BS39 7LJ	BS39 7	09/04/2020	130,000	129,945	N	Flat	48	£2,707	Leasehold
Flat 6, Springhill House, Hallatrow Road, Paulton, Bristol, BS39 7LJ	BS39 7LJ	BS39 7	09/04/2020	130,000	129,945	N	Flat	48	£2,707	Leasehold
27, Mendip Close, Paulton, Bristol, BS39 7SY	BS39 7SY	BS39 7	28/05/2020	216,500	221,276	N	Terraced	82	£2,698	Freehold
27, Mendip Close, Paulton, Bristol, BS39 7SY	BS39 7SY	BS39 7	28/05/2020	216,500	221,276	N	Terraced	82	£2,698	Freehold
32, Clifford Drive, Paulton, Bristol, BS39 7AH	BS39 7AH	BS39 7	06/03/2020	355,000	372,731	N	Detached	143	£2,607	Freehold
15, Green Close, Paulton, Bristol, BS39 7HA	BS39 7HA	BS39 7	08/01/2021	273,500	273,500	N	Semi-detached	105	£2,605	Freehold
7, Plumtre Road, Paulton, Bristol, BS39 7RD	BS39 7RD	BS39 7	02/12/2020	200,000	190,469	N	Terraced	74	£2,574	Freehold
Flat 6, Newtown Chapel, Park Road, Paulton, Bristol, BS39 7NG	BS39 7NG	BS39 7	24/01/2020	134,500	138,455	N	Flat	53.9	£2,569	Leasehold
Flat 6, Newtown Chapel, Park Road, Paulton, Bristol, BS39 7NG	BS39 7NG	BS39 7	24/01/2020	134,500	138,455	N	Flat	53.9	£2,569	Leasehold
61, Paper Lane, Paulton, Bristol, BS39 7AA	BS39 7AA	BS39 7	26/05/2020	240,000	245,294	N	Terraced	96	£2,555	Freehold
61, Paper Lane, Paulton, Bristol, BS39 7AA	BS39 7AA	BS39 7	26/05/2020	240,000	245,294	N	Terraced	96	£2,555	Freehold
53, Brookside, Paulton, Bristol, BS39 7YR	BS39 7YR	BS39 7	08/01/2021	338,000	338,000	N	Detached	133.38	£2,534	Freehold
9, Alexandra Terrace, Paulton, Bristol, BS39 7QP	BS39 7QP	BS39 7	20/03/2020	194,000	203,810	N	Terraced	81	£2,516	Freehold
9, Alexandra Terrace, Paulton, Bristol, BS39 7QP	BS39 7QP	BS39 7	20/03/2020	194,000	203,810	N	Terraced	81	£2,516	Freehold
9, Gregorys Tynning, Paulton, Bristol, BS39 7PW	BS39 7PW	BS39 7	17/06/2020	310,000	315,182	N	Semi-detached	125.96	£2,502	Freehold
9, Gregorys Tynning, Paulton, Bristol, BS39 7PW	BS39 7PW	BS39 7	17/06/2020	310,000	315,182	N	Semi-detached	125.96	£2,502	Freehold
42, Shoe Lane, Paulton, Bristol, BS39 7AN	BS39 7AN	BS39 7	04/08/2020	273,000	273,879	N	Terraced	110	£2,490	Freehold
42, Shoe Lane, Paulton, Bristol, BS39 7AN	BS39 7AN	BS39 7	04/08/2020	273,000	273,879	N	Terraced	110	£2,490	Freehold
5, Williams Green, Paulton, Bristol, BS39 7AF	BS39 7AF	BS39 7	24/01/2020	253,000	269,502	N	Terraced	109	£2,473	Freehold
5, Williams Green, Paulton, Bristol, BS39 7AF	BS39 7AF	BS39 7	24/01/2020	253,000	269,502	N	Terraced	109	£2,473	Freehold
17, Chestnut Close, Paulton, Bristol, BS39 7YS	BS39 7YS	BS39 7	31/01/2020	182,500	194,404	N	Terraced	79	£2,461	Freehold
17, Chestnut Close, Paulton, Bristol, BS39 7YS	BS39 7YS	BS39 7	31/01/2020	182,500	194,404	N	Terraced	79	£2,461	Freehold
73, Gregorys Tynning, Paulton, Bristol, BS39 7PR	BS39 7PR	BS39 7	02/10/2020	299,950	294,953	N	Semi-detached	120	£2,458	Freehold
6, Westview, Paulton, Bristol, BS39 7XJ	BS39 7XJ	BS39 7	19/12/2019	358,000	382,578	N	Detached	157	£2,437	Freehold
6, Westview, Paulton, Bristol, BS39 7XJ	BS39 7XJ	BS39 7	19/12/2019	358,000	382,578	N	Detached	157	£2,437	Freehold
18, Burnett Close, Paulton, Bristol, BS39 7AS	BS39 7AS	BS39 7	25/09/2020	270,000	264,691	N	Terraced	110	£2,406	Freehold
26, Shoe Lane, Paulton, Bristol, BS39 7AN	BS39 7AN	BS39 7	03/09/2019	241,000	252,346	N	Terraced	110	£2,294	Freehold
12, Park Close, Paulton, Bristol, BS39 7NH	BS39 7NH	BS39 7	10/07/2020	179,000	182,210	N	Terraced	80	£2,278	Freehold
12, Park Close, Paulton, Bristol, BS39 7NH	BS39 7NH	BS39 7	10/07/2020	179,000	182,210	N	Terraced	80	£2,278	Freehold
The Garden Flat, Pithay House, High Street, Paulton, Bristol, BS39 7QE	BS39 7QE	BS39 7	18/10/2019	149,950	151,880	N	Flat	67	£2,267	Leasehold
The Garden Flat, Pithay House, High Street, Paulton, Bristol, BS39 7QE	BS39 7QE	BS39 7	18/10/2019	149,950	151,880	N	Flat	67	£2,267	Leasehold
14, Winterfield Park, Paulton, Bristol, BS39 7RY	BS39 7RY	BS39 7	26/02/2020	204,000	218,111	N	Terraced	97	£2,249	Freehold
14, Winterfield Park, Paulton, Bristol, BS39 7RY	BS39 7RY	BS39 7	26/02/2020	204,000	218,111	N	Terraced	97	£2,249	Freehold
13, Victoria Terrace, Paulton, Bristol, BS39 7NY	BS39 7NY	BS39 7	06/05/2020	230,000	235,074	N	Terraced	105	£2,239	Freehold
13, Victoria Terrace, Paulton, Bristol, BS39 7NY	BS39 7NY	BS39 7	06/05/2020	230,000	235,074	N	Terraced	105	£2,239	Freehold
22, Tennis Court Avenue, Paulton, Bristol, BS39 7NA	BS39 7NA	BS39 7	13/09/2019	180,000	189,982	N	Semi-detached	85	£2,235	Freehold
22, Tennis Court Avenue, Paulton, Bristol, BS39 7NA	BS39 7NA	BS39 7	13/09/2019	180,000	189,982	N	Semi-detached	85	£2,235	Freehold
Flat 1, Alpine Cottage, High Street, Paulton, Bristol, BS39 7QE	BS39 7QE	BS39 7	07/05/2020	100,000	99,547	N	Flat	45	£2,212	Leasehold
Flat 1, Alpine Cottage, High Street, Paulton, Bristol, BS39 7QE	BS39 7QE	BS39 7	07/05/2020	100,000	99,547	N	Flat	45	£2,212	Leasehold
2, New Pit Cottages, Paulton, Bristol, BS39 7PS	BS39 7PS	BS39 7	27/02/2020	186,000	198,866	N	Terraced	90	£2,210	Freehold
2, New Pit Cottages, Paulton, Bristol, BS39 7PS	BS39 7PS	BS39 7	27/02/2020	186,000	198,866	N	Terraced	90	£2,210	Freehold
The Lodge, High Street, Paulton, Bristol, BS39 7QJ	BS39 7QJ	BS39 7	01/05/2020	290,000	295,511	N	Detached	138	£2,141	Freehold
The Lodge, High Street, Paulton, Bristol, BS39 7QJ	BS39 7QJ	BS39 7	01/05/2020	290,000	295,511	N	Detached	138	£2,141	Freehold
BS39 7 Average										
Orchard Cottage, Ridge Lane, West Harptree, Bristol, BS40 6ES	BS40 6ES	BS40 6	27/10/2020	650,000	639,172	N	Semi-detached	106	£6,030	Freehold
Orchard Cottage, Ridge Lane, West Harptree, Bristol, BS40 6ES	BS40 6ES	BS40 6	27/10/2020	650,000	639,172	N	Semi-detached	106	£6,030	Freehold
10, Dilly Meadows, West Harptree, Bristol, BS40 6DR	BS40 6DR	BS40 6	14/11/2019	650,000	694,691	Y	Detached	149	£4,662	Freehold
10, Dilly Meadows, West Harptree, Bristol, BS40 6DR	BS40 6DR	BS40 6	14/11/2019	650,000	694,691	Y	Detached	149	£4,662	Freehold
Otelandes, The Wrangle, Compton Martin, Bristol, BS40 6LB	BS40 6LB	BS40 6	30/06/2020	520,000	530,524	N	Detached	115	£4,613	Freehold
Otelandes, The Wrangle, Compton Martin, Bristol, BS40 6LB	BS40 6LB	BS40 6	30/06/2020	520,000	530,524	N	Detached	115	£4,613	Freehold
6, Innicks Close, Ubley, Bristol, BS40 6PL	BS40 6PL	BS40 6	30/03/2020	365,000	382,606	N	Semi-detached	84	£4,555	Freehold
Pear Tree House, Water Street, East Harptree, Bristol, BS40 6AD	BS40 6AD	BS40 6	06/09/2019	900,000	950,765	N	Detached	216	£4,402	Freehold
Pear Tree House, Water Street, East Harptree, Bristol, BS40 6AD	BS40 6AD	BS40 6	06/09/2019	900,000	950,765	N	Detached	216	£4,402	Freehold
Thanet, Bristol Road, West Harptree, Bristol, BS40 6HJ	BS40 6HJ	BS40 6	21/02/2020	375,000	401,550	N	Detached	93	£4,318	Freehold
Thanet, Bristol Road, West Harptree, Bristol, BS40 6HJ	BS40 6HJ	BS40 6	21/02/2020	375,000	401,550	N	Detached	93	£4,318	Freehold
Coombe Lea, The Street, Compton Martin, Bristol, BS40 6JA	BS40 6JA	BS40 6	09/12/2020	490,000	465,928	N	Detached	115	£4,052	Freehold
10, Bristol Road, West Harptree, Bristol, BS40 6HF	BS40 6HF	BS40 6	19/08/2019	610,000	643,832	N	Semi-detached	161	£3,999	Freehold
Brook House, Mill Lane, Compton Martin, Bristol, BS40 6NA	BS40 6NA	BS40 6	30/11/2020	685,000	653,031	N	Detached	166	£3,934	Freehold
Brook House, Mill Lane, Compton Martin, Bristol, BS40 6NA	BS40 6NA	BS40 6	30/11/2020	685,000	653,031	N	Detached	166	£3,934	Freehold
Elm Leaze, The Street, Compton Martin, Bristol, BS40 6JE	BS40 6JE	BS40 6	15/11/2019	252,500	268,635	N	Semi-detached	69	£3,893	Freehold
Elm Leaze, The Street, Compton Martin, Bristol, BS40 6JE	BS40 6JE	BS40 6	15/11/2019	252,500	268,635	N	Semi-detached	69	£3,893	Freehold
Corner Cottage, Frog Lane, Ubley, Bristol, BS40 6PW	BS40 6PW	BS40 6	28/10/2019	390,000	412,501	N	Detached	110	£3,750	Freehold
Corner Cottage, Frog Lane, Ubley, Bristol, BS40 6PW	BS40 6PW	BS40 6	28/10/2019	390,000	412,501	N	Detached	110	£3,750	Freehold
6, Dilly Meadows, West Harptree, Bristol, BS40 6DR	BS40 6DR	BS40 6	01/11/2019	760,000	812,254	Y	Detached	217	£3,743	Freehold
6, Dilly Meadows, West Harptree, Bristol, BS40 6DR	BS40 6DR	BS40 6	01/11/2019	760,000	812,254	Y	Detached	217	£3,743	Freehold
8, Ridgeway Close, West Harptree, Bristol, BS40 6EF	BS40 6EF	BS40 6	25/08/2020	355,000	357,134	N	Semi-detached	97	£3,682	Freehold
8, Ridgeway Close, West Harptree, Bristol, BS40 6EF	BS40 6EF	BS40 6	25/08/2020	355,000	357,134	N	Semi-detached	97	£3,682	Freehold
Park Villa, Church Lane, East Harptree, Bristol, BS40 6BD	BS40 6BD	BS40 6	19/08/2019	500,000	529,344	N	Detached	144	£3,676	Freehold

Address	Postcode	Postcode Sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Floor area m2	Market Price per m2	Tenure
The Laurels, Yew Tree Lane, Compton Martin, Bristol, BS40 6JS	BS40 6JS	BS40 6	23/10/2020	517,500	508,263	N	Detached	151	£3,366	Freehold
The Laurels, Yew Tree Lane, Compton Martin, Bristol, BS40 6JS	BS40 6JS	BS40 6	23/10/2020	517,500	508,263	N	Detached	151	£3,366	Freehold
2, Ashwood, East Harptree, Bristol, BS40 6BW	BS40 6BW	BS40 6	06/08/2019	630,000	666,973	N	Detached	210	£3,176	Freehold
Withy Cottage, The Street, Compton Martin, Bristol, BS40 6JE	BS40 6JE	BS40 6	16/09/2020	800,000	787,547	N	Detached	248	£3,176	Freehold
Withy Cottage, The Street, Compton Martin, Bristol, BS40 6JE	BS40 6JE	BS40 6	16/09/2020	800,000	787,547	N	Detached	248	£3,176	Freehold
Cerisdell, The Street, Ubley, Bristol, BS40 6PJ	BS40 6PJ	BS40 6	12/02/2020	835,000	894,117	N	Detached	292	£3,062	Freehold
Cerisdell, The Street, Ubley, Bristol, BS40 6PJ	BS40 6PJ	BS40 6	12/02/2020	835,000	894,117	N	Detached	292	£3,062	Freehold
1, Ridgeway Close, West Harptree, Bristol, BS40 6EF	BS40 6EF	BS40 6	16/07/2020	386,500	393,414	N	Semi-detached	137	£2,872	Freehold
1, Ridgeway Close, West Harptree, Bristol, BS40 6EF	BS40 6EF	BS40 6	16/07/2020	386,500	393,414	N	Semi-detached	137	£2,872	Freehold
		BS40 6 Average							£3,851	
7, High Street, Chew Magna, Bristol, BS40 8PR	BS40 8PR	BS40 8	05/06/2020	885,000	902,911	N	Detached	148	£6,101	Freehold
7, High Street, Chew Magna, Bristol, BS40 8PR	BS40 8PR	BS40 8	05/06/2020	885,000	902,911	N	Detached	148	£6,101	Freehold
High Acre, Battle Lane, Chew Magna, Bristol, BS40 8PX	BS40 8PX	BS40 8	14/02/2020	700,000	749,559	N	Detached	132.98	£5,637	Freehold
High Acre, Battle Lane, Chew Magna, Bristol, BS40 8PX	BS40 8PX	BS40 8	14/02/2020	700,000	749,559	N	Detached	132.98	£5,637	Freehold
Millfield, Mill Lane, Chew Stoke, Bristol, BS40 8UX	BS40 8UX	BS40 8	11/09/2020	788,000	775,733	N	Detached	161	£4,818	Freehold
The Cottage, Knowle Hill, Chew Magna, Bristol, BS40 8TQ	BS40 8TQ	BS40 8	21/02/2020	428,000	458,302	N	Detached	98	£4,677	Freehold
The Cottage, Knowle Hill, Chew Magna, Bristol, BS40 8TQ	BS40 8TQ	BS40 8	21/02/2020	428,000	458,302	N	Detached	98	£4,677	Freehold
7, Pine Court, Chew Magna, Bristol, BS40 8SQ	BS40 8SQ	BS40 8	14/10/2020	435,000	423,979	N	Flat	91	£4,659	Freehold
7, Pine Court, Chew Magna, Bristol, BS40 8SQ	BS40 8SQ	BS40 8	14/10/2020	435,000	423,979	N	Flat	91	£4,659	Freehold
1, The Crescent, Chew Magna, Bristol, BS40 8RH	BS40 8RH	BS40 8	02/10/2020	690,000	678,107	N	Terraced	147	£4,613	Freehold
1, The Crescent, Chew Magna, Bristol, BS40 8RH	BS40 8RH	BS40 8	02/10/2020	690,000	678,107	N	Terraced	147	£4,613	Freehold
Holly Cottage, Scot Lane, Chew Stoke, Bristol, BS40 8UW	BS40 8UW	BS40 8	01/11/2019	827,000	883,861	N	Detached	196.24	£4,504	Freehold
Holly Cottage, Scot Lane, Chew Stoke, Bristol, BS40 8UW	BS40 8UW	BS40 8	01/11/2019	827,000	883,861	N	Detached	196.24	£4,504	Freehold
11, Bushythorn Road, Chew Stoke, Bristol, BS40 8XP	BS40 8XP	BS40 8	28/01/2020	425,000	451,563	N	Semi-detached	105	£4,301	Freehold
11, Bushythorn Road, Chew Stoke, Bristol, BS40 8XP	BS40 8XP	BS40 8	28/01/2020	425,000	451,563	N	Semi-detached	105	£4,301	Freehold
Waterloo Cottage, Silver Street, Chew Magna, Bristol, BS40 8RE	BS40 8RE	BS40 8	03/11/2020	515,000	492,005	N	Terraced	115	£4,278	Freehold
Waterloo Cottage, Silver Street, Chew Magna, Bristol, BS40 8RE	BS40 8RE	BS40 8	03/11/2020	515,000	492,005	N	Terraced	115	£4,278	Freehold
Blackhorse Cottage, Pilgrims Way, Chew Stoke, Bristol, BS40 8UD	BS40 8UD	BS40 8	13/09/2019	475,000	501,341	N	Semi-detached	118	£4,249	Freehold
Yew Tree Farm, Breach Hill Common, Chew Stoke, Bristol, BS40 8YG	BS40 8YG	BS40 8	01/06/2020	750,000	765,179	N	Detached	193	£3,965	Freehold
Sunnyside, Blind Lane, Chew Stoke, Bristol, BS40 8UA	BS40 8UA	BS40 8	17/09/2020	715,000	703,870	N	Detached	189	£3,724	Freehold
Sunnyside, Blind Lane, Chew Stoke, Bristol, BS40 8UA	BS40 8UA	BS40 8	17/09/2020	715,000	703,870	N	Detached	189	£3,724	Freehold
9, Bilbie Road, Chew Stoke, Bristol, BS40 8XW	BS40 8XW	BS40 8	30/01/2020	425,000	451,563	N	Semi-detached	123	£3,671	Freehold
9, Bilbie Road, Chew Stoke, Bristol, BS40 8XW	BS40 8XW	BS40 8	30/01/2020	425,000	451,563	N	Semi-detached	123	£3,671	Freehold
30, High Street, Chew Magna, Bristol, BS40 8PW	BS40 8PW	BS40 8	03/12/2020	310,000	295,227	N	Terraced	85	£3,473	Freehold
30, High Street, Chew Magna, Bristol, BS40 8PW	BS40 8PW	BS40 8	03/12/2020	310,000	295,227	N	Terraced	85	£3,473	Freehold
Chew Cottage, Norton Lane, Chew Magna, Bristol, BS40 8RW	BS40 8RW	BS40 8	16/06/2020	1,300,000	1,326,310	N	Detached	385	£3,445	Freehold
Chew Cottage, Norton Lane, Chew Magna, Bristol, BS40 8RW	BS40 8RW	BS40 8	16/06/2020	1,300,000	1,326,310	N	Detached	385	£3,445	Freehold
The Beeches, Pagans Hill, Chew Stoke, Bristol, BS40 8UF	BS40 8UF	BS40 8	06/11/2020	625,000	595,831	N	Detached	188.3	£3,164	Freehold
The Beeches, Pagans Hill, Chew Stoke, Bristol, BS40 8UF	BS40 8UF	BS40 8	06/11/2020	625,000	595,831	N	Detached	188.3	£3,164	Freehold
		BS40 8 Average							£4,328	

Appendix 4 - Commercial rents and yields

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Service	Rent Type	Use	Lease Type	Break Date	Review Date	Business Rates/
23/12/2019	23/12/2019	20 Manvers St	Bath	1st	4,373	28.00		Achieved	Office			Sublease	7 yrs 7 mos
15/03/2021	06/05/2021	1 Circus Pl	Bath	GRND,1	616	27.27		Effective	Office			Direct	5 yrs
19/12/2019	19/02/2020	21 Circus Mews	Bath	GRND,1-2	1,299	26.94		Achieved	Office			Assignment	9 yrs
04/07/2020	04/07/2020	7-7A Northumberland	Bath	GRND	1,131	26.50		Effective	Office			Direct	10 yrs
01/07/2020	21/04/2021	1 Northumberland	Bath	GRND	1,131	26.50	FRI	Achieved	Office			Direct	10 yrs
16/06/2020	13/08/2020	Toll Bridge Rd	Bath	GRND	1,420	25.92	FRI	Effective	Office			Direct	4 yrs
17/10/2019	01/11/2019	6 Gay St	Bath	1st	594	25.75		Effective	Office			Direct	3 yrs
01/03/2020	24/05/2020	14 Queen	Bath	1st	314	25.47		Achieved	Office			Assignment	2 yrs
20/10/2020	19/11/2020	3 Miles's Buildings	Bath	2nd	330	25.45		Effective	Office			Direct	2 yrs
19/07/2019	18/08/2019	11 Pierrepont St	Bath	GRND	350	25.00	IRO	Effective	Office			Direct	5 yrs
21/09/2020	21/09/2020	Lower Bristol Rd	Bath	GRND	7,716	24.50		Achieved	Office				
15/01/2020	14/03/2020	30 Circus Mews	Bath	GRND,1	699	24.11		Effective	Office			Direct	8 yrs
29/07/2020	12/09/2020	27 Gay	Bath	BSMT	834	23.98		Achieved	Office			Assignment	
01/10/2019	01/10/2019	18 Monmouth Pl	Bath	GRND,1,MEZZ	1,986	23.90		Asking	Office			Direct	
01/09/2020	01/09/2020	Lower Bristol Rd	Bath	GRND,1	18,500	23.72		Achieved	Office				5 yrs
12/03/2020	24/05/2020	32 Barton St	Bath	2nd	150	23.60		Effective	Office			Direct	2 yrs
11/03/2020	24/05/2020	8 Palace Yard	Bath	GRND,1-2	2,347	23.47		Achieved	Office			Direct	8 yrs
16/04/2021	16/05/2021	25 Circus Mews	Bath	GRND,1-2	868	23.46		Asking	Office	13.62		Assignment	
23/09/2019	23/10/2019	Riverside Ct	Bath	1st	908	23.12		Achieved	Office			Assignment	3 yrs
01/10/2019	01/10/2019	7 Alfred St	Bath	BSMT,GRND,1-3	2,557	23.00		Achieved	Office			Direct	
01/06/2019	01/07/2019	8-9 Princes St	Bath	BSMT,GRND,1-2	3,599	23.00		Asking	Office	6.16		Direct	
24/06/2019	24/07/2019	35 Brock St	Bath	2nd	144	22.90	IRO	Achieved	Office			Direct	
04/11/2020	18/12/2020	11 Kingsmead Sq	Bath	3rd	600	22.50		Achieved	Office			Direct	3 yrs
13/02/2020	14/03/2020	14 Queen	Bath	GRND	314	22.29		Achieved	Office			Assignment	
08/03/2020	24/05/2020	18A James St W	Bath	GRND,1	900	22.22		Achieved	Office			Direct	
01/04/2019	01/05/2019	The Square	Bath	1st	3,979	22.00	FRI	Asking	Office			Sublease	
15/01/2020	14/03/2020	2 Queens Parade	Bath	1st	645	21.70		Effective	Office			Direct	3 yrs
01/05/2019	31/05/2019	4-5 Palace Yard Mews	Bath	GRND,1-2	3,799	21.05		Effective	Office	7.75		Direct	10 yrs
19/07/2019	18/08/2019	Upper Bristol Rd	Bath	2nd	787	20.30		Effective	Office			Direct	4 yrs
16/04/2021	16/05/2021	13 Abbey Churchyard	Bath	1st	445	20.22	IRO	Asking	Office	4.80		Direct	
04/08/2020	12/09/2020	Berristow Ln	Bath	GRND	330	20.00		Effective	Office			Direct	2 yrs
16/07/2019	26/09/2019	11 Laura Pl	Bath	2nd	980	19.38		Effective	Office			Direct	3 yrs
07/09/2019	07/10/2019	6-7 Trim	Bath	LL,GRND,1-3	4,510	18.85	FRI	Effective	Office	4.94		Direct	10 yrs
03/04/2020	24/05/2020	Toll Bridge Rd	Bath	GRND	840	18.80		Effective	Office			Direct	3 yrs
17/04/2019	17/04/2019	30-32 Westgate Buildings	Bath	3rd	1,871	18.52		Effective	Office			Direct	10 yrs
14/02/2021	14/02/2021	Frome Rd	Bath	1st	2,318	18.47		Achieved	Office			Direct	
16/04/2021	16/05/2021	Ashley Ave	Bath	GRND	1,430	18.18	FRI	Asking	Office	6.02		Direct	
01/09/2019	01/09/2019	7 Barton Buildings	Bath	BSMT,GRND	662	18.12		Asking	Office			Direct	
26/10/2020	01/12/2020	James St W	Bath	2nd	3,517	18.06	FRI	Effective	Office	8.10	5.25	Direct	10 yrs
04/08/2020	12/09/2020	124 Walcot St	Bath	GRND,1	1,860	17.88		Asking	Office			Assignment	
16/10/2019	19/12/2019	Lower Bristol Rd	Bath	2nd	1,641	17.55		Achieved	Office			Direct	3 yrs
01/08/2019	01/08/2019	6 Terrace Walk	Bath	1-2	1,144	17.48		Effective	Office			Direct	10 yrs
10/05/2019	01/07/2019	3 Queen Sq	Bath	BSMT,GRND,1-3	6,476	17.43		Effective	Office/Retail			Direct	10 yrs
16/04/2021	16/05/2021	Kelston Park	Bath	GRND	1,265	17.39		Asking	Office			Direct	1 yr
01/04/2021	01/05/2021	14 Queen Sq	Bath	BSMT	630	17.14		Asking	Office			Direct	2 yrs
13/08/2019	26/09/2019	Upper Bristol Rd	Bath	2nd	520	16.82		Effective	Office			Direct	3 yrs
04/01/2021	14/02/2021	15 Lansdown Rd	Bath	GRND,1	830	16.45	FRI	Effective	Office			Direct	5 yrs
20/01/2020	19/02/2020	Southstoke	Bath	GRND	2,150	16.27		Effective	Office			Direct	5 yrs
04/03/2020	24/05/2020	Shockerwick	Bath	GRND,1	420	16.02		Effective	Office			Direct	3 yrs
01/07/2020	13/08/2020	Belmont	Bath	GRND	560	15.45	FRI	Effective	Office			Direct	3 yrs
28/08/2019	28/08/2019	1 Northumberland	Bath	1-3	2,071	15.34	FRI	Effective	Office			Direct	10 yrs
15/01/2020	14/03/2020	Southstoke	Bath	GRND	1,120	14.23		Effective	Office			Direct	3 yrs
04/03/2020	24/05/2020	Belmont	Bath	LL	580	14.00		Effective	Office			Direct	3 yrs
24/06/2019	24/07/2019	35 Brock St	Bath	2nd	264	13.63	FRI	Achieved	Office			Direct	
16/04/2021	16/05/2021	1b Trafalgar Rd	Bath	GRND	555	13.50	FRI	Asking	Office			Direct	3 yrs
01/06/2020	08/07/2020	Brassmill Ln	Bath	GRND	257	12.78		Effective	Office			Direct	2 yrs
01/06/2020	08/07/2020	Brassmill Ln	Bath	1st	1,102	12.78		Effective	Office			Direct	2 yrs
20/12/2019	20/12/2019	3 Pierrepont St	Bath	GRND,1,3-5	3,821	9.29		Achieved	Office			Direct	10 yrs
02/02/2020	01/03/2020	6-7 Trim	Bath	GRND	219	9.00		Achieved	Office			Coworking	1 yr
03/05/2019	13/06/2019	36 Box Rd	Bath	GRND	11,120	7.61	FRI	Effective	Office/Retail			Direct	14 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leas	Rent/SF/Yr	Service	Rent Type	Use	Lease Type	Break Date	Review Date	Business Rat	Service Char	Term	Expiry Date	Rent Free	Tenant	Lease Status	Deal Type
06/04/2021	06/05/2021	Brassmill Ln	Bath	GRND,1	2,643	5.59		Achieved	Industrial	Direct								Flu Supplies	Completed	New
25/02/2021	27/03/2021	Locksbrook C	Bath	GRND	3,295	10.29		Effective	Industrial	Direct					10 yrs	26/03/2026		Newmans Joi	Completed	New
04/02/2021	06/03/2021	7 Miles St	Bath	GRND	524	15.83		Asking	Industrial	Direct			4.95						Completed	New
01/12/2020	01/12/2020	Ferry Ct	Bath	GRND	538	15.00		Asking	Industrial	Direct									Completed	New
07/07/2020	13/08/2020	Brassmill Ln	Bath	GRND,1	2,643	10.89	FRI	Achieved	Industrial	Direct					5 yrs	13/08/2025		SW Driver Su	Completed	New
07/07/2020	13/08/2020	151 Locksbro	Bath	GRND	1,413	12.38		Effective	Industrial	Direct					3 yrs	12/08/2023		MD Flashlight	Completed	New
29/11/2019	21/02/2020	Unit 1 Wells F	Bath	GRND	2,196	5.18		Effective	Industrial	Direct					7 yrs	20/02/2027			Completed	New
29/11/2019	21/02/2020	Unit 2 Wells F	Bath	GRND,MEZZ	2,468	5.18		Effective	Industrial	Direct					7 yrs	20/02/2027			Completed	New
29/09/2019	29/09/2019	Windsor Bridg	Bath	GRND,MEZZ	2,094	9.07	FRI	Effective	Industrial	Direct	29/09/2022	29/09/2024			10 yrs	28/09/2029		National Wind	Completed	New

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Main Sales Area	Other Sales Area	Rent PA	Rent psf	Service	Rent Type	Use	Zone A Rent
01/03/2020	01/03/2020	3 New Bond Street Buildings	Bath	GRND,1	218	218		30,000.00	137.61		Asking	Retail	
20/01/2021	20/02/2021	12 Stall St	Bath	GRND	1,355	1,355	0	130,000.00	95.94		Achieved	Retail	
22/05/2019	03/06/2019	25 Milsom St	Bath	GRND	630	630	0	55,000.00	87.30	FRI	Asking	Retail	
03/06/2019	03/06/2019	42 Stall St	Bath	GRND	1,754	1,754	0	146,954.95	83.78	FRI	Effective	Retail	181.00
17/04/2019	24/05/2019	14 Union Passage	Bath	GRND	260	260	0	15,388.22	59.19		Effective	Retail	
25/02/2020	25/02/2020	16 Northumberland PI	Bath	GRND	484	177	0	25,000.00	51.65		Achieved	Retail	
06/03/2020	08/04/2020	118B Walcot St	Bath	GRND	280	280	0	12,750.87	45.54	FRI	Effective	Retail	
01/08/2019	01/08/2019	16 Cheap St	Bath	GRND	1,035			45,000.00	43.48		Asking	Retail	
01/01/2021	01/01/2021	2 Kingsmead St	Bath	GRND	514	514	0	22,000.00	42.80		Asking	Retail	
16/11/2020	16/11/2020	11A-12 Stall St	Bath	GRND	3,083	1,355	0	130,010.11	42.17		Asking	Retail	
01/11/2019	01/12/2019	36-38 Milsom St	Bath	BSMT,GRND	2,848	1,157		120,000.00	42.13	FRI	Asking	Retail	
18/02/2020	18/02/2020	30 Westgate	Bath	GRND	463	463		19,129.00	41.32	FRI	Effective	Retail	
22/03/2021	22/03/2021	14 Old Bond St	Bath	GRND	3,438	1,727	0	135,000.00	39.27		Asking	Retail	
21/08/2019	20/09/2019	7 Cleveland PI E	Bath	GRND	382	382	0	15,000.00	39.27	FRI	Asking	Retail	
10/01/2020	09/02/2020	7 The Corridor	Bath	GRND	904	904	0	35,000.00	38.72		Asking	Retail	
16/08/2019	15/09/2019	36 Milsom St	Bath	BSMT,GRND	1,410	1,065	345	54,499.30	38.65	FRI	Effective	Retail	
08/05/2019	08/05/2019	5-6 Wood St	Bath	BSMT,GRND	1,639			62,871.52	38.36	FRI	Effective	Retail	
04/09/2019	04/09/2019	5-10 Westgate Buildings	Bath	GRND	2,895	2,895	0	100,000.00	34.54	FRI	Asking	Retail	
05/06/2019	05/06/2019	5 Burton St	Bath	BSMT,GRND,1-3	2,550			84,085.28	32.97	FRI	Effective	Retail	
18/07/2019	18/07/2019	1-17 Barton St	Bath	GRND	805			24,999.50	31.06	FRI	Effective	Retail	45.00
07/10/2020	07/10/2020	12 Trim St	Bath	BSMT,GRND	816	573		25,000.00	30.64		Asking	Retail	
01/09/2019	01/09/2019	7 Northumberland PI	Bath	BSMT,GRND,1	916	270	352	28,000.00	30.57	FRI	Effective	Retail	
02/04/2019	02/05/2019	7 Broad St	Bath	BSMT,GRND	1,215	653		35,999.89	29.63	IRI	Effective	Retail	
09/12/2019	09/12/2019	29-31 Upper Borough Walls	Bath	GRND,1	1,312			38,572.30	29.40	FRI	Effective	Retail	
01/06/2019	01/06/2019	14 Westgate St	Bath	BSMT,GRND	2,423	1,592		65,000.00	26.83		Asking	Retail	
02/06/2019	01/08/2019	3-4 Bath St	Bath	BSMT,GRND,1	5,262	2,411		135,000.00	25.66	FRI	Asking	Retail	
11/04/2019	11/04/2019	49-51 Moorland Rd	Bath	GRND,1	799			19,999.90	25.03	FRI	Effective	Retail	
02/12/2019	01/01/2020	Roseberry Rd	Bath	GRND	2,410			60,000.00	24.90		Asking	Retail	
11/02/2021	11/02/2021	36 Broad St	Bath	BSMT,MEZZ,GRND	2,705	1,182	0	60,000.00	22.18		Asking	Retail	
10/12/2019	10/12/2019	1-2 St James PI	Bath	GRND	587			13,000.00	22.15	IRI	Achieved	Retail	
06/12/2019	05/01/2020	1 Claremont Ter	Bath	GRND	287	287	0	6,000.00	20.91	FRI	Achieved	Retail	
02/01/2020	24/01/2020	1 Cork Place	Bath	GRND	424	0	0	8,728.19	20.59	IRI	Effective	Retail	25.00
30/08/2019	30/08/2019	2 Hetling Ct	Bath	GRND,1-2	974	313		19,999.90	20.53	FRI	Effective	Retail	
01/10/2019	01/10/2019	7 York St	Bath	BSMT,GRND,1-3	1,795	1,119		36,823.01	20.51	FRI	Effective	Retail	
01/05/2020	02/05/2020	12-13 Claverton	Bath	GRND	1,202	1,202	0	24,474.66	20.36	FRI	Effective	Retail	
01/06/2020	27/09/2020	75 Lower Bristol Rd	Bath	GRND	743	0	0	15,000.00	20.19		Asking	Retail	
01/08/2019	20/09/2019	20 Moorland Rd	Bath	GRND	423	423	0	8,499.84	20.09	IRI	Effective	Retail	
01/07/2019	18/08/2019	18 St Peters Ter	Bath	GRND	479	479	0	9,427.84	19.68	IRI	Effective	Retail	25.00
01/05/2019	01/05/2019	The Avenue	Bath	GRND	550			10,800.00	19.64		Effective	Retail	
12/11/2020	12/11/2020	Avon St	Bath	GRND	4,000	0	0	74,999.30	18.75	FRI	Effective	Retail	
05/09/2019	14/09/2019	15 St James Parade	Bath	BSMT,GRND	745			13,699.86	18.39	FRI	Effective	Retail	
20/08/2019	20/08/2019	2 Prior Park Rd	Bath	GRND	611	611	0	10,879.37	17.81	FRI	Effective	Retail	
01/06/2020	27/09/2020	7 Cork PI	Bath	GRND	458	458	0	8,000.00	17.47		Asking	Retail	
10/05/2019	01/07/2019	3 Queen Sq	Bath	BSMT,GRND,1-3	6,476			112,876.68	17.43		Effective	Office/Retail	
01/03/2020	01/03/2020	16-18 Lower Borough Walls	Bath	LL,GRND,1-2,TERR	7,274	2,163		125,000.00	17.18	FRI	Asking	Retail	
02/06/2020	02/06/2020	17 The Corridor	Bath	BSMT,GRND,1-3	893	242	0	14,150.93	15.85		Effective	Retail	
01/04/2021	01/04/2021	3 St James St	Bath	BSMT,GRND	527			8,000.00	15.18		Achieved	Retail	
24/12/2019	25/12/2019	14 Argyle St	Bath	BSMT,GRND	2,169			32,450.00	14.96		Achieved	Retail	
01/06/2019	01/07/2019	Lower Bristol Rd	Bath	GRND	2,514	2,486		37,500.00	14.92	FRI	Effective	Retail	
01/09/2019	01/10/2019	Roseberry Rd	Bath	GRND	3,409			45,000.00	13.20		Achieved	Retail	
01/09/2019	01/09/2019	5-10 Westgate Buildings	Bath	BSMT,GRND	5,431			67,500.00	12.43		Effective	Retail	
04/07/2019	04/07/2019	88 Frome Rd	Bath	GRND	901			10,001.43	11.10		Effective	Retail	
02/12/2019	01/01/2020	Roseberry Rd	Bath	GRND,MEZZ	9,748	3,241	1,414	80,000.00	8.21		Asking	Retail	
03/05/2019	13/06/2019	36 Box Rd	Bath	GRND	11,120			84,587.66	7.61	FRI	Effective	Office/Retail	
04/10/2019	04/10/2019	3-4 Northumberland PI	Bath	BSMT,GRND,1-2	2,197	502		13,205.61	6.01	FRI	Effective	Retail	

Appendix 5 - BCIS costs

£/m2 study

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

Last updated: 10-Apr-2021 00:37

› Rebased to Bath (104; sample 15)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,094	251	620	911	1,306	4,164	100
Up to 500m2 GFA (20)	1,404	898	1,010	1,178	1,760	2,429	13
500 to 2000m2 GFA (20)	1,157	251	686	1,028	1,295	4,164	43
Over 2000m2 GFA (20)	940	458	562	760	1,075	2,364	44
282.1 Advance factories							
Generally (15)	864	450	604	858	1,087	1,555	36
Up to 500m2 GFA (15)	1,074	898	922	1,046	1,178	1,406	9
500 to 2000m2 GFA (15)	842	450	574	822	1,088	1,555	19
Over 2000m2 GFA (15)	680	519	541	669	783	921	8
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,231	482	748	1,173	1,536	2,429	22
Up to 500m2 GFA (20)	2,144	1,760	-	2,242	-	2,429	3
500 to 2000m2 GFA (20)	1,220	482	1,100	1,342	1,472	1,622	6
Over 2000m2 GFA (20)	1,025	506	647	802	1,399	2,364	13
282.2 Purpose built factories							
Generally (25)	1,287	251	682	1,076	1,913	4,164	58
Up to 500m2 GFA (25)	1,443	741	-	1,439	-	2,150	4
500 to 2000m2 GFA (25)	1,568	251	828	1,211	2,092	4,164	19
Over 2000m2 GFA (25)	1,117	364	608	1,026	1,571	2,194	35
282.22 Purpose built factories/Offices - mixed facilities (15)	924	463	768	914	1,017	1,632	24
344. Hypermarkets, supermarkets							
Generally (30)	1,620	670	1,131	1,443	2,163	2,822	29
Up to 1000m2 (30)	2,070	1,455	-	-	-	2,686	2
1000 to 7000m2 GFA (30)	1,606	670	1,028	1,430	2,175	2,822	24
7000 to 15000m2 (30)	1,368	-	-	-	-	-	1
Over 15000m2 GFA (30)	1,787	-	-	-	-	-	1
345. Shops							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (30)	1,547	602	893	1,182	2,018	4,185	22
1-2 storey (30)	1,557	602	877	1,102	2,050	4,185	21
3-5 storey (30)	1,337	-	-	-	-	-	1
442. Nursing homes (25)	1,911	1,063	1,405	1,852	2,227	3,293	29
442.2 Nursing homes long stay (residential homes) (5)	2,088	1,948	-	-	-	2,227	2
810. Housing, mixed developments (15)	1,321	672	1,154	1,284	1,443	3,002	1225
810.1 Estate housing							
Generally (15)	1,320	638	1,126	1,272	1,444	4,573	1547
Single storey (15)	1,483	843	1,257	1,427	1,655	4,573	251
2-storey (15)	1,277	638	1,111	1,244	1,395	2,766	1194
3-storey (15)	1,360	823	1,097	1,308	1,532	2,732	97
4-storey or above (15)	2,776	1,347	2,230	2,490	3,707	4,103	5
810.11 Estate housing detached (15)	1,706	991	1,276	1,455	1,718	4,573	21
810.12 Estate housing semi detached							
Generally (15)	1,316	780	1,132	1,289	1,446	2,434	365
Single storey (15)	1,468	974	1,261	1,446	1,623	2,434	74
2-storey (15)	1,279	780	1,128	1,257	1,403	2,202	278
3-storey (15)	1,251	936	997	1,227	1,342	1,912	13
810.13 Estate housing terraced							
Generally (15)	1,360	823	1,124	1,283	1,500	4,103	298
Single storey (15)	1,530	1,020	1,300	1,440	1,758	2,163	29
2-storey (15)	1,311	830	1,107	1,259	1,447	2,766	221
3-storey (15)	1,377	823	1,092	1,283	1,525	2,732	46
4-storey or above (10)	3,905	3,707	-	-	-	4,103	2
816. Flats (apartments)							
Generally (15)	1,551	768	1,290	1,478	1,750	5,333	878
1-2 storey (15)	1,467	908	1,250	1,403	1,629	2,620	207
3-5 storey (15)	1,528	768	1,287	1,467	1,735	3,242	571
6 storey or above (15)	1,865	1,139	1,519	1,743	2,014	5,333	97
843. Supported housing							
Generally (15)	1,669	862	1,398	1,557	1,852	3,402	135
Single storey (15)	1,931	1,198	1,538	1,896	2,055	3,402	19
2-storey (15)	1,664	862	1,395	1,510	1,840	2,961	41
3-storey (15)	1,533	863	1,393	1,475	1,697	2,279	47
4-storey or above (15)	1,719	1,050	1,387	1,591	1,766	3,283	25
843.1 Supported housing with shops, restaurants or the like (15)	1,595	1,029	1,350	1,526	1,675	2,677	31

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
856.2 Students' residences, halls of residence, etc (15)	1,999	1,131	1,782	1,999	2,199	3,223	59

£/m² study

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

Last updated: 31-Jul-2021 00:38

› Rebased to Bath (104; sample 15)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Rehabilitation/Conversion							
810. Housing, mixed developments (15)	1,347	362	874	1,687	1,900	1,915	5
810.1 Estate housing (20)	1,070	317	636	851	1,212	3,988	29
810.11 Estate housing detached (30)	324	284	-	-	-	365	2
810.12 Estate housing semi detached (20)	1,429	652	-	1,268	-	2,526	4
810.13 Estate housing terraced (20)	800	505	633	802	935	1,109	8
816. Flats (apartments)							
Generally (15)	1,663	484	999	1,306	1,725	5,697	81
1-2 storey (15)	2,152	706	1,097	1,369	2,477	5,697	17
3-5 storey (15)	1,414	484	1,030	1,274	1,521	5,331	47
6 storey or above (15)	1,923	555	895	1,424	2,333	4,775	16

Appendix 6 - Accessibility standards cost calculations

Accessibility standards

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

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

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

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

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

Appendix 7 - Base appraisal results

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £2,900 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.12	£0.09	£0.06	£0.03	£0.01	£0.01	£0.04
2 Low density housing scheme	15	£0.90	£0.43	£0.32	£0.21	£0.09	£0.04	£0.02	£0.13
3 Small housing scheme	9	£0.38	£0.26	£0.19	£0.12	£0.06	£0.02	£0.01	£0.08
4 Medium density housing scheme	15	£0.57	£0.41	£0.30	£0.20	£0.09	£0.04	£0.02	£0.13
5 Medium density housing scheme	25	£1.05	£0.53	£0.38	£0.22	£0.07	£0.00	£0.08	£0.23
6 Higher density housing scheme	30	£0.75	£0.64	£0.46	£0.27	£0.09	£0.00	£0.10	£0.28
7 Low density flatted scheme	25	£0.30	£0.45	£0.58	£0.71	£0.84	£0.91	£0.97	£1.10
8 Medium density flatted scheme	52	£0.60	£0.96	£1.23	£1.50	£1.77	£1.91	£2.04	£2.31
9 High density flatted scheme	30	£0.30	£0.53	£0.68	£0.84	£0.99	£1.06	£1.14	£1.29
10 Higher density flatted scheme	100	£0.98	£3.93	£4.25	£4.56	£4.88	£5.04	£5.20	£5.52
11 Mixed use scheme 1	25	£0.26	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80
12 Mixed use scheme 2	56	£0.26	£0.42	£0.16	£0.11	£0.38	£0.51	£0.65	£0.92
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£20.34	£5.46	£3.73	£1.99	£0.24	£0.64	£1.54	£3.33
17 Silver St, Midsomer Norton	12	£0.74	£0.34	£0.25	£0.16	£0.07	£0.03	£0.02	£0.11
18 Sion Hill Bath Spa University	100	£1.01	£2.86	£3.26	£3.65	£4.05	£4.24	£4.44	£4.84
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£0.98	£0.54	£0.10	£0.35	£0.57	£0.80	£1.24

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.12	£0.09	£0.06	£0.03	£0.01	£0.01	£0.04
2 Low density housing scheme	15	£0.45	£0.43	£0.32	£0.21	£0.09	£0.04	£0.02	£0.13
3 Small housing scheme	9	£0.19	£0.26	£0.19	£0.12	£0.06	£0.02	£0.01	£0.08
4 Medium density housing scheme	15	£0.29	£0.41	£0.30	£0.20	£0.09	£0.04	£0.02	£0.13
5 Medium density housing scheme	25	£0.53	£0.53	£0.38	£0.22	£0.07	£0.00	£0.08	£0.23
6 Higher density housing scheme	30	£0.38	£0.64	£0.46	£0.27	£0.09	£0.00	£0.10	£0.28
7 Low density flatted scheme	25	£0.15	£0.45	£0.58	£0.71	£0.84	£0.91	£0.97	£1.10
8 Medium density flatted scheme	52	£0.30	£0.96	£1.23	£1.50	£1.77	£1.91	£2.04	£2.31
9 High density flatted scheme	30	£0.15	£0.53	£0.68	£0.84	£0.99	£1.06	£1.14	£1.29
10 Higher density flatted scheme	100	£0.49	£3.93	£4.25	£4.56	£4.88	£5.04	£5.20	£5.52
11 Mixed use scheme 1	25	£0.13	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80
12 Mixed use scheme 2	56	£0.13	£0.42	£0.16	£0.11	£0.38	£0.51	£0.65	£0.92
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£10.17	£5.46	£3.73	£1.99	£0.24	£0.64	£1.54	£3.33
17 Silver St, Midsomer Norton	12	£0.37	£0.34	£0.25	£0.16	£0.07	£0.03	£0.02	£0.11
18 Sion Hill Bath Spa University	100	£0.50	£2.86	£3.26	£3.65	£4.05	£4.24	£4.44	£4.84
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£0.98	£0.54	£0.10	£0.35	£0.57	£0.80	£1.24

BLV: HIGHER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.12	£0.09	£0.06	£0.03	£0.01	£0.01	£0.04
2 Low density housing scheme	15	£0.15	£0.43	£0.32	£0.21	£0.09	£0.04	£0.02	£0.13
3 Small housing scheme	9	£0.06	£0.26	£0.19	£0.12	£0.06	£0.02	£0.01	£0.08
4 Medium density housing scheme	15	£0.10	£0.41	£0.30	£0.20	£0.09	£0.04	£0.02	£0.13
5 Medium density housing scheme	25	£0.18	£0.53	£0.38	£0.22	£0.07	£0.00	£0.08	£0.23
6 Higher density housing scheme	30	£0.13	£0.64	£0.46	£0.27	£0.09	£0.00	£0.10	£0.28
7 Low density flatted scheme	25	£0.05	£0.45	£0.58	£0.71	£0.84	£0.91	£0.97	£1.10
8 Medium density flatted scheme	52	£0.10	£0.96	£1.23	£1.50	£1.77	£1.91	£2.04	£2.31
9 High density flatted scheme	30	£0.05	£0.53	£0.68	£0.84	£0.99	£1.06	£1.14	£1.29
10 Higher density flatted scheme	100	£0.16	£3.93	£4.25	£4.56	£4.88	£5.04	£5.20	£5.52
11 Mixed use scheme 1	25	£0.04	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80
12 Mixed use scheme 2	56	£0.04	£0.42	£0.16	£0.11	£0.38	£0.51	£0.65	£0.92
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£3.39	£5.46	£3.73	£1.99	£0.24	£0.64	£1.54	£3.33
17 Silver St, Midsomer Norton	12	£0.12	£0.34	£0.25	£0.16	£0.07	£0.03	£0.02	£0.11
18 Sion Hill Bath Spa University	100	£0.17	£2.86	£3.26	£3.65	£4.05	£4.24	£4.44	£4.84
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£0.98	£0.54	£0.10	£0.35	£0.57	£0.80	£1.24

BLV: LOWER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.12	£0.09	£0.06	£0.03	£0.01	£0.01	£0.04
2 Low density housing scheme	15	£0.09	£0.43	£0.32	£0.21	£0.09	£0.04	£0.02	£0.13
3 Small housing scheme	9	£0.04	£0.26	£0.19	£0.12	£0.06	£0.02	£0.01	£0.08
4 Medium density housing scheme	15	£0.06	£0.41	£0.30	£0.20	£0.09	£0.04	£0.02	£0.13
5 Medium density housing scheme	25	£0.11	£0.53	£0.38	£0.22	£0.07	£0.00	£0.08	£0.23
6 Higher density housing scheme	30	£0.08	£0.64	£0.46	£0.27	£0.09	£0.00	£0.10	£0.28
7 Low density flatted scheme	25	£0.03	£0.45	£0.58	£0.71	£0.84	£0.91	£0.97	£1.10
8 Medium density flatted scheme	52	£0.06	£0.96	£1.23	£1.50	£1.77	£1.91	£2.04	£2.31
9 High density flatted scheme	30	£0.03	£0.53	£0.68	£0.84	£0.99	£1.06	£1.14	£1.29
10 Higher density flatted scheme	100	£0.10	£3.93	£4.25	£4.56	£4.88	£5.04	£5.20	£5.52
11 Mixed use scheme 1	25	£0.03	£3.40	£3.28	£3.16	£3.04	£2.98	£2.92	£2.80
12 Mixed use scheme 2	56	£0.03	£0.42	£0.16	£0.11	£0.38	£0.51	£0.65	£0.92
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£2.03	£5.46	£3.73	£1.99	£0.24	£0.64	£1.54	£3.33
17 Silver St, Midsomer Norton	12	£0.07	£0.34	£0.25	£0.16	£0.07	£0.03	£0.02	£0.11
18 Sion Hill Bath Spa University	100	£0.10	£2.86	£3.26	£3.65	£4.05	£4.24	£4.44	£4.84
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£0.98	£0.54	£0.10	£0.35	£0.57	£0.80	£1.24

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£1.50	£0.62	£0.46	£0.30	£0.14	£0.05	£0.03	£0.19	
0.60	£1.50	£0.72	£0.53	£0.35	£0.16	£0.06	£0.03	£0.22	
0.25	£1.50	£1.02	£0.76	£0.49	£0.22	£0.09	£0.05	£0.32	
0.38	£1.50	£1.08	£0.80	£0.52	£0.23	£0.09	£0.05	£0.34	
0.70	£1.50	£0.75	£0.54	£0.32	£0.10	£0.00	£0.11	£0.33	
0.50	£1.50	£1.28	£0.91	£0.54	£0.18	£0.01	£0.19	£0.57	
0.20	£1.50	£2.27	£2.92	£3.56	£4.21	£4.53	£4.85	£5.50	
0.40	£1.50	£2.39	£3.07	£3.75	£4.42	£4.76	£5.10	£5.78	
0.20	£1.50	£2.67	£3.42	£4.18	£4.94	£5.31	£5.69	£6.45	
0.65	£1.50	£6.04	£6.53	£7.02	£7.51	£7.75	£8.00	£8.49	
0.17	£1.50	£19.98	£19.28	£18.57	£17.87	£17.52	£17.17	£16.46	
0.17	£1.50	£2.47	£0.92	£0.65	£2.23	£3.02	£3.81	£5.39	
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£1.50	£0.40	£0.28	£0.15	£0.02	£0.05	£0.11	£0.25	
0.49	£1.50	£0.70	£0.51	£0.33	£0.15	£0.06	£0.03	£0.22	
0.67	£1.50	£4.27	£4.86	£5.45	£6.04	£6.33	£6.63	£7.22	
0.56	£1.50	£1.74	£0.95	£0.17	£0.62	£1.02	£1.42	£2.21	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.75	£0.62	£0.46	£0.30	£0.14	£0.05	£0.03	£0.19	
0.60	£0.75	£0.72	£0.53	£0.35	£0.16	£0.06	£0.03	£0.22	
0.25	£0.75	£1.02	£0.76	£0.49	£0.22	£0.09	£0.05	£0.32	
0.38	£0.75	£1.08	£0.80	£0.52	£0.23	£0.09	£0.05	£0.34	
0.70	£0.75	£0.75	£0.54	£0.32	£0.10	£0.00	£0.11	£0.33	
0.50	£0.75	£1.28	£0.91	£0.54	£0.18	£0.01	£0.19	£0.57	
0.20	£0.75	£2.27	£2.92	£3.56	£4.21	£4.53	£4.85	£5.50	
0.40	£0.75	£2.39	£3.07	£3.75	£4.42	£4.76	£5.10	£5.78	
0.20	£0.75	£2.67	£3.42	£4.18	£4.94	£5.31	£5.69	£6.45	
0.65	£0.75	£6.04	£6.53	£7.02	£7.51	£7.75	£8.00	£8.49	
0.17	£0.75	£19.98	£19.28	£18.57	£17.87	£17.52	£17.17	£16.46	
0.17	£0.75	£2.47	£0.92	£0.65	£2.23	£3.02	£3.81	£5.39	
0.61	£0.75	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£0.75	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£0.75	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£0.75	£0.40	£0.28	£0.15	£0.02	£0.05	£0.11	£0.25	
0.49</									

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £3,300 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03
2 Low density housing scheme	15	£0.90	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11
3 Small housing scheme	9	£0.38	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06
4 Medium density housing scheme	15	£0.57	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10
5 Medium density housing scheme	25	£1.05	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11
6 Higher density housing scheme	30	£0.75	£1.31	£1.08	£0.84	£0.60	£0.48	£0.36	£0.13
7 Low density flatted scheme	25	£0.30	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81
8 Medium density flatted scheme	52	£0.60	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69
9 High density flatted scheme	30	£0.30	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94
10 Higher density flatted scheme	100	£0.98	£2.60	£3.02	£3.44	£3.87	£4.08	£4.29	£4.71
11 Mixed use scheme 1	25	£0.26	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07
12 Mixed use scheme 2	56	£0.26	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£20.34	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57
17 Silver St, Midsomer Norton	12	£0.74	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09
18 Sion Hill Bath Spa University	100	£1.01	£1.26	£1.78	£2.30	£2.83	£3.09	£3.35	£3.87
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03
2 Low density housing scheme	15	£0.45	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11
3 Small housing scheme	9	£0.19	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06
4 Medium density housing scheme	15	£0.29	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10
5 Medium density housing scheme	25	£0.53	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11
6 Higher density housing scheme	30	£0.38	£1.31	£1.08	£0.84	£0.60	£0.48	£0.36	£0.13
7 Low density flatted scheme	25	£0.15	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81
8 Medium density flatted scheme	52	£0.30	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69
9 High density flatted scheme	30	£0.15	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94
10 Higher density flatted scheme	100	£0.49	£2.60	£3.02	£3.44	£3.87	£4.08	£4.29	£4.71
11 Mixed use scheme 1	25	£0.13	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07
12 Mixed use scheme 2	56	£0.13	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£10.17	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57
17 Silver St, Midsomer Norton	12	£0.37	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09
18 Sion Hill Bath Spa University	100	£0.50	£1.26	£1.78	£2.30	£2.83	£3.09	£3.35	£3.87
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24

BLV: HIGHER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03
2 Low density housing scheme	15	£0.15	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11
3 Small housing scheme	9	£0.06	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06
4 Medium density housing scheme	15	£0.10	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10
5 Medium density housing scheme	25	£0.18	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11
6 Higher density housing scheme	30	£0.13	£1.31	£1.08	£0.84	£0.60	£0.48	£0.36	£0.13
7 Low density flatted scheme	25	£0.05	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81
8 Medium density flatted scheme	52	£0.10	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69
9 High density flatted scheme	30	£0.05	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94
10 Higher density flatted scheme	100	£0.16	£2.60	£3.02	£3.44	£3.87	£4.08	£4.29	£4.71
11 Mixed use scheme 1	25	£0.05	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07
12 Mixed use scheme 2	56	£0.04	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£3.39	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57
17 Silver St, Midsomer Norton	12	£0.12	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09
18 Sion Hill Bath Spa University	100	£0.17	£1.26	£1.78	£2.30	£2.83	£3.09	£3.35	£3.87
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24

BLV: LOWER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.24	£0.20	£0.16	£0.11	£0.09	£0.07	£0.03
2 Low density housing scheme	15	£0.09	£0.83	£0.69	£0.54	£0.40	£0.33	£0.25	£0.11
3 Small housing scheme	9	£0.04	£0.49	£0.41	£0.32	£0.24	£0.19	£0.15	£0.06
4 Medium density housing scheme	15	£0.06	£0.79	£0.65	£0.52	£0.38	£0.31	£0.24	£0.10
5 Medium density housing scheme	25	£0.11	£1.08	£0.89	£0.69	£0.50	£0.40	£0.30	£0.11
6 Higher density housing scheme	30	£0.08	£1.31	£1.08	£0.84	£0.60	£0.48	£0.36	£0.13
7 Low density flatted scheme	25	£0.03	£0.03	-£0.13	-£0.30	-£0.47	-£0.55	-£0.64	-£0.81
8 Medium density flatted scheme	52	£0.06	£0.07	-£0.28	-£0.63	-£0.99	-£1.16	-£1.34	-£1.69
9 High density flatted scheme	30	£0.03	£0.04	-£0.16	-£0.35	-£0.55	-£0.65	-£0.75	-£0.94
10 Higher density flatted scheme	100	£0.10	£2.60	£3.02	£3.44	£3.87	£4.08	£4.29	£4.71
11 Mixed use scheme 1	25	£0.03	£3.84	£3.69	£3.53	£3.38	£3.30	£3.22	£3.07
12 Mixed use scheme 2	56	£0.03	£1.42	£1.08	£0.73	£0.39	£0.22	£0.04	-£0.30
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£2.03	£11.72	£9.50	£7.28	£5.05	£3.93	£2.82	£0.57
17 Silver St, Midsomer Norton	12	£0.07	£0.66	£0.54	£0.43	£0.31	£0.26	£0.20	£0.09
18 Sion Hill Bath Spa University	100	£0.10	£1.26	£1.78	£2.30	£2.83	£3.09	£3.35	£3.87
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£2.62	£2.04	£1.47	£0.90	£0.62	£0.33	-£0.24

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£1.50	£1.19	£0.98	£0.78	£0.57	£0.47	£0.36	£0.16	
0.60	£1.50	£1.39	£1.15	£0.91	£0.66	£0.54	£0.42	£0.18	
0.25	£1.50	£1.97	£1.63	£1.28	£0.94	£0.77	£0.60	£0.26	
0.38	£1.50	£2.08	£1.72	£1.36	£0.99	£0.81	£0.63	£0.27	
0.70	£1.50	£1.55	£1.27	£0.99	£0.71	£0.57	£0.43	£0.15	
0.50	£1.50	£2.63	£2.15	£1.68	£1.20	£0.97	£0.73	£0.26	
0.20	£1.50	£0.17	-£0.67	-£1.51	-£2.35	-£2.77	-£3.19	-£4.03	
0.40	£1.50	£0.18	-£0.70	-£1.58	-£2.47	-£2.91	-£3.35	-£4.24	
0.20	£1.50	£0.20	-£0.78	-£1.77	-£2.75	-£3.25	-£3.74	-£4.72	
0.65	£1.50	£4.00	£4.65	£5.30	£5.95	£6.27	£6.60	£7.25	
0.17	£1.50	£22.62	£21.70	£20.79	£19.88	£19.42	£18.96	£18.05	
0.17	£1.50	£8.37	£6.35	£4.32	£2.29	£1.28	£0.26	-£1.79	
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£1.50	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.04	
0.49	£1.50	£1.34	£1.11	£0.87	£0.64	£0.52	£0.41	£0.17	
0.67	£1.50	£1.88	£2.66	£3.44	£4.22	£4.61	£4.99	£5.77	
0.56	£1.50	£4.65	£3.64	£2.62	£1.60	£1.10	£0.59	-£0.43	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.75	£1.19	£0.98	£0.78	£0.57	£0.47	£0.36	£0.16	
0.60	£0.75	£1.39	£1.15	£0.91	£0.66	£0.54	£0.42	£0.18	
0.25	£0.75	£1.97	£1.63	£1.28	£0.94	£0.77	£0.60	£0.26	
0.38	£0.75	£2.08	£1.72	£1.36	£0.99	£0.81	£0.63	£0.27	
0.70	£0.75	£1.55	£1.27	£0.99	£0.71	£0.57	£0.43	£0.15	
0.50	£0.75	£2.63	£2.15	£1.68	£1.20	£0.97	£0.73	£0.26	
0.20	£0.75	£0.17	-£0.67	-£1.51	-£2.35	-£2.77	-£3.19	-£4.03	
0.40	£0.75	£0.18	-£0.70	-£1.58	-£2.47	-£2.91	-£3.35	-£4.24	
0.20	£0.75	£0.20	-£0.78	-£1.77	-£2.75	-£3.25	-£3.74	-£4.72	
0.65	£0.75	£4.00	£4.65	£5.30	£5.95	£6.27	£6.60	£7.25	
0.17	£0.75	£22.62	£21.70	£20.79	£19.88	£19.42	£18.96	£18.05	
0.17	£0.75	£8.37	£6.35	£4.32	£2.29	£1.28	£0.26	-£1.79	
0.61	£0.75	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£0.75	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£0.75	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£0.75	£0.86	£0.70	£0.54	£0.37	£0.29	£0.21	£0.04	
0									

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £4,100 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.47	£0.41	£0.35	£0.29	£0.26	£0.23	£0.17
2 Low density housing scheme	15	£0.90	£1.64	£1.43	£1.22	£1.01	£0.90	£0.80	£0.59
3 Small housing scheme	9	£0.38	£0.97	£0.84	£0.72	£0.59	£0.53	£0.47	£0.35
4 Medium density housing scheme	15	£0.57	£1.55	£1.35	£1.16	£0.96	£0.86	£0.76	£0.56
5 Medium density housing scheme	25	£1.05	£2.20	£1.91	£1.63	£1.35	£1.20	£1.06	£0.78
6 Higher density housing scheme	30	£0.75	£2.67	£2.32	£1.98	£1.63	£1.46	£1.29	£0.94
7 Low density flatted scheme	25	£0.30	£1.00	£0.76	£0.51	£0.27	£0.15	£0.03	-£0.22
8 Medium density flatted scheme	52	£0.60	£2.10	£1.59	£1.08	£0.57	£0.32	£0.06	-£0.46
9 High density flatted scheme	30	£0.30	£1.17	£0.89	£0.60	£0.32	£0.17	£0.03	-£0.26
10 Higher density flatted scheme	100	£0.98	£0.06	-£0.57	-£1.21	-£1.84	-£2.16	-£2.47	-£3.11
11 Mixed use scheme 1	25	£0.26	£4.74	£4.51	£4.29	£4.06	£3.95	£3.83	£3.61
12 Mixed use scheme 2	56	£0.26	£3.43	£2.93	£2.42	£1.92	£1.66	£1.41	£0.91
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£20.34	£23.92	£20.76	£17.59	£14.42	£12.83	£11.24	£8.07
17 Silver St, Midsomer Norton	12	£0.74	£1.29	£1.12	£0.96	£0.79	£0.71	£0.63	£0.46
18 Sion Hill Bath Spa University	100	£1.01	£1.91	£1.15	£0.39	-£0.38	-£0.77	-£1.16	-£1.93
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£5.89	£5.06	£4.23	£3.40	£2.98	£2.56	£1.73

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£1.50	£2.33	£2.03	£1.73	£1.44	£1.29	£1.14	£0.84	
0.60	£1.50	£2.73	£2.38	£2.03	£1.68	£1.51	£1.33	£0.98	
0.25	£1.50	£3.86	£3.37	£2.87	£2.38	£2.13	£1.88	£1.39	
0.38	£1.50	£4.09	£3.56	£3.04	£2.52	£2.25	£1.99	£1.47	
0.70	£1.50	£3.14	£2.73	£2.33	£1.92	£1.72	£1.51	£1.11	
0.50	£1.50	£5.33	£4.64	£3.95	£3.26	£2.92	£2.57	£1.88	
0.20	£1.50	£4.99	£3.78	£2.57	£1.35	£0.75	£0.14	-£1.09	
0.40	£1.50	£5.25	£3.98	£2.70	£1.43	£0.79	£0.15	-£1.14	
0.20	£1.50	£5.85	£4.43	£3.01	£1.58	£0.87	£0.16	-£1.28	
0.65	£1.50	£0.09	-£0.88	-£1.85	-£2.83	-£3.32	-£3.80	-£4.78	
0.17	£1.50	£27.89	£26.55	£25.22	£23.89	£23.22	£22.55	£21.22	
0.17	£1.50	£20.18	£17.21	£14.24	£11.27	£9.79	£8.30	£5.33	
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£1.50	£1.76	£1.53	£1.30	£1.06	£0.95	£0.83	£0.59	
0.49	£1.50	£2.63	£2.29	£1.95	£1.62	£1.45	£1.28	£0.95	
0.67	£1.50	£2.84	£1.72	£0.58	-£0.57	-£1.15	-£1.73	-£2.88	
0.56	£1.50	£10.49	£9.01	£7.53	£6.04	£5.30	£4.56	£3.08	

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value brownfield	£1,500,000
Lower value brownfield	£750,000

BLVs incorporate 20% premium

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.47	£0.41	£0.35	£0.29	£0.26	£0.23	£0.17
2 Low density housing scheme	15	£0.45	£1.64	£1.43	£1.22	£1.01	£0.90	£0.80	£0.59
3 Small housing scheme	9	£0.19	£0.97	£0.84	£0.72	£0.59	£0.53	£0.47	£0.35
4 Medium density housing scheme	15	£0.29	£1.55	£1.35	£1.16	£0.96	£0.86	£0.76	£0.56
5 Medium density housing scheme	25	£0.53	£2.20	£1.91	£1.63	£1.35	£1.20	£1.06	£0.78
6 Higher density housing scheme	30	£0.38	£2.67	£2.32	£1.98	£1.63	£1.46	£1.29	£0.94
7 Low density flatted scheme	25	£0.15	£1.00	£0.76	£0.51	£0.27	£0.15	£0.03	-£0.22
8 Medium density flatted scheme	52	£0.30	£2.10	£1.59	£1.08	£0.57	£0.32	£0.06	-£0.46
9 High density flatted scheme	30	£0.15	£1.17	£0.89	£0.60	£0.32	£0.17	£0.03	-£0.26
10 Higher density flatted scheme	100	£0.49	£0.06	-£0.57	-£1.21	-£1.84	-£2.16	-£2.47	-£3.11
11 Mixed use scheme 1	25	£0.13	£4.74	£4.51	£4.29	£4.06	£3.95	£3.83	£3.61
12 Mixed use scheme 2	56	£0.13	£3.43	£2.93	£2.42	£1.92	£1.66	£1.41	£0.91
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£10.17	£23.92	£20.76	£17.59	£14.42	£12.83	£11.24	£8.07
17 Silver St, Midsomer Norton	12	£0.37	£1.29	£1.12	£0.96	£0.79	£0.71	£0.63	£0.46
18 Sion Hill Bath Spa University	100	£0.50	£1.91	£1.15	£0.39	-£0.38	-£0.77	-£1.16	-£1.93
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£5.89	£5.06	£4.23	£3.40	£2.98	£2.56	£1.73

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.75	£2.33	£2.03	£1.73	£1.44	£1.29	£1.14	£0.84	
0.60	£0.75	£2.73	£2.38	£2.03	£1.68	£1.51	£1.33	£0.98	
0.25	£0.75	£3.86	£3.37	£2.87	£2.38	£2.13	£1.88	£1.39	
0.38	£0.75	£4.09	£3.56	£3.04	£2.52	£2.25	£1.99	£1.47	
0.70	£0.75	£3.14	£2.73	£2.33	£1.92	£1.72	£1.51	£1.11	
0.50	£0.75	£5.33	£4.64	£3.95	£3.26	£2.92	£2.57	£1.88	
0.20	£0.75	£4.99	£3.78	£2.57	£1.35	£0.75	£0.14	-£1.09	
0.40	£0.75	£5.25	£3.98	£2.70	£1.43	£0.79	£0.15	-£1.14	
0.20	£0.75	£5.85	£4.43	£3.01	£1.58	£0.87	£0.16	-£1.28	
0.65	£0.75	£0.09	-£0.88	-£1.85	-£2.83	-£3.32	-£3.80	-£4.78	
0.17	£0.75	£27.89	£26.55	£25.22	£23.89	£23.22	£22.55	£21.22	
0.17	£0.75	£20.18	£17.21	£14.24	£11.27	£9.79	£8.30	£5.33	
0.61	£0.75	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£0.75	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£0.75	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£0.75	£1.76	£1.53	£1.30	£1.06	£0.95	£0.83	£0.59	
0.49	£0.75	£2.63	£2.29	£1.95	£1.62	£1.45	£1.28	£0.95	
0.67	£0.75	£2.84	£1.72	£0.58	-£0.57	-£1.15	-£1.73	-£2.88	
0.56	£0.75	£10.49	£9.01	£7.53	£6.04	£5.30	£4.56	£3.08	

BLV: HIGHER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.47	£0.41	£0.35	£0.29	£0.26	£0.23	£0.17
2 Low density housing scheme	15	£0.15	£1.64	£1.43	£1.22	£1.01	£0.90	£0.80	£0.59
3 Small housing scheme	9	£0.06	£0.97	£0.84	£0.72	£0.59	£0.53	£0.47	£0.35
4 Medium density housing scheme	15	£0.10	£1.55	£1.35	£1.16	£0.96	£0.86	£0.76	£0.56
5 Medium density housing scheme	25	£0.18	£2.20	£1.91	£1.63	£1.35	£1.20	£1.06	£0.78
6 Higher density housing scheme	30	£0.13	£2.67	£2.32	£1.98	£1.63	£1.46	£1.29	£0.94
7 Low density flatted scheme	25	£0.05	£1.00	£0.76	£0.51	£0.27	£0.15	£0.03	-£0.22
8 Medium density flatted scheme	52	£0.10	£2.10	£1.59	£1.08	£0.57	£0.32	£0.06	-£0.46
9 High density flatted scheme	30	£0.05	£1.17	£0.89	£0.60	£0.32	£0.17	£0.03	-£0.26
10 Higher density flatted scheme	100	£0.16	£0.06	-£0.57	-£1.21	-£1.84	-£2.16	-£2.47	-£3.11
11 Mixed use scheme 1	25	£0.04	£4.74	£4.51	£4.29	£4.06	£3.95	£3.83	£3.61
12 Mixed use scheme 2	56	£0.04	£3.43	£2.93	£2.42	£1.92	£1.66	£1.41	£0.91
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£3.39	£23.92	£20.76	£17.59	£14.42	£12.83	£11.24	£8.07
17 Silver St, Midsomer Norton	12	£0.12	£1.29	£1.12	£0.96	£0.79	£0.71	£0.63	£0.46
18 Sion Hill Bath Spa University	100	£0.17	£1.91	£1.15	£0.39	-£0.38	-£0.77	-£1.16	-£1.93
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£5.89	£5.06	£4.23	£3.40	£2.98	£2.56	£1.73

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.25	£2.33	£2.03	£1.73	£1.44	£1.29	£1.14	£0.84	
0.60	£0.25	£2.73	£2.38	£2.03	£1.68	£1.51	£1.33	£0.98	
0.25	£0.25	£3.86	£3.37	£2.87	£2.38	£2.13	£1.88	£1.39	
0.38	£0.25	£4.09	£3.56	£3.04	£2.52	£2.25	£1.99	£1.47	
0.70	£0.25	£3.14	£2.73	£2.33	£1.92	£1.72	£1.51	£1.11	
0.50	£0.25	£5.33	£4.64	£3.95	£3.26	£2.92	£2.57	£1.88	
0.20	£0.25	£4.99	£3.78	£2.57	£1.35	£0.75	£0.14	-£1.09	
0.40	£0.25	£5.25	£3.98	£2.70	£1.43	£0.79	£0.15	-£1.14	
0.20	£0.25	£5.85	£4.43	£3.01	£1.58	£0.87	£0.16	-£1.28	
0.65	£0.25	£0.09	-£0.88	-£1.85	-£2.83	-£3.32	-£3.80	-£4.78	
0.17	£0.25	£27.89	£26.55	£25.22	£23.89	£23.22	£22.55	£21.22	
0.17	£0.25	£20.18	£17.21	£14.24	£11.27	£9.79	£8.30	£5.33	
0.61	£0.25	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£0.25	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£0.25	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
1									

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £4,500 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	
2 Low density housing scheme	15	£0.90	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	
3 Small housing scheme	9	£0.38	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	
4 Medium density housing scheme	15	£0.57	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	
5 Medium density housing scheme	25	£1.05	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	
6 Higher density housing scheme	30	£0.75	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	
7 Low density flatted scheme	25	£0.30	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	
8 Medium density flatted scheme	52	£0.60	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	
9 High density flatted scheme	30	£0.30	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	
10 Higher density flatted scheme	100	£0.98	£1.37	£0.64	£0.09	£0.82	£1.19	£1.56	£2.30	
11 Mixed use scheme 1	25	£0.26	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	
12 Mixed use scheme 2	56	£0.26	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£20.34	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	
17 Silver St, Midsomer Norton	12	£0.74	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	
18 Sion Hill Bath Spa University	100	£1.01	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	

BLV: LOWER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	
2 Low density housing scheme	15	£0.45	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	
3 Small housing scheme	9	£0.19	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	
4 Medium density housing scheme	15	£0.29	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	
5 Medium density housing scheme	25	£0.53	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	
6 Higher density housing scheme	30	£0.38	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	
7 Low density flatted scheme	25	£0.15	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	
8 Medium density flatted scheme	52	£0.30	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	
9 High density flatted scheme	30	£0.15	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	
10 Higher density flatted scheme	100	£0.49	£1.37	£0.64	£0.09	£0.82	£1.19	£1.56	£2.30	
11 Mixed use scheme 1	25	£0.13	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	
12 Mixed use scheme 2	56	£0.13	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£10.17	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	
17 Silver St, Midsomer Norton	12	£0.37	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	
18 Sion Hill Bath Spa University	100	£0.50	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	

BLV: HIGHER GREENFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	
2 Low density housing scheme	15	£0.15	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	
3 Small housing scheme	9	£0.06	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	
4 Medium density housing scheme	15	£0.10	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	
5 Medium density housing scheme	25	£0.18	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	
6 Higher density housing scheme	30	£0.13	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	
7 Low density flatted scheme	25	£0.05	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	
8 Medium density flatted scheme	52	£0.10	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	
9 High density flatted scheme	30	£0.05	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	
10 Higher density flatted scheme	100	£0.16	£1.37	£0.64	£0.09	£0.82	£1.19	£1.56	£2.30	
11 Mixed use scheme 1	25	£0.04	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	
12 Mixed use scheme 2	56	£0.04	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£3.39	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	
17 Silver St, Midsomer Norton	12	£0.12	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	
18 Sion Hill Bath Spa University	100	£0.17	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	

BLV: LOWER GREENFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.03	£0.58	£0.51	£0.44	£0.37	£0.34	£0.31	£0.24	
2 Low density housing scheme	15	£0.09	£2.04	£1.80	£1.55	£1.31	£1.19	£1.07	£0.83	
3 Small housing scheme	9	£0.04	£1.20	£1.06	£0.92	£0.77	£0.70	£0.63	£0.49	
4 Medium density housing scheme	15	£0.06	£1.93	£1.70	£1.47	£1.25	£1.13	£1.02	£0.79	
5 Medium density housing scheme	25	£0.11	£2.75	£2.42	£2.10	£1.77	£1.60	£1.44	£1.11	
6 Higher density housing scheme	30	£0.08	£3.33	£2.94	£2.54	£2.14	£1.94	£1.74	£1.35	
7 Low density flatted scheme	25	£0.03	£1.48	£1.20	£0.92	£0.64	£0.50	£0.36	£0.08	
8 Medium density flatted scheme	52	£0.06	£3.12	£2.52	£1.93	£1.34	£1.05	£0.75	£0.16	
9 High density flatted scheme	30	£0.03	£1.73	£1.41	£1.08	£0.75	£0.58	£0.42	£0.09	
10 Higher density flatted scheme	100	£0.10	£1.37	£0.64	£0.09	£0.82	£1.19	£1.56	£2.30	
11 Mixed use scheme 1	25	£0.03	£5.19	£4.93	£4.66	£4.40	£4.27	£4.14	£3.88	
12 Mixed use scheme 2	56	£0.03	£4.43	£3.85	£3.26	£2.68	£2.39	£2.09	£1.51	
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£2.03	£29.97	£26.32	£22.67	£19.02	£17.20	£15.37	£11.71	
17 Silver St, Midsomer Norton	12	£0.07	£1.60	£1.41	£1.22	£1.03	£0.94	£0.84	£0.65	
18 Sion Hill Bath Spa University	100	£0.10	£3.46	£2.59	£1.71	£0.83	£0.38	£0.06	£0.96	
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£7.53	£6.57	£5.61	£4.64	£4.16	£3.68	£2.72	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£2.90	£2.56	£2.21	£1.87	£1.70	£1.53	£1.18
0.60	£1.50	£3.40	£2.99	£2.59	£2.19	£1.99	£1.79	£1.38
0.25	£1.50	£4.81	£4.24	£3.67	£3.10	£2.81	£2.53	£1.96
0.38	£1.50	£5.09	£4.48	£3.88	£3.28	£2.98	£2.67	£2.07
0.70	£1.50	£3.93	£3.46	£2.99	£2.52	£2.29	£2.06	£1.59
0.50	£1.50	£6.67	£5.87	£5.08	£4.28	£3.89	£3.49	£2.69
0.20	£1.50	£7.40	£6.00	£4.59	£3.19	£2.49	£1.78	£0.38
0.40	£1.50	£7.79	£6.31	£4.83	£3.36	£2.62	£1.88	£0.40
0.20	£1.50	£8.67	£7.03	£5.38	£3.73	£2.91	£2.09	£0.44
0.65	£1.50	£2.11	£0.99	£0.13	£1.27	£1.84	£2.40	£3.54
0.17	£1.50	£30.53	£28.98	£27.44	£25.89	£25.12	£24.35	£22.80
0.17	£1.50	£26.07	£22.64	£19.20	£15.76	£14.04	£12.32	£8.88
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£2.21	£1.94	£1.67	£1.40	£1.27	£1.13	£0.86
0.49	£1.50	£3.27	£2.88	£2.49	£2.11	£1.91	£1.72	£1.33
0.67	£1.50	£5.17	£3.86	£2.55	£1.23	£0.57	£0.09	£1.44
0.56	£1.50	£13.39	£11.69	£9.98	£8.26	£7.41	£6.55	£4.84

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£2.90	£2.56	£2.21	£1.87	£1.70	£1.53	£1.18
0.60	£0.75	£3.40	£2.99	£2.59	£2.19	£1.99	£1.79	£1.38
0.25	£0.75	£4.81	£4.24	£3.67	£3.10	£2.81	£2.53	£1.96
0.38	£0.75	£5.09	£4.48	£3.88	£3.28	£2.98	£2.67	£2.07
0.70	£0.75	£3.93	£3.46	£2.99	£2.52	£2.29	£2.06	£1.59
0.50	£0.75	£6.67	£5.87	£5.08	£4.28	£3.89	£3.49	£2.69
0.20	£0.75	£7.40	£6.00	£4.59	£3.19	£2.49	£1.78	£0.38
0.40	£0.75	£7.79	£6.31	£4.83	£3.36	£2.62	£1.88	£0.40
0.20	£0.75	£8.67	£7.03	£5.38	£3.73	£2.91	£2.09	£0.44
0.65	£0.75	£2.11	£0.99	£0.13	£1.27	£1.84	£2.40	£3.54
0.17	£0.75	£30.53	£28.98	£27.44	£25.89	£25.12	£24.35	£22.80
0.17	£0.75	£26.07	£22.64	£19.20	£15.76	£14.04	£12.32	£8.88
0.61	£0.75	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£0.75	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£0.75	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£0.75	£2.21						

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £5,300 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.90	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.38	£1.07	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.57	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£1.05	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.75	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.30	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.66	
8 Medium density flatted scheme	52	£0.60	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.30	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.98	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£-0.69	
11 Mixed use scheme 1	25	£0.26	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.26	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£20.34	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.74	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£1.01	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

BLV: LOWER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.45	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.19	£1.07	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.29	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£0.53	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.38	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.15	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.66	
8 Medium density flatted scheme	52	£0.30	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.15	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.49	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£-0.69	
11 Mixed use scheme 1	25	£0.13	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.13	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£10.17	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.37	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£0.50	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

BLV: HIGHER GREENFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.15	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.06	£1.07	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.10	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£0.18	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.13	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.05	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.66	
8 Medium density flatted scheme	52	£0.10	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.05	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.16	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£-0.69	
11 Mixed use scheme 1	25	£0.04	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.04	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£3.39	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.12	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£0.17	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

BLV: LOWER GREENFIELD		No of units	BLV (£ m)	Residual land values (£m)						
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Very small housing scheme	4	£0.03	£0.81	£0.72	£0.63	£0.55	£0.50	£0.46	£0.37	
2 Low density housing scheme	15	£0.09	£2.84	£2.53	£2.23	£1.92	£1.77	£1.62	£1.31	
3 Small housing scheme	9	£0.04	£1.07	£1.49	£1.31	£1.13	£1.04	£0.95	£0.77	
4 Medium density housing scheme	15	£0.06	£2.69	£2.40	£2.11	£1.82	£1.68	£1.53	£1.24	
5 Medium density housing scheme	25	£0.11	£3.86	£3.44	£3.02	£2.61	£2.40	£2.19	£1.78	
6 Higher density housing scheme	30	£0.08	£4.67	£4.17	£3.66	£3.16	£2.91	£2.66	£2.15	
7 Low density flatted scheme	25	£0.03	£2.44	£2.09	£1.73	£1.37	£1.19	£1.01	£0.66	
8 Medium density flatted scheme	52	£0.04	£5.14	£4.39	£3.64	£2.89	£2.51	£2.13	£1.38	
9 High density flatted scheme	30	£0.03	£2.87	£2.45	£2.03	£1.61	£1.40	£1.19	£0.77	
10 Higher density flatted scheme	100	£0.10	£3.96	£3.03	£2.11	£1.18	£0.72	£0.25	£-0.69	
11 Mixed use scheme 1	25	£0.03	£5.99	£5.66	£5.32	£4.99	£4.82	£4.66	£4.32	
12 Mixed use scheme 2	56	£0.03	£6.42	£5.68	£4.94	£4.20	£3.83	£3.45	£2.71	
13 Retail	-	£0.09	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	
14 Office	-	£0.03	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	
15 Industrial unit	-	£0.10	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	
16 Keynsham safeguarded land KE3B	280	£2.03	£42.01	£37.39	£32.78	£28.17	£25.86	£23.56	£18.94	
17 Silver St, Midsomer Norton	12	£0.07	£2.23	£1.99	£1.75	£1.51	£1.39	£1.27	£1.03	
18 Sion Hill Bath Spa University	100	£0.10	£6.58	£5.46	£4.33	£3.20	£2.64	£2.08	£0.95	
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£10.78	£9.56	£8.34	£7.12	£6.51	£5.90	£4.68	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£4.04	£3.61	£3.17	£2.74	£2.52	£2.30	£1.87
0.60	£1.50	£4.73	£4.22	£3.71	£3.20	£2.95	£2.69	£2.18
0.25	£1.50	£6.70	£5.98	£5.26	£4.53	£4.17	£3.81	£3.09
0.38	£1.50	£7.09	£6.33	£5.56	£4.80	£4.42	£4.04	£3.27
0.70	£1.50	£5.51	£4.92	£4.32	£3.73	£3.43	£3.13	£2.54
0.50	£1.50	£9.35	£8.34	£7.33	£6.32	£5.82	£5.31	£4.30
0.20	£1.50	£12.22	£10.43	£8.65	£6.86	£5.96	£5.07	£3.28
0.40	£1.50	£12.86	£10.98	£9.10	£7.21	£6.27	£5.33	£3.45
0.20	£1.50	£14.33	£12.23	£10.13	£8.03	£6.99	£5.94	£3.84
0.65	£1.50	£6.09	£4.67	£3.24	£1.82	£1.11	£0.39	£-1.07
0.17	£1.50	£35.25	£33.28	£31.31	£29.35	£28.37	£27.38	£25.42
0.17	£1.50	£37.77	£33.41	£29.05	£24.68	£22.50	£20.32	£15.96
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61
13.56	£1.50	£3.10	£2.76	£2.42	£2.08	£1.91	£1.74	£1.40
0.49	£1.50	£4.56	£4.07	£3.58	£3.08	£2.84	£2.59	£2.10
0.67	£1.50	£9.82	£8.14	£6.46	£4.78	£3.94	£3.10	£1.42
0.56	£1.50	£19.18	£17.01	£14.84	£12.67	£11.58	£10.50	£8.33

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£4.04	£3.61	£3.17	£2.74	£2.52	£2.30	£1.87
0.60	£0.75	£4.73	£4.22	£3.71	£3.20	£2.95	£2.69	£2.18
0.25	£0.75	£6.70	£5.98	£5.26	£4.53	£4.17	£3.81	£3.09
0.38	£0.75	£7.09	£6.33	£5.56	£4.80	£4.42	£4.04	£3.27
0.70	£0.75	£5.51	£4.92	£4.32	£3.73	£3.43	£3.13	£2.54
0.50	£0.75	£9.35	£8.34	£7.33	£6.32	£5.82	£5.31	£4.30
0.20	£0.75	£12.22	£10.43	£8.65	£6.86	£5.96	£5.07	£3.28
0.40	£0.75	£12.86	£10.98	£9.10	£7.21	£6.27	£5.33	£3.45
0.20	£0.75	£14.33	£12.23	£10.13	£8.03	£6.99	£5.94	£3.84
0.65	£0.75	£6.09	£4.67	£3.24	£1.82	£1.11	£0.39	£-1.07
0.17	£0.75	£35.25	£33.28	£31.31	£29.35	£28.37	£27.38	£25.42
0.17	£0.75	£37.77	£33.41	£29.05	£24.68	£22.50	£20.32	£15.96
0.61	£0.75	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08
0.20	£0.75	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22
0.67	£0.75	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £5,700 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.92	£0.83	£0.73	£0.63	£0.59	£0.54	£0.44
2 Low density housing scheme	15	£0.90	£3.24	£2.90	£2.56	£2.23	£2.06	£1.89	£1.55
3 Small housing scheme	9	£0.38	£1.91	£1.71	£1.51	£1.31	£1.21	£1.11	£0.91
4 Medium density housing scheme	15	£0.57	£3.08	£2.75	£2.43	£2.11	£1.95	£1.79	£1.47
5 Medium density housing scheme	25	£1.05	£4.41	£3.95	£3.49	£3.03	£2.80	£2.57	£2.11
6 Higher density housing scheme	30	£0.75	£5.34	£4.79	£4.23	£3.67	£3.39	£3.11	£2.55
7 Low density flatted scheme	25	£0.30	£2.92	£2.53	£2.13	£1.74	£1.54	£1.34	£0.95
8 Medium density flatted scheme	52	£0.60	£6.15	£5.32	£4.49	£3.66	£3.24	£2.82	£1.99
9 High density flatted scheme	30	£0.30	£3.43	£2.96	£2.50	£2.04	£1.80	£1.57	£1.11
10 Higher density flatted scheme	100	£0.98	£5.25	£4.22	£3.20	£2.17	£1.66	£1.14	£0.11
11 Mixed use scheme 1	25	£0.26	£6.44	£6.07	£5.70	£5.33	£5.15	£4.96	£4.59
12 Mixed use scheme 2	56	£0.26	£7.42	£6.59	£5.77	£4.95	£4.54	£4.13	£3.31
13 Retail	-	£0.92	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.30	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£1.00	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£20.34	£48.01	£42.91	£37.82	£32.72	£30.17	£27.63	£22.53
17 Silver St, Midsomer Norton	12	£0.74	£2.55	£2.28	£2.02	£1.75	£1.62	£1.49	£1.22
18 Sion Hill Bath Spa University	100	£1.01	£8.14	£6.89	£5.64	£4.39	£3.77	£3.14	£1.90
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£12.40	£11.05	£9.70	£8.35	£7.68	£7.01	£5.96

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£1.50	£4.62	£4.13	£3.65	£3.17	£2.93	£2.69	£2.21	
0.60	£1.50	£5.40	£4.84	£4.27	£3.71	£3.43	£3.15	£2.58	
0.25	£1.50	£7.65	£6.85	£6.05	£5.25	£4.85	£4.46	£3.66	
0.38	£1.50	£8.09	£7.25	£6.40	£5.56	£5.14	£4.72	£3.87	
0.70	£1.50	£6.30	£5.64	£4.98	£4.33	£4.00	£3.67	£3.01	
0.50	£1.50	£10.69	£9.57	£8.46	£7.34	£6.78	£6.22	£5.11	
0.20	£1.50	£14.61	£12.64	£10.67	£8.69	£7.70	£6.71	£4.73	
0.40	£1.50	£15.38	£13.30	£11.23	£9.14	£8.10	£7.06	£4.98	
0.20	£1.50	£17.13	£14.82	£12.50	£10.18	£9.02	£7.86	£5.54	
0.65	£1.50	£8.08	£6.50	£4.92	£3.34	£2.55	£1.76	£0.17	
0.17	£1.50	£37.88	£35.71	£33.53	£31.35	£30.27	£29.18	£27.00	
0.17	£1.50	£43.62	£38.79	£33.96	£29.13	£26.72	£24.30	£19.47	
0.61	£1.50	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£1.50	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£1.50	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£1.50	£3.54	£3.16	£2.79	£2.41	£2.23	£2.04	£1.66	
0.49	£1.50	£5.20	£4.66	£4.12	£3.57	£3.30	£3.03	£2.49	
0.67	£1.50	£12.15	£10.29	£8.42	£6.56	£5.62	£4.69	£2.83	
0.56	£1.50	£22.07	£19.67	£17.27	£14.87	£13.67	£12.47	£10.06	

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value brownfield	£1,500,000
Lower value brownfield	£750,000

BLVs incorporate 20% premium

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.92	£0.83	£0.73	£0.63	£0.59	£0.54	£0.44
2 Low density housing scheme	15	£0.45	£3.24	£2.90	£2.56	£2.23	£2.06	£1.89	£1.55
3 Small housing scheme	9	£0.19	£1.91	£1.71	£1.51	£1.31	£1.21	£1.11	£0.91
4 Medium density housing scheme	15	£0.29	£3.08	£2.75	£2.43	£2.11	£1.95	£1.79	£1.47
5 Medium density housing scheme	25	£0.53	£4.41	£3.95	£3.49	£3.03	£2.80	£2.57	£2.11
6 Higher density housing scheme	30	£0.38	£5.34	£4.79	£4.23	£3.67	£3.39	£3.11	£2.55
7 Low density flatted scheme	25	£0.15	£2.92	£2.53	£2.13	£1.74	£1.54	£1.34	£0.95
8 Medium density flatted scheme	52	£0.30	£6.15	£5.32	£4.49	£3.66	£3.24	£2.82	£1.99
9 High density flatted scheme	30	£0.15	£3.43	£2.96	£2.50	£2.04	£1.80	£1.57	£1.11
10 Higher density flatted scheme	100	£0.49	£5.25	£4.22	£3.20	£2.17	£1.66	£1.14	£0.11
11 Mixed use scheme 1	25	£0.13	£6.44	£6.07	£5.70	£5.33	£5.15	£4.96	£4.59
12 Mixed use scheme 2	56	£0.13	£7.42	£6.59	£5.77	£4.95	£4.54	£4.13	£3.31
13 Retail	-	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£10.17	£48.01	£42.91	£37.82	£32.72	£30.17	£27.63	£22.53
17 Silver St, Midsomer Norton	12	£0.37	£2.55	£2.28	£2.02	£1.75	£1.62	£1.49	£1.22
18 Sion Hill Bath Spa University	100	£0.50	£8.14	£6.89	£5.64	£4.39	£3.77	£3.14	£1.90
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£12.40	£11.05	£9.70	£8.35	£7.68	£7.01	£5.96

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.75	£4.62	£4.13	£3.65	£3.17	£2.93	£2.69	£2.21	
0.60	£0.75	£5.40	£4.84	£4.27	£3.71	£3.43	£3.15	£2.58	
0.25	£0.75	£7.65	£6.85	£6.05	£5.25	£4.85	£4.46	£3.66	
0.38	£0.75	£8.09	£7.25	£6.40	£5.56	£5.14	£4.72	£3.87	
0.70	£0.75	£6.30	£5.64	£4.98	£4.33	£4.00	£3.67	£3.01	
0.50	£0.75	£10.69	£9.57	£8.46	£7.34	£6.78	£6.22	£5.11	
0.20	£0.75	£14.61	£12.64	£10.67	£8.69	£7.70	£6.71	£4.73	
0.40	£0.75	£15.38	£13.30	£11.23	£9.14	£8.10	£7.06	£4.98	
0.20	£0.75	£17.13	£14.82	£12.50	£10.18	£9.02	£7.86	£5.54	
0.65	£0.75	£8.08	£6.50	£4.92	£3.34	£2.55	£1.76	£0.17	
0.17	£0.75	£37.88	£35.71	£33.53	£31.35	£30.27	£29.18	£27.00	
0.17	£0.75	£43.62	£38.79	£33.96	£29.13	£26.72	£24.30	£19.47	
0.61	£0.75	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£0.75	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£0.75	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	£3.61	
13.56	£0.75	£3.54	£3.16	£2.79	£2.41	£2.23	£2.04	£1.66	
0.49	£0.75	£5.20	£4.66	£4.12	£3.57	£3.30	£3.03	£2.49	
0.67	£0.75	£12.15	£10.29	£8.42	£6.56	£5.62	£4.69	£2.83	
0.56	£0.75	£22.07	£19.67	£17.27	£14.87	£13.67	£12.47	£10.06	

BLV: HIGHER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.92	£0.83	£0.73	£0.63	£0.59	£0.54	£0.44
2 Low density housing scheme	15	£0.15	£3.24	£2.90	£2.56	£2.23	£2.06	£1.89	£1.55
3 Small housing scheme	9	£0.06	£1.91	£1.71	£1.51	£1.31	£1.21	£1.11	£0.91
4 Medium density housing scheme	15	£0.10	£3.08	£2.75	£2.43	£2.11	£1.95	£1.79	£1.47
5 Medium density housing scheme	25	£0.18	£4.41	£3.95	£3.49	£3.03	£2.80	£2.57	£2.11
6 Higher density housing scheme	30	£0.13	£5.34	£4.79	£4.23	£3.67	£3.39	£3.11	£2.55
7 Low density flatted scheme	25	£0.05	£2.92	£2.53	£2.13	£1.74	£1.54	£1.34	£0.95
8 Medium density flatted scheme	52	£0.10	£6.15	£5.32	£4.49	£3.66	£3.24	£2.82	£1.99
9 High density flatted scheme	30	£0.05	£3.43	£2.96	£2.50	£2.04	£1.80	£1.57	£1.11
10 Higher density flatted scheme	100	£0.16	£5.25	£4.22	£3.20	£2.17	£1.66	£1.14	£0.11
11 Mixed use scheme 1	25	£0.04	£6.44	£6.07	£5.70	£5.33	£5.15	£4.96	£4.59
12 Mixed use scheme 2	56	£0.04	£7.42	£6.59	£5.77	£4.95	£4.54	£4.13	£3.31
13 Retail	-	£0.15	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	£0.05	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	£0.17	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	£3.39	£48.01	£42.91	£37.82	£32.72	£30.17	£27.63	£22.53
17 Silver St, Midsomer Norton	12	£0.12	£2.55	£2.28	£2.02	£1.75	£1.62	£1.49	£1.22
18 Sion Hill Bath Spa University	100	£0.17	£8.14	£6.89	£5.64	£4.39	£3.77	£3.14	£1.90
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£12.40	£11.05	£9.70	£8.35	£7.68	£7.01	£5.96

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.25	£4.62	£4.13	£3.65	£3.17	£2.93	£2.69	£2.21	
0.60	£0.25	£5.40	£4.84	£4.27	£3.71	£3.43	£3.15	£2.58	
0.25	£0.25	£7.65	£6.85	£6.05	£5.25	£4.85	£4.46	£3.66	
0.38	£0.25	£8.09	£7.25	£6.40	£5.56	£5.14	£4.72	£3.87	
0.70	£0.25	£6.30	£5.64	£4.98	£4.33	£4.00	£3.67	£3.01	
0.50	£0.25	£10.69	£9.57	£8.46	£7.34	£6.78	£6.22	£5.11	
0.20	£0.25	£14.61	£12.64	£10.67	£8.69	£7.70	£6.71	£4.73	
0.40	£0.25	£15.38	£13.30	£11.23	£9.14	£8.10	£7.06	£4.98	
0.20	£0.25	£17.13	£14.82	£12.50	£10.18	£9.02	£7.86	£5.54	
0.65	£0.25	£8.08	£6.50	£4.92	£3.34	£2.55	£1.76	£0.17	
0.17	£0.25	£37.88	£35.71	£33.53	£31.35	£30.27	£29.18	£27.00	
0.17	£0.25	£43.62	£38.79	£33.96	£29.13	£26.72	£24.30	£19.47	
0.61	£0.25	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	£3.08	
0.20	£0.25	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	£24.22	
0.67	£0.25	£3.61							

Electric Vehicle Charging

Residual land values (£ millions)

Table with columns: BLV: HIGHER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), 30% AH (£2,900 psm to £6,100 psm), 40% AH (£4,900 psm to £6,100 psm).

BLVs table with columns: BLVs, BLV per ha. Rows: Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value emp (£1,500,000), Lower value emp (£750,000).

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

Table with columns: BLV: LOWER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), 30% AH (£2,900 psm to £6,100 psm), 40% AH (£4,900 psm to £6,100 psm).

Table with columns: BLV: HIGHER GREENFIELD, Description, No of units, Site area, BLV (£ m), 30% AH (£2,900 psm to £6,100 psm), 40% AH (£4,900 psm to £6,100 psm).

Table with columns: BLV: LOWER GREENFIELD, Description, No of units, Site area, BLV (£ m), 30% AH (£2,900 psm to £6,100 psm), 40% AH (£4,900 psm to £6,100 psm).

Accessibility

Residual land values (£ millions)

BLV: HIGHER VALUE BROWNFIELD				30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		40% AH	
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.30	£0.027	£0.021	£0.114	£0.108	£0.201	£0.194	£0.287	£0.281	£0.374	£0.368	£0.383	£0.376	£0.460	£0.454	£0.538	£0.531	£0.596	£0.589
2 Low density housing scheme	15	0.60	£0.90	£0.094	£0.072	£0.399	£0.377	£0.703	£0.682	£1.008	£0.986	£1.313	£1.291	£1.344	£1.319	£1.616	£1.592	£1.889	£1.864	£2.093	£2.069
3 Small housing scheme	9	0.25	£0.38	£0.055	£0.043	£0.235	£0.222	£0.415	£0.402	£0.595	£0.582	£0.774	£0.761	£0.792	£0.778	£0.953	£0.939	£1.114	£1.100	£1.235	£1.220
4 Medium density housing scheme	15	0.38	£0.57	£0.089	£0.068	£0.378	£0.357	£0.667	£0.646	£0.956	£0.935	£1.245	£1.225	£1.275	£1.252	£1.533	£1.510	£1.792	£1.769	£1.986	£1.963
5 Medium density housing scheme	25	0.70	£1.05	£0.073	£0.041	£0.497	£0.465	£0.921	£0.890	£1.345	£1.314	£1.767	£1.736	£1.815	£1.781	£2.192	£2.157	£2.568	£2.533	£2.850	£2.815
6 Higher density housing scheme	30	0.50	£0.75	£0.088	£0.050	£0.602	£0.564	£1.116	£1.078	£1.630	£1.592	£2.142	£2.104	£2.200	£2.158	£2.656	£2.614	£3.112	£3.070	£3.454	£3.412
7 Low density flatted scheme	25	0.20	£0.30	-£0.841	-£0.873	-£0.469	-£0.501	-£0.097	-£0.129	£0.271	£0.239	£0.638	£0.606	£0.685	£0.652	£1.014	£0.980	£1.342	£1.309	£1.588	£1.555
8 Medium density flatted scheme	52	0.40	£0.60	-£1.770	-£1.837	-£0.987	-£1.054	-£0.204	-£0.272	£0.570	£0.504	£1.342	£1.276	£1.442	£1.372	£2.133	£2.063	£2.824	£2.754	£3.342	£3.272
9 High density flatted scheme	30	0.20	£0.30	-£0.987	-£1.024	-£0.551	-£0.588	-£0.115	-£0.152	£0.317	£0.280	£0.747	£0.710	£0.803	£0.764	£1.187	£1.149	£1.572	£1.534	£1.861	£1.822
10 Higher density flatted scheme	100	0.65	£0.98	-£4.881	-£4.990	-£3.867	-£3.976	-£2.853	-£2.962	-£1.839	-£1.948	-£0.825	-£0.934	-£0.654	-£0.770	£0.251	£0.137	£1.142	£1.029	£1.805	£1.692
11 Mixed use scheme 1	25	0.17	£0.26	£3.038	£3.009	£3.379	£3.350	£3.720	£3.691	£4.061	£4.031	£4.401	£4.372	£4.350	£4.319	£4.655	£4.624	£4.960	£4.929	£5.189	£5.158
12 Mixed use scheme 2	56	0.17	£0.26	-£0.379	-£0.446	£0.389	£0.324	£1.153	£1.087	£1.916	£1.851	£2.679	£2.614	£2.778	£2.709	£3.455	£3.386	£4.132	£4.063	£4.639	£4.571
13 Retail	-	0.61	£0.92	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879	£1.879
14 Office	-	0.20	£0.30	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844	£4.844
15 Industrial unit	-	0.67	£1.00	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405	£2.405
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£0.241	-£0.136	£5.052	£4.682	£9.776	£9.417	£14.420	£14.067	£19.022	£18.673	£19.466	£19.083	£23.555	£23.174	£27.626	£27.249	£30.679	£30.302
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.074	£0.057	£0.313	£0.296	£0.553	£0.536	£0.793	£0.775	£1.032	£1.015	£1.057	£1.037	£1.271	£1.252	£1.485	£1.466	£1.646	£1.627
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£4.046	-£4.163	-£2.825	-£2.942	-£1.604	-£1.721	-£0.383	-£0.500	£0.827	£0.711	£1.014	£0.894	£2.079	£1.959	£3.144	£3.024	£3.943	£3.823
19 St Martins Hospital (part conversion, part)	50	0.56	£0.84	-£0.350	-£0.449	£0.902	£0.804	£2.149	£2.052	£3.397	£3.299	£4.644	£4.546	£4.793	£4.688	£5.899	£5.794	£7.005	£6.901	£7.835	£7.730

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

BLV: LOWER VALUE BROWNFIELD				30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH	
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.15	£0.03	£0.02	£0.11	£0.11	£0.20	£0.19	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.45	£0.54	£0.53	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.45	£0.09	£0.07	£0.40	£0.38	£0.70	£0.68	£1.01	£0.99	£1.31	£1.29	£1.34	£1.32	£1.62	£1.59	£1.89	£1.86	£2.09	£2.07
3 Small housing scheme	9	0.25	£0.19	£0.06	£0.04	£0.24	£0.22	£0.41	£0.40	£0.59	£0.58	£0.77	£0.76	£0.79	£0.78	£0.95	£0.94	£1.11	£1.10	£1.23	£1.22
4 Medium density housing scheme	15	0.38	£0.29	£0.09	£0.07	£0.38	£0.36	£0.67	£0.65	£0.96	£0.94	£1.25	£1.22	£1.27	£1.25	£1.53	£1.51	£1.79	£1.77	£1.99	£1.96
5 Medium density housing scheme	25	0.70	£0.53	£0.07	£0.04	£0.50	£0.47	£0.92	£0.89	£1.35	£1.31	£1.77	£1.74	£1.82	£1.78	£2.19	£2.16	£2.57	£2.53	£2.85	£2.82
6 Higher density housing scheme	30	0.50	£0.38	£0.09	£0.05	£0.60	£0.56	£1.12	£1.08	£1.63	£1.59	£2.14	£2.10	£2.20	£2.16	£2.66	£2.61	£3.11	£3.07	£3.45	£3.41
7 Low density flatted scheme	25	0.20	£0.15	-£0.84	-£0.87	-£0.47	-£0.50	-£0.10	-£0.13	£0.27	£0.24	£0.64	£0.61	£0.69	£0.65	£1.01	£0.98	£1.34	£1.31	£1.59	£1.56
8 Medium density flatted scheme	52	0.40	£0.30	-£1.77	-£1.84	-£0.99	-£1.05	-£0.20	-£0.27	£0.57	£0.50	£1.34	£1.28	£1.44	£1.37	£2.13	£2.06	£2.82	£2.75	£3.34	£3.27
9 High density flatted scheme	30	0.20	£0.15	-£0.99	-£1.02	-£0.55	-£0.59	-£0.11	-£0.15	£0.32	£0.28	£0.75	£0.71	£0.80	£0.76	£1.19	£1.15	£1.57	£1.53	£1.86	£1.82
10 Higher density flatted scheme	100	0.65	£0.49	-£4.88	-£4.99	-£3.87	-£3.98	-£2.85	-£2.96	-£1.84	-£1.95	-£0.82	-£0.93	-£0.65	-£0.77	£0.25	£0.14	£1.14	£1.03	£1.80	£1.69
11 Mixed use scheme 1	25	0.17	£0.13	£3.04	£3.01	£3.38	£3.35	£3.72	£3.69	£4.06	£4.03	£4.40	£4.37	£4.35	£4.32	£4.66	£4.62	£4.96	£4.93	£5.19	£5.16
12 Mixed use scheme 2	56	0.17	£0.13	-£0.38	-£0.45	£0.39	£0.32	£1.15	£1.09	£1.92	£1.85	£2.68	£2.61	£2.78	£2.71	£3.45	£3.39	£4.13	£4.06	£4.64	£4.57
13 Retail	-	0.61	£0.46	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88	£1.88
14 Office	-	0.20	£0.15	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84	£4.84
15 Industrial unit	-	0.67	£0.50	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41	£2.41
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£0.24	-£0.14	£5.05	£4.68	£9.78	£9.42	£14.42	£14.07	£19.02	£18.67	£19.47	£19.08	£23.56	£23.17	£27.63	£27.25	£30.68	£30.30
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.07	£0.06	£0.31	£0.30	£0.55	£0.54	£0.79	£0.78	£1.03	£1.02	£1.06	£1.04	£1.27	£1.25	£1.49	£1.47	£1.65	£1.63
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£4.05	-£4.16	-£2.83	-£2.94	-£1.60	-£1.72	-£0.38	-£0.50	£0.83	£0.71	£1.01	£0.89	£2.08	£1.96	£3.14	£3.02	£3.94	£3.82
19 St Martins Hospital (part conversion, part)	50	0.56	£0.42	-£0.35	-£0.45	£0.90	£0.80	£2.15	£2.05	£3.40	£3.30	£4.64	£4.55	£4.79	£4.69	£5.90	£5.79	£7.01	£6.90	£7.84	£7.73

BLV: HIGHER GREENFIELD				30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH	
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.05	£0.03	£0.02	£0.11	£0.11	£0.20	£0.19	£0.29	£0.28	£0.37	£0.37	£0.38	£0.38	£0.46	£0.45	£0.54	£0.53	£0.60	£0.59
2 Low density housing scheme	15	0.60	£0.15	£0.09	£0.07	£0.40	£0.38	£0.70	£0.68	£1.01	£0.99	£1.31	£1.29	£1.34	£1.32	£1.62	£1.59	£1.89	£1.86	£2.09	£2.07
3 Small housing scheme	9	0.25	£0.06	£0.06	£0.04	£0.24	£0.22	£0.41	£0.40	£0.59	£0.58	£0.77	£0.76	£0.79	£0.78	£0.95	£0.94	£1.11	£1.10	£1.23	£1.22
4 Medium density housing scheme	15	0.38	£0.10	£0.09	£0.07	£0.38	£0.36	£0.67	£0.65	£0.96	£0.94	£1.25	£1.22	£1.27	£1.25	£1.53	£1.51	£1.79	£1.77	£1.99	£1.96
5 Medium density housing scheme	25	0.70	£0.18	£0.07	£0.04	£0.50	£0.47	£0.92	£0.89	£1.35	£1.31	£1.77	£1.74	£1.82	£1.78	£2.19	£2.16	£2.57	£2.53	£2.85	£2.82
6 Higher density housing scheme	30	0.50	£0.13	£0.09	£0.05	£0.60	£0.56	£1.12	£1.08	£1.63	£1.59	£2.14	£2.10	£2.20	£2.16	£2.66	£2.61	£3.11	£3.07	£3.45	£3.41
7 Low density flatted scheme	25	0.20	£0.05	-£0.84	-£0.87	-£0.47	-£0.50	-£0.10	-£0.13	£0.27	£0.24	£0.64	£0.61	£0.69	£0.65	£1.01					

Carbon (scenarios A and X)

Residual land values (£ millions)

Table with columns for BLV: HIGHER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), and multiple scenarios (30% AH, 40% AH) with Baseline and Carb A/X values for various psm rates (£2,900 to £6,100).

Table with columns for BLVs and BLV per ha, listing values for Greenfield 1, Greenfield 2, Higher value emp, and Lower value emp.

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Midsomer Norton, Westfield, Radstock, Peasdown St Joh Paulton and Chew Valley (Values A, B, C, D and E)

Table with columns for BLV: LOWER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), and multiple scenarios (30% AH, 40% AH) with Baseline and Carb A/X values for various psm rates (£2,900 to £6,100).

Table with columns for BLV: HIGHER GREENFIELD, Description, No of units, Site area, BLV (£ m), and multiple scenarios (30% AH, 40% AH) with Baseline and Carb A/X values for various psm rates (£2,900 to £6,100).

Table with columns for BLV: LOWER GREENFIELD, Description, No of units, Site area, BLV (£ m), and multiple scenarios (30% AH, 40% AH) with Baseline and Carb A/X values for various psm rates (£2,900 to £6,100).

Carbon (scenarios C and Z)

Residual land values (£ millions)

Table with columns for BLV: HIGHER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), and various AH scenarios (30% AH, 40% AH) across different psm levels (£2,900 psm to £6,100 psm).

Table with columns BLVs and BLV per ha, listing values for Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value emp (£1,500,000), and Lower value emp (£750,000).

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

Table with columns for BLV: LOWER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), and various AH scenarios across different psm levels.

Table with columns for BLV: HIGHER GREENFIELD, Description, No of units, Site area, BLV (£ m), and various AH scenarios across different psm levels.

Table with columns for BLV: LOWER GREENFIELD, Description, No of units, Site area, BLV (£ m), and various AH scenarios across different psm levels.

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£2,900 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	900,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	375,000	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	570,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	1,050,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	750,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	300,000	-£841,460	-£859,448	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	600,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	300,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	975,000	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	255,000	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	255,000	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	735,000	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	1,005,000	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	843,000	-£350,226	-£386,200	-£462,011	-£561,009	-£873,287

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	450,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	187,500	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	285,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	525,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	375,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	150,000	-£841,460	-£859,448	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	300,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	150,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	487,500	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	127,500	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	127,500	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	367,500	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	502,500	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	421,500	-£350,226	-£386,200	-£462,011	-£561,009	-£873,287

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	150,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	62,500	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	95,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	175,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	125,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	50,000	-£841,460	-£859,448	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	100,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	50,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	162,500	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	42,500	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	42,500	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	122,500	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	167,500	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	140,500	-£350,226	-£386,200	-£462,011	-£561,009	-£873,287

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£27,055	£24,210	£19,380	£13,158	-£6,830
2	Low density housing scheme	15	90,000	£94,167	£83,499	£66,536	£44,687	-£25,532
3	Small housing scheme	9	37,500	£55,407	£49,006	£39,001	£26,114	-£15,307
4	Medium density housing scheme	15	57,000	£88,701	£78,033	£61,932	£41,193	-£25,472
5	Medium density housing scheme	25	105,000	£72,781	£55,045	£31,005	-£401	-£100,827
6	Higher density housing scheme	30	75,000	£88,454	£67,170	£38,040	-£9	-£121,703
7	Low density flatted scheme	25	30,000	-£841,460	-£859,448	-£887,023	-£918,932	-£1,032,397
8	Medium density flatted scheme	52	60,000	-£1,769,929	-£1,807,344	-£1,865,364	-£1,932,503	-£2,171,238
9	High density flatted scheme	30	30,000	-£987,029	-£1,008,614	-£1,040,939	-£1,078,345	-£1,211,355
10	Higher density flatted scheme	100	97,500	-£4,880,707	-£4,952,417	-£5,045,799	-£5,155,364	-£5,539,650
11	Mixed use scheme 1	25	25,500	£3,038,069	£3,020,580	£2,946,899	£2,917,810	£2,556,398
12	Mixed use scheme 2	56	25,500	-£379,362	-£419,653	-£490,334	-£556,736	-£856,739
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£240,538	£48,683	-£232,816	-£613,183	-£1,787,673
17	Silver St, Midsomer Norton	12	73,500	£73,877	£65,342	£52,002	£34,818	-£20,410
18	Sion Hill Bath Spa University	100	100,500	-£4,046,336	-£4,118,045	-£4,217,694	-£4,334,613	-£4,744,690
19	St Martins Hospital (part conversion, part NB)	50	84,300	-£350,226	-£386,200	-£462,011	-£561,009	-£873,287

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£3,300 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	900,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	375,000	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	570,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	1,050,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	750,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	300,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	600,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	300,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	975,000	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	255,000	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	255,000	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	735,000	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	1,005,000	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	843,000	£901,976	£866,503	£791,750	£694,133	£386,213

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	450,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	187,500	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	285,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	525,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	375,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	150,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	300,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	150,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	487,500	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	127,500	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	127,500	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	367,500	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	502,500	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	421,500	£901,976	£866,503	£791,750	£694,133	£386,213

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	150,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	62,500	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	95,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	175,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	125,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	50,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	100,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	50,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	162,500	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	42,500	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	42,500	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	122,500	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	167,500	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	140,500	£901,976	£866,503	£791,750	£694,133	£386,213

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£113,807	£110,961	£106,132	£99,909	£80,016
2	Low density housing scheme	15	90,000	£398,830	£388,161	£371,199	£349,349	£279,486
3	Small housing scheme	9	37,500	£235,106	£228,705	£218,700	£205,813	£164,605
4	Medium density housing scheme	15	57,000	£377,872	£367,203	£351,103	£330,364	£264,054
5	Medium density housing scheme	25	105,000	£496,868	£479,132	£455,091	£423,692	£324,666
6	Higher density housing scheme	30	75,000	£602,348	£581,064	£551,933	£513,884	£393,888
7	Low density flatted scheme	25	30,000	-£469,433	-£487,421	-£514,996	-£546,906	-£660,370
8	Medium density flatted scheme	52	60,000	-£987,170	-£1,024,583	-£1,082,603	-£1,149,743	-£1,388,477
9	High density flatted scheme	30	30,000	-£550,919	-£572,504	-£604,830	-£642,237	-£775,245
10	Higher density flatted scheme	100	97,500	-£3,866,717	-£3,938,426	-£4,031,808	-£4,141,374	-£4,525,659
11	Mixed use scheme 1	25	25,500	£3,378,891	£3,361,402	£3,287,719	£3,258,631	£2,897,219
12	Mixed use scheme 2	56	25,500	£389,288	£349,558	£279,865	£214,389	-£82,580
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£5,052,088	£4,862,910	£4,588,542	£4,218,716	£3,088,197
17	Silver St, Midsomer Norton	12	73,500	£313,475	£304,940	£291,600	£274,416	£219,474
18	Sion Hill Bath Spa University	100	100,500	-£2,825,172	-£2,896,882	-£2,996,531	-£3,113,449	-£3,523,526
19	St Martins Hospital (part conversion, part NB)	50	84,300	£901,976	£866,503	£791,750	£694,133	£386,213

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£3,700 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	900,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	375,000	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	570,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	1,050,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	750,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	300,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	600,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	300,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	975,000	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	255,000	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	255,000	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	735,000	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	1,005,000	-£1,604,008	-£1,675,717	-£1,775,367	-£1,892,286	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	843,000	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	450,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	187,500	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	285,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	525,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	375,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	150,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	300,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	150,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	487,500	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	127,500	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	127,500	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	367,500	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	502,500	-£1,604,008	-£1,675,717	-£1,775,367	-£1,892,286	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	421,500	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	150,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	62,500	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	95,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	175,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	125,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	50,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	100,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	50,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	162,500	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	42,500	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	42,500	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	122,500	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	167,500	-£1,604,008	-£1,675,717	-£1,775,367	-£1,892,286	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	140,500	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£200,557	£197,713	£192,882	£186,661	£166,767
2	Low density housing scheme	15	90,000	£703,491	£692,823	£675,860	£654,010	£584,148
3	Small housing scheme	9	37,500	£414,805	£408,404	£398,399	£385,512	£344,304
4	Medium density housing scheme	15	57,000	£667,043	£656,374	£640,274	£619,535	£553,225
5	Medium density housing scheme	25	105,000	£920,955	£903,218	£879,178	£847,779	£748,753
6	Higher density housing scheme	30	75,000	£1,116,241	£1,094,957	£1,065,827	£1,027,778	£907,782
7	Low density flatted scheme	25	30,000	-£97,407	-£115,395	-£142,970	-£174,881	-£288,344
8	Medium density flatted scheme	52	60,000	-£204,409	-£241,823	-£299,842	-£366,982	-£605,717
9	High density flatted scheme	30	30,000	-£114,810	-£136,395	-£168,720	-£206,127	-£339,136
10	Higher density flatted scheme	100	97,500	-£2,852,726	-£2,924,435	-£3,017,817	-£3,127,383	-£3,511,668
11	Mixed use scheme 1	25	25,500	£3,719,711	£3,702,222	£3,628,540	£3,599,451	£3,238,039
12	Mixed use scheme 2	56	25,500	£1,152,645	£1,112,914	£1,043,221	£977,745	£681,929
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£9,776,482	£9,592,548	£9,325,491	£8,965,915	£7,857,461
17	Silver St, Midsomer Norton	12	73,500	£553,074	£544,539	£531,199	£514,015	£459,072
18	Sion Hill Bath Spa University	100	100,500	-£1,604,008	-£1,675,717	-£1,775,367	-£1,892,286	-£2,302,362
19	St Martins Hospital (part conversion, part NB)	50	84,300	£2,149,290	£2,113,817	£2,039,064	£1,941,447	£1,633,528

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£4,100 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	900,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	375,000	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	570,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	1,050,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	750,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	300,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	600,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	300,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	975,000	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	255,000	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	255,000	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	735,000	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	1,005,000	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	843,000	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	450,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	187,500	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	285,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	525,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	375,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	150,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	300,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	150,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	487,500	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	127,500	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	127,500	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	367,500	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	502,500	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	421,500	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	150,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	62,500	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	95,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	175,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	125,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	50,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	100,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	50,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	162,500	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	42,500	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	42,500	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	122,500	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	167,500	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	140,500	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£287,309	£284,463	£279,634	£273,411	£253,519
2	Low density housing scheme	15	90,000	£1,008,154	£997,485	£980,523	£958,673	£888,810
3	Small housing scheme	9	37,500	£594,504	£588,103	£578,098	£565,210	£524,003
4	Medium density housing scheme	15	57,000	£956,213	£945,545	£929,444	£908,706	£842,396
5	Medium density housing scheme	25	105,000	£1,345,042	£1,327,305	£1,303,265	£1,271,866	£1,172,840
6	Higher density housing scheme	30	75,000	£1,630,135	£1,608,851	£1,579,720	£1,541,672	£1,421,676
7	Low density flatted scheme	25	30,000	£270,787	£253,050	£225,860	£194,396	£82,515
8	Medium density flatted scheme	52	60,000	£570,281	£533,389	£476,179	£409,977	£174,573
9	High density flatted scheme	30	30,000	£316,816	£295,533	£263,658	£226,773	£95,620
10	Higher density flatted scheme	100	97,500	-£1,838,735	-£1,910,444	-£2,003,827	-£2,113,392	-£2,497,677
11	Mixed use scheme 1	25	25,500	£4,060,531	£4,043,042	£3,969,361	£3,940,272	£3,578,859
12	Mixed use scheme 2	56	25,500	£1,916,001	£1,876,271	£1,806,578	£1,741,102	£1,445,285
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£14,419,644	£14,240,655	£13,976,744	£13,622,185	£12,534,790
17	Silver St, Midsomer Norton	12	73,500	£792,673	£784,137	£770,798	£753,613	£698,671
18	Sion Hill Bath Spa University	100	100,500	-£382,845	-£454,554	-£554,204	-£671,122	-£1,081,198
19	St Martins Hospital (part conversion, part NB)	50	84,300	£3,396,604	£3,361,131	£3,286,378	£3,188,762	£2,880,842

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£4,500 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	900,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	375,000	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	570,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	1,050,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	750,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	300,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	600,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	300,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	975,000	-£824,745	-£896,453	-£989,836	-£1,099,401	-£1,483,687
11	Mixed use scheme 1	25	255,000	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	255,000	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	735,000	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	1,005,000	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	843,000	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	450,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	187,500	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	285,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	525,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	375,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	150,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	300,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	150,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	487,500	-£824,745	-£896,453	-£989,836	-£1,099,401	-£1,483,687
11	Mixed use scheme 1	25	127,500	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	127,500	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	367,500	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	502,500	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	421,500	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	150,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	62,500	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	95,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	175,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	125,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	50,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	100,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	50,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	162,500	-£824,745	-£896,453	-£989,836	-£1,099,401	-£1,483,687
11	Mixed use scheme 1	25	42,500	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	42,500	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	122,500	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	167,500	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	140,500	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£374,060	£371,215	£366,385	£360,163	£340,270
2	Low density housing scheme	15	90,000	£1,312,816	£1,302,148	£1,285,184	£1,263,334	£1,193,472
3	Small housing scheme	9	37,500	£774,203	£767,802	£757,797	£744,909	£703,702
4	Medium density housing scheme	15	57,000	£1,245,384	£1,234,715	£1,218,615	£1,197,877	£1,131,566
5	Medium density housing scheme	25	105,000	£1,767,457	£1,749,968	£1,726,263	£1,695,301	£1,596,926
6	Higher density housing scheme	30	75,000	£2,141,999	£2,121,012	£2,092,288	£2,054,770	£1,935,568
7	Low density flatted scheme	25	30,000	£637,622	£619,885	£592,695	£561,231	£449,350
8	Medium density flatted scheme	52	60,000	£1,342,119	£1,305,228	£1,248,018	£1,181,814	£946,412
9	High density flatted scheme	30	30,000	£746,841	£725,556	£693,682	£656,797	£525,644
10	Higher density flatted scheme	100	97,500	-£824,745	-£896,453	-£989,836	-£1,099,401	-£1,483,687
11	Mixed use scheme 1	25	25,500	£4,401,352	£4,383,863	£4,310,181	£4,281,093	£3,919,681
12	Mixed use scheme 2	56	25,500	£2,679,357	£2,639,627	£2,569,934	£2,504,458	£2,208,642
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£19,022,374	£18,843,537	£18,582,435	£18,232,823	£17,157,041
17	Silver St, Midsomer Norton	12	73,500	£1,032,271	£1,023,736	£1,010,396	£993,212	£938,270
18	Sion Hill Bath Spa University	100	100,500	£826,622	£755,913	£657,654	£542,366	£138,012
19	St Martins Hospital (part conversion, part NB)	50	84,300	£4,643,918	£4,608,445	£4,533,693	£4,436,076	£4,128,156

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£4,900 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	900,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	375,000	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	570,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	1,050,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	750,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	300,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	600,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	300,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	975,000	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	255,000	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	255,000	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	735,000	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	1,005,000	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	843,000	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	450,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	187,500	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	285,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	525,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	375,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	150,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	300,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	150,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	487,500	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	127,500	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	127,500	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	367,500	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	502,500	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	421,500	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	150,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	62,500	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	95,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	175,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	125,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	50,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	100,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	50,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	162,500	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	42,500	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	42,500	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	122,500	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	167,500	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	140,500	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£382,872	£380,027	£375,197	£368,267	£348,352
2	Low density housing scheme	15	90,000	£1,343,762	£1,333,094	£1,316,131	£1,291,792	£1,221,855
3	Small housing scheme	9	37,500	£792,456	£786,055	£776,050	£761,695	£720,443
4	Medium density housing scheme	15	57,000	£1,274,757	£1,264,088	£1,247,988	£1,224,888	£1,158,506
5	Medium density housing scheme	25	105,000	£1,815,463	£1,797,974	£1,774,270	£1,739,782	£1,642,032
6	Higher density housing scheme	30	75,000	£2,200,171	£2,179,185	£2,150,460	£2,108,670	£1,990,219
7	Low density flatted scheme	25	30,000	£685,105	£667,369	£640,178	£606,939	£495,005
8	Medium density flatted scheme	52	60,000	£1,442,026	£1,405,134	£1,347,924	£1,277,987	£1,042,473
9	High density flatted scheme	30	30,000	£802,502	£781,218	£749,344	£710,380	£579,164
10	Higher density flatted scheme	100	97,500	£654,367	£726,076	£819,457	£935,200	£1,319,672
11	Mixed use scheme 1	25	25,500	£4,350,101	£4,332,612	£4,258,236	£4,227,507	£3,866,046
12	Mixed use scheme 2	56	25,500	£2,777,504	£2,738,329	£2,668,742	£2,599,574	£2,303,647
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£19,465,712	£19,289,370	£19,030,748	£18,648,263	£17,579,493
17	Silver St, Midsomer Norton	12	73,500	£1,056,608	£1,048,073	£1,034,733	£1,015,593	£960,591
18	Sion Hill Bath Spa University	100	100,500	£1,013,815	£944,092	£847,205	£726,412	£321,862
19	St Martins Hospital (part conversion, part NB)	50	84,300	£4,792,792	£4,757,814	£4,684,104	£4,579,190	£4,272,665

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£5,300 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	900,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	375,000	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	570,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	1,050,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	750,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	300,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	600,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	300,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	975,000	£250,885	£180,176	£88,097	£-26,399	£-410,869
11	Mixed use scheme 1	25	255,000	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	255,000	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	735,000	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	1,005,000	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	843,000	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	450,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	187,500	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	285,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	525,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	375,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	150,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	300,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	150,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	487,500	£250,885	£180,176	£88,097	£-26,399	£-410,869
11	Mixed use scheme 1	25	127,500	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	127,500	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	367,500	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	502,500	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	421,500	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	150,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	62,500	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	95,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	175,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	125,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	50,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	100,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	50,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	162,500	£250,885	£180,176	£88,097	£-26,399	£-410,869
11	Mixed use scheme 1	25	42,500	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	42,500	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	122,500	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	167,500	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	140,500	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£460,474	£457,629	£452,799	£445,869	£425,954
2	Low density housing scheme	15	90,000	£1,616,294	£1,605,625	£1,588,662	£1,564,324	£1,494,387
3	Small housing scheme	9	37,500	£953,204	£946,803	£936,798	£922,442	£881,191
4	Medium density housing scheme	15	57,000	£1,533,431	£1,522,762	£1,506,663	£1,483,561	£1,417,181
5	Medium density housing scheme	25	105,000	£2,191,610	£2,174,121	£2,150,417	£2,115,929	£2,018,179
6	Higher density housing scheme	30	75,000	£2,655,974	£2,634,987	£2,606,262	£2,564,471	£2,446,021
7	Low density flatted scheme	25	30,000	£1,013,526	£995,789	£968,599	£935,360	£823,426
8	Medium density flatted scheme	52	60,000	£2,133,038	£2,096,145	£2,038,935	£1,969,000	£1,733,485
9	High density flatted scheme	30	30,000	£1,187,495	£1,166,211	£1,134,336	£1,095,372	£964,157
10	Higher density flatted scheme	100	97,500	£250,885	£180,176	£88,097	£-26,399	£-410,869
11	Mixed use scheme 1	25	25,500	£4,655,155	£4,637,666	£4,563,291	£4,532,562	£4,171,101
12	Mixed use scheme 2	56	25,500	£3,454,568	£3,415,393	£3,346,672	£3,278,469	£2,986,671
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£23,555,208	£23,379,794	£23,121,173	£22,738,688	£21,672,037
17	Silver St, Midsomer Norton	12	73,500	£1,270,939	£1,262,403	£1,249,064	£1,229,922	£1,174,921
18	Sion Hill Bath Spa University	100	100,500	£2,078,962	£2,009,240	£1,912,352	£1,792,264	£1,393,360
19	St Martins Hospital (part conversion, part NB)	50	84,300	£5,899,106	£5,864,128	£5,790,419	£5,685,504	£5,381,622

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£5,700 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	900,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	375,000	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	570,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	1,050,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	750,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	300,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	600,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	300,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	975,000	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	255,000	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	255,000	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	735,000	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	1,005,000	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	843,000	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	450,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	187,500	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	285,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	525,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	375,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	150,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	300,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	150,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	487,500	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	127,500	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	127,500	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	367,500	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	502,500	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	421,500	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	150,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	62,500	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	95,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	175,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	125,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	50,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	100,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	50,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	162,500	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	42,500	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	42,500	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	122,500	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	167,500	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	140,500	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£538,076	£535,231	£530,401	£523,471	£503,557
2	Low density housing scheme	15	90,000	£1,888,825	£1,878,156	£1,861,194	£1,836,855	£1,766,918
3	Small housing scheme	9	37,500	£1,113,951	£1,107,550	£1,097,545	£1,083,189	£1,041,938
4	Medium density housing scheme	15	57,000	£1,792,106	£1,781,437	£1,765,337	£1,742,235	£1,675,854
5	Medium density housing scheme	25	105,000	£2,567,757	£2,550,268	£2,526,563	£2,492,076	£2,394,326
6	Higher density housing scheme	30	75,000	£3,111,775	£3,090,788	£3,062,064	£3,020,272	£2,901,822
7	Low density flatted scheme	25	30,000	£1,341,946	£1,324,210	£1,297,019	£1,263,780	£1,151,846
8	Medium density flatted scheme	52	60,000	£2,824,049	£2,787,158	£2,729,947	£2,660,012	£2,424,496
9	High density flatted scheme	30	30,000	£1,572,487	£1,551,203	£1,519,329	£1,480,365	£1,349,149
10	Higher density flatted scheme	100	97,500	£1,141,656	£1,071,934	£981,140	£868,604	£490,984
11	Mixed use scheme 1	25	25,500	£4,960,211	£4,942,722	£4,868,347	£4,837,618	£4,476,156
12	Mixed use scheme 2	56	25,500	£4,131,632	£4,092,458	£4,023,737	£3,955,534	£3,663,736
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£27,625,752	£27,451,870	£27,195,403	£26,818,255	£25,760,555
17	Silver St, Midsomer Norton	12	73,500	£1,485,268	£1,476,734	£1,463,393	£1,444,252	£1,389,250
18	Sion Hill Bath Spa University	100	100,500	£3,144,110	£3,074,388	£2,977,500	£2,857,412	£2,458,508
19	St Martins Hospital (part conversion, part NB)	50	84,300	£7,005,421	£6,970,443	£6,896,733	£6,791,819	£6,487,935

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£6,000 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	900,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	375,000	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	570,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	1,050,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	750,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	300,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	600,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	300,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	975,000	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	255,000	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	255,000	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	915,000	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	300,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	1,000,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	20,340,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	735,000	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	1,005,000	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	843,000	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	450,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	187,500	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	285,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	525,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	375,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	150,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	300,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	150,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	487,500	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	127,500	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	127,500	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	457,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	150,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	500,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	10,170,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	367,500	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	502,500	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	421,500	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	150,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	62,500	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	95,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	175,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	125,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	50,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	100,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	50,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	162,500	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	42,500	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	42,500	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	152,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	50,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	166,667	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	3,390,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	122,500	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	167,500	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	140,500	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£596,278	£593,432	£588,603	£581,672	£561,758
2	Low density housing scheme	15	90,000	£2,093,224	£2,082,555	£2,065,593	£2,041,254	£1,971,317
3	Small housing scheme	9	37,500	£1,234,511	£1,228,110	£1,218,105	£1,203,750	£1,162,499
4	Medium density housing scheme	15	57,000	£1,986,111	£1,975,442	£1,959,342	£1,936,241	£1,869,859
5	Medium density housing scheme	25	105,000	£2,849,867	£2,832,378	£2,808,673	£2,774,186	£2,676,436
6	Higher density housing scheme	30	75,000	£3,453,626	£3,432,639	£3,403,915	£3,362,123	£3,243,673
7	Low density flatted scheme	25	30,000	£1,588,261	£1,570,525	£1,543,334	£1,510,095	£1,398,161
8	Medium density flatted scheme	52	60,000	£3,342,309	£3,305,416	£3,248,206	£3,178,270	£2,942,756
9	High density flatted scheme	30	30,000	£1,861,231	£1,839,947	£1,808,073	£1,769,108	£1,637,893
10	Higher density flatted scheme	100	97,500	£1,804,989	£1,735,267	£1,644,472	£1,531,937	£1,158,120
11	Mixed use scheme 1	25	25,500	£5,189,002	£5,171,513	£5,097,138	£5,066,409	£4,704,948
12	Mixed use scheme 2	56	25,500	£4,639,431	£4,600,255	£4,531,534	£4,463,332	£4,171,534
13	Retail	-	91,500	£1,878,915	£1,878,915	£1,861,327	£1,861,327	£1,776,824
14	Office	-	30,000	£4,843,548	£4,843,548	£4,774,301	£4,774,301	£4,400,684
15	Industrial unit	-	100,000	£2,405,339	£2,405,339	£2,365,974	£2,365,974	£2,154,613
16	Keynsham safeguarded land KE3B	280	2,034,000	£30,678,661	£30,504,778	£30,248,312	£29,871,164	£28,813,464
17	Silver St, Midsomer Norton	12	73,500	£1,646,015	£1,637,480	£1,624,140	£1,605,000	£1,549,998
18	Sion Hill Bath Spa University	100	100,500	£3,942,971	£3,873,249	£3,776,361	£3,656,273	£3,257,369
19	St Martins Hospital (part conversion, part NB)	50	84,300	£7,835,156	£7,800,178	£7,726,468	£7,621,554	£7,317,671

Appendix 8 - Sensitivity analysis – growth

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £2,900 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.20	£0.16	£0.12	£0.08	£0.06	£0.04	£0.00
2 Low density housing scheme	15	£0.90	£0.70	£0.57	£0.43	£0.29	£0.22	£0.15	£0.02
3 Small housing scheme	9	£0.38	£0.41	£0.33	£0.25	£0.17	£0.13	£0.09	£0.01
4 Medium density housing scheme	15	£0.57	£0.67	£0.54	£0.41	£0.27	£0.21	£0.14	£0.01
5 Medium density housing scheme	25	£1.05	£0.89	£0.71	£0.52	£0.34	£0.25	£0.16	£0.03
6 Higher density housing scheme	30	£0.75	£1.06	£0.86	£0.64	£0.41	£0.30	£0.19	£0.03
7 Low density flatted scheme	25	£0.30	-£0.24	-£0.40	-£0.55	-£0.71	-£0.79	-£0.87	-£1.03
8 Medium density flatted scheme	52	£0.60	-£0.50	-£0.83	-£1.17	-£1.50	-£1.66	-£1.83	-£2.16
9 High density flatted scheme	30	£0.30	-£0.28	-£0.47	-£0.65	-£0.84	-£0.93	-£1.02	-£1.21
10 Higher density flatted scheme	100	£0.98	-£3.64	-£4.03	-£4.43	-£4.82	-£5.02	-£5.21	-£5.61
11 Mixed use scheme 1	25	£2.26	£2.83	£2.68	£2.53	£2.39	£2.31	£2.24	£2.09
12 Mixed use scheme 2	56	£0.26	£0.66	£0.35	£0.03	-£0.30	-£0.47	-£0.63	-£0.96
13 Retail	-	£0.92	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.30	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£1.00	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£20.34	£9.55	£7.44	£5.33	£3.22	£2.17	£1.10	-£1.04
17 Silver St, Midsomer Norton	12	£0.74	£0.55	£0.44	£0.34	£0.23	£0.17	£0.12	£0.01
18 Sion Hill Bath Spa University	100	£1.01	-£2.31	-£2.79	-£3.28	-£3.76	-£4.01	-£4.25	-£4.74
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£1.99	£1.45	£0.91	£0.38	£0.11	-£0.16	-£0.71

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.20	£0.16	£0.12	£0.08	£0.06	£0.04	£0.00
2 Low density housing scheme	15	£0.45	£0.70	£0.57	£0.43	£0.29	£0.22	£0.15	£0.02
3 Small housing scheme	9	£0.19	£0.41	£0.33	£0.25	£0.17	£0.13	£0.09	£0.01
4 Medium density housing scheme	15	£0.29	£0.67	£0.54	£0.41	£0.27	£0.21	£0.14	£0.01
5 Medium density housing scheme	25	£0.53	£0.89	£0.71	£0.52	£0.34	£0.25	£0.16	£0.03
6 Higher density housing scheme	30	£0.38	£1.06	£0.86	£0.64	£0.41	£0.30	£0.19	£0.03
7 Low density flatted scheme	25	£0.15	-£0.24	-£0.40	-£0.55	-£0.71	-£0.79	-£0.87	-£1.03
8 Medium density flatted scheme	52	£0.30	-£0.50	-£0.83	-£1.17	-£1.50	-£1.66	-£1.83	-£2.16
9 High density flatted scheme	30	£0.15	-£0.28	-£0.47	-£0.65	-£0.84	-£0.93	-£1.02	-£1.21
10 Higher density flatted scheme	100	£0.49	-£3.64	-£4.03	-£4.43	-£4.82	-£5.02	-£5.21	-£5.61
11 Mixed use scheme 1	25	£0.13	£2.83	£2.68	£2.53	£2.39	£2.31	£2.24	£2.09
12 Mixed use scheme 2	56	£0.13	£0.66	£0.35	£0.03	-£0.30	-£0.47	-£0.63	-£0.96
13 Retail	-	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£10.17	£9.55	£7.44	£5.33	£3.22	£2.17	£1.10	-£1.04
17 Silver St, Midsomer Norton	12	£0.37	£0.55	£0.44	£0.34	£0.23	£0.17	£0.12	£0.01
18 Sion Hill Bath Spa University	100	£0.50	-£2.31	-£2.79	-£3.28	-£3.76	-£4.01	-£4.25	-£4.74
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£1.99	£1.45	£0.91	£0.38	£0.11	-£0.16	-£0.71

BLV: HIGHER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.20	£0.16	£0.12	£0.08	£0.06	£0.04	£0.00
2 Low density housing scheme	15	£0.15	£0.70	£0.57	£0.43	£0.29	£0.22	£0.15	£0.02
3 Small housing scheme	9	£0.06	£0.41	£0.33	£0.25	£0.17	£0.13	£0.09	£0.01
4 Medium density housing scheme	15	£0.10	£0.67	£0.54	£0.41	£0.27	£0.21	£0.14	£0.01
5 Medium density housing scheme	25	£0.18	£0.89	£0.71	£0.52	£0.34	£0.25	£0.16	£0.03
6 Higher density housing scheme	30	£0.13	£1.06	£0.86	£0.64	£0.41	£0.30	£0.19	£0.03
7 Low density flatted scheme	25	£0.05	-£0.24	-£0.40	-£0.55	-£0.71	-£0.79	-£0.87	-£1.03
8 Medium density flatted scheme	52	£0.10	-£0.50	-£0.83	-£1.17	-£1.50	-£1.66	-£1.83	-£2.16
9 High density flatted scheme	30	£0.05	-£0.28	-£0.47	-£0.65	-£0.84	-£0.93	-£1.02	-£1.21
10 Higher density flatted scheme	100	£0.16	-£3.64	-£4.03	-£4.43	-£4.82	-£5.02	-£5.21	-£5.61
11 Mixed use scheme 1	25	£0.04	£2.83	£2.68	£2.53	£2.39	£2.31	£2.24	£2.09
12 Mixed use scheme 2	56	£0.04	£0.66	£0.35	£0.03	-£0.30	-£0.47	-£0.63	-£0.96
13 Retail	-	£0.15	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.05	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.17	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£3.39	£9.55	£7.44	£5.33	£3.22	£2.17	£1.10	-£1.04
17 Silver St, Midsomer Norton	12	£0.12	£0.55	£0.44	£0.34	£0.23	£0.17	£0.12	£0.01
18 Sion Hill Bath Spa University	100	£0.17	-£2.31	-£2.79	-£3.28	-£3.76	-£4.01	-£4.25	-£4.74
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£1.99	£1.45	£0.91	£0.38	£0.11	-£0.16	-£0.71

BLV: LOWER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.20	£0.16	£0.12	£0.08	£0.06	£0.04	£0.00
2 Low density housing scheme	15	£0.09	£0.70	£0.57	£0.43	£0.29	£0.22	£0.15	£0.02
3 Small housing scheme	9	£0.04	£0.41	£0.33	£0.25	£0.17	£0.13	£0.09	£0.01
4 Medium density housing scheme	15	£0.06	£0.67	£0.54	£0.41	£0.27	£0.21	£0.14	£0.01
5 Medium density housing scheme	25	£0.11	£0.89	£0.71	£0.52	£0.34	£0.25	£0.16	£0.03
6 Higher density housing scheme	30	£0.08	£1.06	£0.86	£0.64	£0.41	£0.30	£0.19	£0.03
7 Low density flatted scheme	25	£0.03	-£0.24	-£0.40	-£0.55	-£0.71	-£0.79	-£0.87	-£1.03
8 Medium density flatted scheme	52	£0.06	-£0.50	-£0.83	-£1.17	-£1.50	-£1.66	-£1.83	-£2.16
9 High density flatted scheme	30	£0.03	-£0.28	-£0.47	-£0.65	-£0.84	-£0.93	-£1.02	-£1.21
10 Higher density flatted scheme	100	£0.10	-£3.64	-£4.03	-£4.43	-£4.82	-£5.02	-£5.21	-£5.61
11 Mixed use scheme 1	25	£0.03	£2.83	£2.68	£2.53	£2.39	£2.31	£2.24	£2.09
12 Mixed use scheme 2	56	£0.03	£0.66	£0.35	£0.03	-£0.30	-£0.47	-£0.63	-£0.96
13 Retail	-	£0.09	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.03	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.10	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£2.03	£9.55	£7.44	£5.33	£3.22	£2.17	£1.10	-£1.04
17 Silver St, Midsomer Norton	12	£0.07	£0.55	£0.44	£0.34	£0.23	£0.17	£0.12	£0.01
18 Sion Hill Bath Spa University	100	£0.10	-£2.31	-£2.79	-£3.28	-£3.76	-£4.01	-£4.25	-£4.74
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£1.99	£1.45	£0.91	£0.38	£0.11	-£0.16	-£0.71

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£1.00	£0.81	£0.61	£0.41	£0.32	£0.22	£0.02
0.60	£1.50	£1.17	£0.94	£0.71	£0.48	£0.37	£0.25	£0.03
0.25	£1.50	£1.66	£1.33	£1.01	£0.68	£0.52	£0.36	£0.04
0.38	£1.50	£1.75	£1.41	£1.07	£0.72	£0.55	£0.38	£0.04
0.70	£1.50	£1.28	£1.01	£0.75	£0.49	£0.35	£0.22	-£0.04
0.50	£1.50	£2.17	£1.72	£1.27	£0.83	£0.60	£0.38	-£0.07
0.20	£1.50	£1.19	£1.98	£2.77	£3.56	£3.96	£4.35	-£5.14
0.40	£1.50	£1.25	£2.08	£2.91	£3.74	£4.16	£4.58	-£5.41
0.20	£1.50	£1.40	£2.33	£3.25	£4.18	£4.64	£5.10	-£6.03
0.65	£1.50	£5.60	£6.20	£6.81	£7.41	£7.72	£8.02	-£8.63
0.17	£1.50	£16.63	£15.76	£14.90	£14.04	£13.61	£13.18	£12.32
0.17	£1.50	£3.97	£2.07	£0.16	-£1.77	-£2.74	-£3.71	-£5.64
0.61	£1.50	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67
0.20	£1.50	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64
0.67	£1.50	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66
13.56	£1.50	£0.70	£0.55	£0.39	£0.24	£0.16	£0.08	-£0.08
0.49	£1.50	£1.13	£0.91	£0.69	£0.47	£0.36	£0.24	£0.02
0.67	£1.50	£3.44	£4.17	£4.89	£5.62	£5.98	£6.34	-£7.07
0.56	£1.50	£3.54	£2.58	£1.63	£0.67	£0.19	-£0.29	-£1.26

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£1.00	£0.81	£0.61	£0.41	£0.32	£0.22	£0.02
0.60	£0.75	£1.17	£0.94	£0.71	£0.48	£0.37	£0.25	£0.03
0.25	£0.75	£1.66	£1.33	£1.01	£0.68	£0.52	£0.36	£0.04
0.38	£0.75	£1.75	£1.41	£1.07	£0.72	£0.55	£0.38	£0.04
0.70	£0.75	£1.28	£1.01	£0.75	£0.49	£0.35	£0.22	-£0.04
0.50	£0.75	£2.17	£1.72	£1.27	£0.83	£0.60	£0.38	-£0.07
0.20	£0.75	£1.19	£1.98	£2.77	£3.56	£3.96	£4.35	-£5.14
0.40	£0.75	£1.25	£2.08	£2.91	£3.74	£4.16	£4.58	-£5.41
0.20	£0.75	£1.40	£2.33	£3.25	£4.18	£4.64	£5.10	-£6.03
0.65	£0.75	£5.60	£6.20	£6.81	£7.41	£7.72	£8.02	-£8.63
0.17	£0.75	£16.63	£15.76	£14.90	£14.04	£13.61	£13.18	£12.32
0.17	£0.75	£3.97	£2.07	£0.16	-£1.77	-£2.74	-£3.71	-£5.64
0.61	£0.75	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67
0.20	£0.75	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64
0.67	£0.75	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66
13.56	£0.75	£0.70	£0.55	£0.39	£0.24	£0.16	£0.08	-£0.08
0.49</								

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £3,700 AH tenure 75% 25%

Table with columns: BLV: HIGHER VALUE BROWNFIELD, Description, No of units, BLV (£ m), Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: Site area, BLV per ha (£m), Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Summary table for BLVs: Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value brownfield (£1,500,000), Lower value brownfield (£750,000).

BLVs incorporate 20% premium

Table with columns: BLV: LOWER VALUE BROWNFIELD, Description, No of units, BLV (£ m), Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: Site area, BLV per ha (£m), Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: BLV: HIGHER GREENFIELD, Description, No of units, BLV (£ m), Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: Site area, BLV per ha (£m), Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: BLV: LOWER GREENFIELD, Description, No of units, BLV (£ m), Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: Site area, BLV per ha (£m), Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £4,100 AH tenure 75% 25%

Table with columns: Description, No of units, BLV (£m), and Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH. Includes rows for BLV: HIGHER VALUE BROWNFIELD.

Table with columns: Site area, BLV per ha (£m), and Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Summary table for BLVs: Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value brownfield (£1,500,000), Lower value brownfield (£750,000).

BLVs incorporate 20% premium

Table with columns: Description, No of units, BLV (£m), and Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH. Includes rows for BLV: LOWER VALUE BROWNFIELD.

Table with columns: Site area, BLV per ha (£m), and Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: Description, No of units, BLV (£m), and Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH. Includes rows for BLV: HIGHER GREENFIELD.

Table with columns: Site area, BLV per ha (£m), and Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

Table with columns: Description, No of units, BLV (£m), and Residual land values (£m) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH. Includes rows for BLV: LOWER GREENFIELD.

Table with columns: Site area, BLV per ha (£m), and Residual land values (£m per hectare) for 0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH.

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £4,500 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)							
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH	
1 Very small housing scheme	4	£0.30	£0.74	£0.66	£0.58	£0.49	£0.45	£0.41	£0.33		
2 Low density housing scheme	15	£0.90	£2.61	£2.32	£2.03	£1.74	£1.59	£1.45	£1.18		
3 Small housing scheme	9	£0.38	£1.54	£1.37	£1.20	£1.02	£0.94	£0.85	£0.68		
4 Medium density housing scheme	15	£0.57	£2.47	£2.20	£1.92	£1.65	£1.51	£1.37	£1.10		
5 Medium density housing scheme	25	£1.05	£3.53	£3.14	£2.74	£2.35	£2.15	£1.95	£1.56		
6 Higher density housing scheme	30	£0.75	£4.28	£3.80	£3.32	£2.85	£2.61	£2.37	£1.89		
7 Low density flatted scheme	25	£0.30	£2.05	£1.72	£1.38	£1.04	£0.87	£0.70	£0.36		
8 Medium density flatted scheme	52	£0.60	£4.32	£3.61	£2.90	£2.19	£1.83	£1.48	£0.77		
9 High density flatted scheme	30	£0.30	£2.41	£2.01	£1.62	£1.22	£1.02	£0.82	£0.43		
10 Higher density flatted scheme	100	£0.98	£2.62	£1.75	£0.88	£0.00	£0.45	£0.90	£1.79		
11 Mixed use scheme 1	25	£0.26	£4.95	£4.64	£4.32	£4.01	£3.85	£3.69	£3.37		
12 Mixed use scheme 2	56	£0.26	£5.44	£4.73	£4.03	£3.33	£2.98	£2.62	£1.92		
13 Retail	-	£0.92	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63		
14 Office	-	£0.30	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73		
15 Industrial unit	-	£1.00	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77		
16 Keynsham safeguarded land KE3B	280	£20.34	£38.47	£34.09	£29.71	£25.32	£23.13	£20.94	£16.56		
17 Silver St, Midsomer Norton	12	£0.74	£2.05	£1.82	£1.59	£1.37	£1.25	£1.14	£0.91		
18 Sion Hill Bath Spa University	100	£1.01	£5.18	£4.12	£3.05	£1.99	£1.46	£0.93	£0.14		
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£9.76	£8.60	£7.45	£6.29	£5.72	£5.14	£3.98		

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
0.20	£1.50	£3.71	£3.30	£2.89	£2.47	£2.27	£2.06	£1.65	
0.60	£1.50	£4.35	£3.86	£3.38	£2.90	£2.65	£2.41	£1.93	
0.25	£1.50	£6.15	£5.47	£4.78	£4.10	£3.76	£3.41	£2.73	
0.38	£1.50	£6.51	£5.79	£5.06	£4.34	£3.98	£3.61	£2.89	
0.70	£1.50	£5.05	£4.48	£3.92	£3.36	£3.07	£2.79	£2.23	
0.50	£1.50	£8.56	£7.60	£6.65	£5.69	£5.22	£4.74	£3.78	
0.20	£1.50	£10.27	£8.58	£6.89	£5.20	£4.35	£3.51	£1.82	
0.40	£1.50	£10.81	£9.03	£7.25	£5.47	£4.58	£3.69	£1.91	
0.20	£1.50	£12.04	£10.06	£8.08	£6.09	£5.10	£4.11	£2.13	
0.65	£1.50	£4.03	£2.69	£1.35	£0.01	£0.69	£1.38	£2.75	
0.17	£1.50	£29.15	£27.29	£25.43	£23.57	£22.64	£21.71	£19.85	
0.17	£1.50	£31.98	£27.85	£23.72	£19.58	£17.51	£15.44	£11.30	
0.61	£1.50	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	
0.20	£1.50	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	
0.67	£1.50	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	
13.56	£1.50	£2.84	£2.51	£2.19	£1.87	£1.71	£1.54	£1.22	
0.49	£1.50	£4.18	£3.72	£3.25	£2.79	£2.56	£2.32	£1.86	
0.67	£1.50	£7.73	£6.14	£4.56	£2.98	£2.18	£1.39	£0.21	
0.56	£1.50	£17.36	£15.31	£13.25	£11.20	£10.17	£9.14	£7.09	

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value brownfield	£1,500,000
Lower value brownfield	£750,000

BLVs incorporate 20% premium

BLV: LOWER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)							
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH	
1 Very small housing scheme	4	£0.15	£0.74	£0.66	£0.58	£0.49	£0.45	£0.41	£0.33		
2 Low density housing scheme	15	£0.45	£2.61	£2.32	£2.03	£1.74	£1.59	£1.45	£1.18		
3 Small housing scheme	9	£0.19	£1.54	£1.37	£1.20	£1.02	£0.94	£0.85	£0.68		
4 Medium density housing scheme	15	£0.29	£2.47	£2.20	£1.92	£1.65	£1.51	£1.37	£1.10		
5 Medium density housing scheme	25	£0.53	£3.53	£3.14	£2.74	£2.35	£2.15	£1.95	£1.56		
6 Higher density housing scheme	30	£0.38	£4.28	£3.80	£3.32	£2.85	£2.61	£2.37	£1.89		
7 Low density flatted scheme	25	£0.15	£2.05	£1.72	£1.38	£1.04	£0.87	£0.70	£0.36		
8 Medium density flatted scheme	52	£0.30	£4.32	£3.61	£2.90	£2.19	£1.83	£1.48	£0.77		
9 High density flatted scheme	30	£0.15	£2.41	£2.01	£1.62	£1.22	£1.02	£0.82	£0.43		
10 Higher density flatted scheme	100	£0.49	£2.62	£1.75	£0.88	£0.00	£0.45	£0.90	£1.79		
11 Mixed use scheme 1	25	£0.13	£4.95	£4.64	£4.32	£4.01	£3.85	£3.69	£3.37		
12 Mixed use scheme 2	56	£0.13	£5.44	£4.73	£4.03	£3.33	£2.98	£2.62	£1.92		
13 Retail	-	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63		
14 Office	-	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73		
15 Industrial unit	-	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77		
16 Keynsham safeguarded land KE3B	280	£10.17	£38.47	£34.09	£29.71	£25.32	£23.13	£20.94	£16.56		
17 Silver St, Midsomer Norton	12	£0.37	£2.05	£1.82	£1.59	£1.37	£1.25	£1.14	£0.91		
18 Sion Hill Bath Spa University	100	£0.50	£5.18	£4.12	£3.05	£1.99	£1.46	£0.93	£0.14		
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£9.76	£8.60	£7.45	£6.29	£5.72	£5.14	£3.98		

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
0.20	£0.75	£3.71	£3.30	£2.89	£2.47	£2.27	£2.06	£1.65	
0.60	£0.75	£4.35	£3.86	£3.38	£2.90	£2.65	£2.41	£1.93	
0.25	£0.75	£6.15	£5.47	£4.78	£4.10	£3.76	£3.41	£2.73	
0.38	£0.75	£6.51	£5.79	£5.06	£4.34	£3.98	£3.61	£2.89	
0.70	£0.75	£5.05	£4.48	£3.92	£3.36	£3.07	£2.79	£2.23	
0.50	£0.75	£8.56	£7.60	£6.65	£5.69	£5.22	£4.74	£3.78	
0.20	£0.75	£10.27	£8.58	£6.89	£5.20	£4.35	£3.51	£1.82	
0.40	£0.75	£10.81	£9.03	£7.25	£5.47	£4.58	£3.69	£1.91	
0.20	£0.75	£12.04	£10.06	£8.08	£6.09	£5.10	£4.11	£2.13	
0.65	£0.75	£4.03	£2.69	£1.35	£0.01	£0.69	£1.38	£2.75	
0.17	£0.75	£29.15	£27.29	£25.43	£23.57	£22.64	£21.71	£19.85	
0.17	£0.75	£31.98	£27.85	£23.72	£19.58	£17.51	£15.44	£11.30	
0.61	£0.75	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	
0.20	£0.75	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	
0.67	£0.75	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	
13.56	£0.75	£2.84	£2.51	£2.19	£1.87	£1.71	£1.54	£1.22	
0.49	£0.75	£4.18	£3.72	£3.25	£2.79	£2.56	£2.32	£1.86	
0.67	£0.75	£7.73	£6.14	£4.56	£2.98	£2.18	£1.39	£0.21	
0.56	£0.75	£17.36	£15.31	£13.25	£11.20	£10.17	£9.14	£7.09	

BLV: HIGHER GREENFIELD		No of units	BLV (£ m)	Residual land values (£m)							
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH	
1 Very small housing scheme	4	£0.05	£0.74	£0.66	£0.58	£0.49	£0.45	£0.41	£0.33		
2 Low density housing scheme	15	£0.15	£2.61	£2.32	£2.03	£1.74	£1.59	£1.45	£1.18		
3 Small housing scheme	9	£0.06	£1.54	£1.37	£1.20	£1.02	£0.94	£0.85	£0.68		
4 Medium density housing scheme	15	£0.10	£2.47	£2.20	£1.92	£1.65	£1.51	£1.37	£1.10		
5 Medium density housing scheme	25	£0.18	£3.53	£3.14	£2.74	£2.35	£2.15	£1.95	£1.56		
6 Higher density housing scheme	30	£0.13	£4.28	£3.80	£3.32	£2.85	£2.61	£2.37	£1.89		
7 Low density flatted scheme	25	£0.05	£2.05	£1.72	£1.38	£1.04	£0.87	£0.70	£0.36		
8 Medium density flatted scheme	52	£0.10	£4.32	£3.61	£2.90	£2.19	£1.83	£1.48	£0.77		
9 High density flatted scheme	30	£0.05	£2.41	£2.01	£1.62	£1.22	£1.02	£0.82	£0.43		
10 Higher density flatted scheme	100	£0.16	£2.62	£1.75	£0.88	£0.00	£0.45	£0.90	£1.79		
11 Mixed use scheme 1	25	£0.04	£4.95	£4.64	£4.32	£4.01	£3.85	£3.69	£3.37		
12 Mixed use scheme 2	56	£0.04	£5.44	£4.73	£4.03	£3.33	£2.98	£2.62	£1.92		
13 Retail	-	£0.15	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63		
14 Office	-	£0.05	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73		
15 Industrial unit	-	£0.17	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77		
16 Keynsham safeguarded land KE3B	280	£3.39	£38.47	£34.09	£29.71	£25.32	£23.13	£20.94	£16.56		
17 Silver St, Midsomer Norton	12	£0.12	£2.05	£1.82	£1.59	£1.37	£1.25	£1.14	£0.91		
18 Sion Hill Bath Spa University	100	£0.17	£5.18	£4.12	£3.05	£1.99	£1.46	£0.93	£0.14		
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£9.76	£8.60	£7.45	£6.29	£5.72	£5.14	£3.98		

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
0.20	£0.25	£3.71	£3.30	£2.89	£2.47	£2.27	£2.06	£1.65	
0.60	£0.25	£4.35	£3.86	£3.38	£2.90	£2.65	£2.41	£1.93	
0.25	£0.25	£6.15	£5.47	£4.78	£4.10	£3.76	£3.41	£2.73	
0.38	£0.25	£6.51	£5.79	£5.06	£4.34	£3.98	£3.61	£2.89	
0.70	£0.25	£5.05	£4.48	£3.92	£3.36	£3.07	£2.79	£2.23	
0.50	£0.25	£8.56	£7.60	£6.65	£5.69	£5.22	£4.74	£3.78	
0.20	£0.25	£10.27	£8.58	£6.89	£5.20	£4.35	£3.51	£1.82	
0.40	£0.25	£10.81	£9.03	£7.25	£5.47	£4.58	£3.69	£1.91	
0.20	£0.25	£12.04	£10.06	£8.08	£6.09	£5.10	£4.11	£2.13	
0.65	£0.25	£4.03	£2.69	£1.35	£0.01	£0.69	£1.38	£2.75	
0.17	£0.25	£29.15	£27.29	£25.43	£23.57	£22.64	£21.71	£19.85	
0.17	£0.25	£31.98	£27.85	£23.72	£19.58	£17.51	£15.44	£11.30	
0.61	£0.25	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	
0.20	£0.25	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £4,900 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.88	£0.78	£0.69	£0.60	£0.55	£0.50	£0.41
2 Low density housing scheme	15	£0.90	£3.08	£2.76	£2.43	£2.10	£1.93	£1.77	£1.44
3 Small housing scheme	9	£0.38	£1.82	£1.63	£1.43	£1.24	£1.14	£1.04	£0.85
4 Medium density housing scheme	15	£0.57	£2.93	£2.61	£2.30	£1.99	£1.84	£1.68	£1.37
5 Medium density housing scheme	25	£1.05	£4.19	£3.74	£3.29	£2.85	£2.62	£2.40	£1.95
6 Higher density housing scheme	30	£0.75	£5.07	£4.53	£3.99	£3.45	£3.18	£2.91	£2.37
7 Low density flatted scheme	25	£0.30	£2.63	£2.24	£1.86	£1.48	£1.28	£1.09	£0.71
8 Medium density flatted scheme	52	£0.60	£5.53	£4.72	£3.91	£3.11	£2.70	£2.30	£1.49
9 High density flatted scheme	30	£0.30	£3.08	£2.63	£2.18	£1.73	£1.50	£1.28	£0.83
10 Higher density flatted scheme	100	£0.98	£4.16	£3.17	£2.17	£1.18	£0.68	£0.18	£-0.84
11 Mixed use scheme 1	25	£0.26	£5.39	£5.03	£4.68	£4.32	£4.14	£3.96	£3.60
12 Mixed use scheme 2	56	£0.26	£6.62	£5.82	£5.03	£4.23	£3.83	£3.43	£2.64
13 Retail	-	£0.92	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.30	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£1.00	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£20.34	£45.61	£40.66	£35.70	£30.75	£28.27	£25.80	£20.84
17 Silver St, Midsomer Norton	12	£0.74	£2.42	£2.17	£1.91	£1.65	£1.52	£1.39	£1.13
18 Sion Hill Bath Spa University	100	£1.01	£7.03	£5.82	£4.61	£3.41	£2.80	£2.20	£0.99
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£11.89	£10.38	£9.07	£7.76	£7.11	£6.45	£5.14

BLV: LOWER VALUE BROWNFIELD

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.88	£0.78	£0.69	£0.60	£0.55	£0.50	£0.41
2 Low density housing scheme	15	£0.45	£3.08	£2.76	£2.43	£2.10	£1.93	£1.77	£1.44
3 Small housing scheme	9	£0.19	£1.82	£1.63	£1.43	£1.24	£1.14	£1.04	£0.85
4 Medium density housing scheme	15	£0.29	£2.93	£2.61	£2.30	£1.99	£1.84	£1.68	£1.37
5 Medium density housing scheme	25	£0.53	£4.19	£3.74	£3.29	£2.85	£2.62	£2.40	£1.95
6 Higher density housing scheme	30	£0.38	£5.07	£4.53	£3.99	£3.45	£3.18	£2.91	£2.37
7 Low density flatted scheme	25	£0.15	£2.63	£2.24	£1.86	£1.48	£1.28	£1.09	£0.71
8 Medium density flatted scheme	52	£0.30	£5.53	£4.72	£3.91	£3.11	£2.70	£2.30	£1.49
9 High density flatted scheme	30	£0.15	£3.08	£2.63	£2.18	£1.73	£1.50	£1.28	£0.83
10 Higher density flatted scheme	100	£0.49	£4.16	£3.17	£2.17	£1.18	£0.68	£0.18	£-0.84
11 Mixed use scheme 1	25	£0.13	£5.39	£5.03	£4.68	£4.32	£4.14	£3.96	£3.60
12 Mixed use scheme 2	56	£0.13	£6.62	£5.82	£5.03	£4.23	£3.83	£3.43	£2.64
13 Retail	-	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£10.17	£45.61	£40.66	£35.70	£30.75	£28.27	£25.80	£20.84
17 Silver St, Midsomer Norton	12	£0.37	£2.42	£2.17	£1.91	£1.65	£1.52	£1.39	£1.13
18 Sion Hill Bath Spa University	100	£0.50	£7.03	£5.82	£4.61	£3.41	£2.80	£2.20	£0.99
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£11.89	£10.38	£9.07	£7.76	£7.11	£6.45	£5.14

BLV: HIGHER GREENFIELD

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.88	£0.78	£0.69	£0.60	£0.55	£0.50	£0.41
2 Low density housing scheme	15	£0.15	£3.08	£2.76	£2.43	£2.10	£1.93	£1.77	£1.44
3 Small housing scheme	9	£0.06	£1.82	£1.63	£1.43	£1.24	£1.14	£1.04	£0.85
4 Medium density housing scheme	15	£0.10	£2.93	£2.61	£2.30	£1.99	£1.84	£1.68	£1.37
5 Medium density housing scheme	25	£0.18	£4.19	£3.74	£3.29	£2.85	£2.62	£2.40	£1.95
6 Higher density housing scheme	30	£0.13	£5.07	£4.53	£3.99	£3.45	£3.18	£2.91	£2.37
7 Low density flatted scheme	25	£0.05	£2.63	£2.24	£1.86	£1.48	£1.28	£1.09	£0.71
8 Medium density flatted scheme	52	£0.10	£5.53	£4.72	£3.91	£3.11	£2.70	£2.30	£1.49
9 High density flatted scheme	30	£0.05	£3.08	£2.63	£2.18	£1.73	£1.50	£1.28	£0.83
10 Higher density flatted scheme	100	£0.16	£4.16	£3.17	£2.17	£1.18	£0.68	£0.18	£-0.84
11 Mixed use scheme 1	25	£0.04	£5.39	£5.03	£4.68	£4.32	£4.14	£3.96	£3.60
12 Mixed use scheme 2	56	£0.04	£6.62	£5.82	£5.03	£4.23	£3.83	£3.43	£2.64
13 Retail	-	£0.15	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.05	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.17	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£3.39	£45.61	£40.66	£35.70	£30.75	£28.27	£25.80	£20.84
17 Silver St, Midsomer Norton	12	£0.12	£2.42	£2.17	£1.91	£1.65	£1.52	£1.39	£1.13
18 Sion Hill Bath Spa University	100	£0.17	£7.03	£5.82	£4.61	£3.41	£2.80	£2.20	£0.99
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£11.89	£10.38	£9.07	£7.76	£7.11	£6.45	£5.14

BLV: LOWER GREENFIELD

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.88	£0.78	£0.69	£0.60	£0.55	£0.50	£0.41
2 Low density housing scheme	15	£0.09	£3.08	£2.76	£2.43	£2.10	£1.93	£1.77	£1.44
3 Small housing scheme	9	£0.04	£1.82	£1.63	£1.43	£1.24	£1.14	£1.04	£0.85
4 Medium density housing scheme	15	£0.06	£2.93	£2.61	£2.30	£1.99	£1.84	£1.68	£1.37
5 Medium density housing scheme	25	£0.11	£4.19	£3.74	£3.29	£2.85	£2.62	£2.40	£1.95
6 Higher density housing scheme	30	£0.08	£5.07	£4.53	£3.99	£3.45	£3.18	£2.91	£2.37
7 Low density flatted scheme	25	£0.03	£2.63	£2.24	£1.86	£1.48	£1.28	£1.09	£0.71
8 Medium density flatted scheme	52	£0.06	£5.53	£4.72	£3.91	£3.11	£2.70	£2.30	£1.49
9 High density flatted scheme	30	£0.03	£3.08	£2.63	£2.18	£1.73	£1.50	£1.28	£0.83
10 Higher density flatted scheme	100	£0.10	£4.16	£3.17	£2.17	£1.18	£0.68	£0.18	£-0.84
11 Mixed use scheme 1	25	£0.03	£5.39	£5.03	£4.68	£4.32	£4.14	£3.96	£3.60
12 Mixed use scheme 2	56	£0.03	£6.62	£5.82	£5.03	£4.23	£3.83	£3.43	£2.64
13 Retail	-	£0.09	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.03	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.10	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£2.03	£45.61	£40.66	£35.70	£30.75	£28.27	£25.80	£20.84
17 Silver St, Midsomer Norton	12	£0.07	£2.42	£2.17	£1.91	£1.65	£1.52	£1.39	£1.13
18 Sion Hill Bath Spa University	100	£0.10	£7.03	£5.82	£4.61	£3.41	£2.80	£2.20	£0.99
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£11.89	£10.38	£9.07	£7.76	£7.11	£6.45	£5.14

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£4.39	£3.92	£3.46	£2.99	£2.76	£2.52	£2.06
0.60	£1.50	£5.14	£4.59	£4.05	£3.50	£3.22	£2.95	£2.40
0.25	£1.50	£7.27	£6.50	£5.73	£4.95	£4.56	£4.18	£3.40
0.38	£1.50	£7.70	£6.88	£6.06	£5.24	£4.83	£4.42	£3.60
0.70	£1.50	£5.98	£5.34	£4.71	£4.07	£3.75	£3.43	£2.79
0.50	£1.50	£10.15	£9.07	£7.99	£6.90	£6.36	£5.82	£4.74
0.20	£1.50	£13.14	£11.22	£9.30	£7.38	£6.42	£5.46	£3.54
0.40	£1.50	£13.82	£11.80	£9.78	£7.76	£6.75	£5.74	£3.72
0.20	£1.50	£15.40	£13.15	£10.90	£8.65	£7.52	£6.40	£4.15
0.65	£1.50	£6.40	£4.87	£3.34	£1.82	£1.05	£0.28	£-1.29
0.17	£1.50	£31.72	£29.61	£27.50	£25.40	£24.34	£23.29	£21.18
0.17	£1.50	£38.93	£34.25	£29.56	£24.88	£22.54	£20.20	£15.51
0.61	£1.50	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67
0.20	£1.50	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64
0.67	£1.50	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66
13.56	£1.50	£3.36	£3.00	£2.63	£2.27	£2.09	£1.90	£1.54
0.49	£1.50	£4.95	£4.42	£3.90	£3.37	£3.11	£2.84	£2.31
0.67	£1.50	£10.49	£8.69	£6.88	£5.08	£4.18	£3.28	£1.48
0.56	£1.50	£20.79	£18.46	£16.14	£13.81	£12.64	£11.48	£9.16

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£4.39	£3.92	£3.46	£2.99	£2.76	£2.52	£2.06
0.60	£0.75	£5.14	£4.59	£4.05	£3.50	£3.22	£2.95	£2.40
0.25	£0.75	£7.27	£6.50	£5.73	£4.95	£4.56	£4.18	£3.40
0.38	£0.75	£7.70	£6.88	£6.06	£5.24	£4.83	£4.42	£3.60
0.70	£0.75	£5.98	£5.34	£4.71	£4.07	£3.75	£3.43	£2.79
0.50	£0.75	£10.15	£9.07	£7.99	£6.90	£6.36	£5.82	£4.74
0.20	£0.75	£13.14	£11.22	£9.30	£7.38	£6.42	£5.46	£3.54
0.40	£0.75	£13.82	£11.80	£9.78	£7.76	£6.75	£5.74	£3.72
0.20	£0.75	£15.40	£13.15	£10.90	£8.65	£7.52	£6.40	£4.15
0.65	£0.75	£6.40	£4.87	£3.34	£1.82	£1.05	£0.28	£-1.29
0.17	£0.75	£31.72	£29.61	£27.50	£25.40	£24.34	£23.29	£21.18
0.17	£0.75	£38.93	£34.25	£29.56	£24.88	£22.54	£20.20	£15.51
0.61	£0.75	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67
0.20	£0.75	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64
0.67	£0.75	£2.66	£2.66	£2.6				

Biodiversity Net Gain

				Residual land values (£ millions)																			
				30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH					
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG	
BLV: HIGHER VALUE BROWNFIELD																							
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.30	£0.083	£0.077	£0.186	£0.180	£0.289	£0.283	£0.392	£0.386	£0.495	£0.489	£0.504	£0.499	£0.597	£0.591	£0.689	£0.683	£0.758	£0.752		
2 Low density housing scheme	15	0.60	£0.90	£0.290	£0.271	£0.652	£0.633	£1.014	£0.995	£1.375	£1.356	£1.737	£1.718	£1.771	£1.752	£2.094	£2.075	£2.418	£2.399	£2.661	£2.642		
3 Small housing scheme	9	0.25	£0.38	£0.171	£0.160	£0.384	£0.373	£0.598	£0.587	£0.811	£0.800	£1.025	£1.013	£1.044	£1.033	£1.235	£1.224	£1.426	£1.415	£1.569	£1.558		
4 Medium density housing scheme	15	0.38	£0.57	£0.275	£0.257	£0.618	£0.600	£0.961	£0.943	£1.305	£1.287	£1.648	£1.630	£1.680	£1.662	£1.987	£1.969	£2.294	£2.276	£2.525	£2.507		
5 Medium density housing scheme	25	0.70	£1.05	£0.340	£0.313	£0.844	£0.817	£1.347	£1.320	£1.850	£1.823	£2.349	£2.322	£2.401	£2.375	£2.848	£2.822	£3.295	£3.268	£3.630	£3.603		
6 Higher density housing scheme	30	0.50	£0.75	£0.413	£0.380	£1.023	£0.990	£1.633	£1.600	£2.242	£2.210	£2.847	£2.815	£2.910	£2.878	£3.452	£3.419	£3.993	£3.961	£4.399	£4.366		
7 Low density flatted scheme	25	0.20	£0.30	£0.712	£0.743	£0.270	£0.301	£0.169	£0.138	£0.604	£0.574	£1.040	£1.010	£1.092	£1.061	£1.482	£1.451	£1.841	£1.811	£2.161	£2.131		
8 Medium density flatted scheme	52	0.40	£0.60	£1.498	£1.563	£0.569	£0.634	£0.356	£0.292	£1.272	£1.208	£2.189	£2.125	£2.298	£2.234	£3.118	£3.054	£3.937	£3.874	£4.547	£4.484		
9 High density flatted scheme	30	0.20	£0.30	£0.836	£0.872	£0.318	£0.354	£0.197	£0.162	£0.708	£0.672	£1.219	£1.183	£1.279	£1.243	£1.736	£1.701	£2.193	£2.157	£2.532	£2.497		
10 Higher density flatted scheme	100	0.65	£0.98	£4.820	£4.924	£3.616	£3.720	£2.412	£2.516	£1.208	£1.312	£0.003	£0.108	£0.180	£0.077	£1.238	£1.137	£2.289	£2.187	£3.076	£2.974		
11 Mixed use scheme 1	25	0.17	£0.26	£2.387	£2.305	£2.792	£2.710	£3.197	£3.114	£3.601	£3.519	£4.006	£3.924	£3.958	£3.875	£4.321	£4.238	£4.683	£4.600	£4.955	£4.871		
12 Mixed use scheme 2	56	0.17	£0.26	£0.301	£0.380	£0.609	£0.531	£1.516	£1.438	£2.422	£2.344	£3.329	£3.251	£3.433	£3.357	£4.237	£4.161	£5.041	£4.965	£5.644	£5.567		
13 Retail	-	0.61	£0.92	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	
14 Office	-	0.20	£0.30	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	
15 Industrial unit	-	0.67	£1.00	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£3.224	£2.916	£8.880	£8.577	£14.412	£14.117	£19.885	£19.583	£25.324	£25.034	£25.797	£25.509	£30.630	£30.343	£35.463	£35.176	£39.088	£38.801		
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.228	£0.213	£0.513	£0.498	£0.797	£0.782	£1.082	£1.067	£1.366	£1.351	£1.392	£1.377	£1.647	£1.632	£1.901	£1.886	£2.092	£2.077		
18 Sion Hill Bath Spa University	100	0.67	£1.01	£3.764	£3.876	£2.314	£2.426	£0.864	£0.976	£0.577	£0.467	£1.994	£1.886	£2.392	£2.090	£3.463	£3.354	£4.728	£4.619	£5.676	£5.568		
19 St Martins Hospital (part conversion, par	50	0.56	£0.84	£0.376	£0.292	£1.857	£1.773	£3.338	£3.254	£4.819	£4.735	£6.292	£6.210	£6.452	£6.369	£7.765	£7.683	£9.079	£8.996	£10.064	£9.981		

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

				30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG	
BLV: LOWER VALUE BROWNFIELD																							
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.15	£0.08	£0.08	£0.19	£0.18	£0.29	£0.28	£0.39	£0.39	£0.49	£0.49	£0.50	£0.50	£0.60	£0.59	£0.69	£0.68	£0.76	£0.75		
2 Low density housing scheme	15	0.60	£0.45	£0.29	£0.27	£0.65	£0.63	£1.01	£0.99	£1.38	£1.36	£1.74	£1.72	£1.77	£1.75	£2.09	£2.08	£2.42	£2.40	£2.66	£2.64		
3 Small housing scheme	9	0.25	£0.19	£0.17	£0.16	£0.38	£0.37	£0.60	£0.59	£0.81	£0.80	£1.02	£1.01	£1.04	£1.03	£1.24	£1.22	£1.43	£1.41	£1.57	£1.56		
4 Medium density housing scheme	15	0.38	£0.29	£0.27	£0.26	£0.62	£0.60	£0.96	£0.94	£1.30	£1.29	£1.65	£1.63	£1.68	£1.66	£1.99	£1.97	£2.29	£2.28	£2.52	£2.51		
5 Medium density housing scheme	25	0.70	£0.53	£0.34	£0.31	£0.84	£0.82	£1.35	£1.32	£1.85	£1.82	£2.35	£2.32	£2.40	£2.37	£2.85	£2.82	£3.29	£3.27	£3.63	£3.60		
6 Higher density housing scheme	30	0.50	£0.38	£0.41	£0.38	£1.02	£0.99	£1.63	£1.60	£2.24	£2.21	£2.85	£2.82	£2.91	£2.88	£3.45	£3.42	£3.99	£3.96	£4.40	£4.37		
7 Low density flatted scheme	25	0.20	£0.15	£0.71	£0.74	£0.27	£0.30	£0.17	£0.14	£0.60	£0.57	£1.04	£1.01	£1.09	£1.06	£1.48	£1.45	£1.87	£1.84	£2.16	£2.13		
8 Medium density flatted scheme	52	0.40	£0.30	£1.50	£1.56	£0.57	£0.63	£0.36	£0.29	£1.27	£1.21	£2.19	£2.12	£2.30	£2.23	£3.12	£3.05	£3.94	£3.87	£4.55	£4.48		
9 High density flatted scheme	30	0.20	£0.15	£0.84	£0.87	£0.32	£0.35	£0.20	£0.16	£0.71	£0.67	£1.22	£1.18	£1.28	£1.24	£1.74	£1.70	£2.19	£2.16	£2.53	£2.50		
10 Higher density flatted scheme	100	0.65	£0.49	£4.82	£4.92	£3.62	£3.72	£2.41	£2.52	£1.21	£1.31	£0.00	£0.11	£0.18	£0.08	£1.24	£1.14	£2.29	£2.19	£3.08	£2.97		
11 Mixed use scheme 1	25	0.17	£0.13	£2.39	£2.30	£2.79	£2.71	£3.20	£3.11	£3.60	£3.52	£4.01	£3.92	£3.96	£3.88	£4.32	£4.24	£4.68	£4.60	£4.95	£4.87		
12 Mixed use scheme 2	56	0.17	£0.13	£0.30	£0.38	£0.61	£0.53	£1.52	£1.44	£2.42	£2.34	£3.33	£3.25	£3.43	£3.36	£4.24	£4.16	£5.04	£4.96	£5.64	£5.57		
13 Retail	-	0.61	£0.46	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	
14 Office	-	0.20	£0.15	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	
15 Industrial unit	-	0.67	£0.50	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£3.22	£2.92	£8.88	£8.58	£14.41	£14.12	£19.89	£19.59	£25.32	£25.03	£25.51	£25.21	£30.63	£30.34	£35.46	£35.18	£39.09	£38.80		
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.23	£0.21	£0.51	£0.50	£0.80	£0.78	£1.08	£1.07	£1.37	£1.35	£1.39	£1.38	£1.65	£1.63	£1.90	£1.89	£2.09	£2.08		
18 Sion Hill Bath Spa University	100	0.67	£0.50	£3.76	£3.88	£2.31	£2.43	£0.86	£0.98	£0.58	£0.47	£1.99	£1.89	£2.20	£2.09	£3.46	£3.35	£4.73	£4.62	£5.68	£5.57		
19 St Martins Hospital (part conversion, par	50	0.56	£0.42	£0.38	£0.29	£1.86	£1.77	£3.34	£3.25	£4.82	£4.74	£6.29	£6.21	£6.45	£6.37	£7.77	£7.68	£9.08	£9.00	£10.06	£9.98		

				30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG	
BLV: HIGHER GREENFIELD																							
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.05	£0.08	£0.08	£0.19	£0.18	£0.29	£0.28	£0.39	£0.39	£0.49	£0.49	£0.50	£0.50	£0.60	£0.59	£0.69	£0.68	£0.76	£0.75		
2 Low density housing scheme	15	0.60	£0.15	£0.29	£0.27	£0.65	£0.63	£1.01	£0.99	£1.38	£1.36	£1.74	£1.72	£1.77	£1.75	£2.09	£2.08	£2.42	£2.40	£2.66	£2.64		
3 Small housing scheme	9	0.25	£0.06	£0.17	£0.16																		

Accessibility

Residual land values (£ millions)

BLV: HIGHER VALUE BROWNFIELD			Residual land values (£ millions)																			
			30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		40% AH			
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	
1 Very small housing scheme	4	0.20	£0.30	£0.083	£0.076	£0.186	£0.179	£0.289	£0.282	£0.392	£0.385	£0.495	£0.488	£0.504	£0.497	£0.597	£0.589	£0.689	£0.681	£0.758	£0.750	
2 Low density housing scheme	15	0.60	£0.90	£0.290	£0.266	£0.652	£0.627	£1.014	£0.989	£1.375	£1.351	£1.737	£1.713	£1.771	£1.744	£2.094	£2.067	£2.418	£2.391	£2.661	£2.633	
3 Small housing scheme	9	0.25	£0.38	£0.171	£0.157	£0.384	£0.370	£0.598	£0.583	£0.811	£0.797	£1.025	£1.010	£1.044	£1.028	£1.235	£1.219	£1.426	£1.410	£1.569	£1.553	
4 Medium density housing scheme	15	0.38	£0.57	£0.275	£0.252	£0.618	£0.595	£0.961	£0.938	£1.305	£1.282	£1.648	£1.625	£1.680	£1.654	£1.987	£1.961	£2.294	£2.268	£2.525	£2.499	
5 Medium density housing scheme	25	0.70	£1.05	£0.340	£0.305	£0.844	£0.809	£1.347	£1.312	£1.850	£1.815	£2.349	£2.314	£2.401	£2.363	£2.848	£2.809	£3.295	£3.256	£3.630	£3.591	
6 Higher density housing scheme	30	0.50	£0.75	£0.413	£0.370	£1.023	£0.980	£1.633	£1.590	£2.242	£2.200	£2.847	£2.805	£2.910	£2.863	£3.452	£3.405	£3.993	£3.946	£4.399	£4.352	
7 Low density flatted scheme	25	0.20	£0.30	-£0.712	-£0.748	-£0.270	-£0.306	£0.169	£0.134	£0.604	£0.569	£1.040	£1.005	£1.092	£1.055	£1.482	£1.444	£1.871	£1.834	£2.161	£2.124	
8 Medium density flatted scheme	52	0.40	£0.60	-£1.498	-£1.573	-£0.569	-£0.644	£0.356	£0.282	£1.272	£1.198	£2.189	£2.115	£2.298	£2.219	£3.118	£3.040	£3.937	£3.860	£4.547	£4.469	
9 High density flatted scheme	30	0.20	£0.30	-£0.836	-£0.877	-£0.318	-£0.360	£0.197	£0.156	£0.708	£0.667	£1.219	£1.177	£1.279	£1.236	£1.736	£1.693	£2.193	£2.150	£2.532	£2.489	
10 Higher density flatted scheme	100	0.65	£0.98	-£4.820	-£4.942	-£3.616	-£3.738	-£2.412	-£2.534	-£1.208	-£1.330	-£0.003	-£0.126	£0.180	£0.052	£1.238	£1.112	£2.289	£2.162	£3.076	£2.950	
11 Mixed use scheme 1	25	0.17	£0.26	£2.387	£2.355	£2.792	£2.759	£3.197	£3.164	£3.601	£3.569	£4.006	£3.974	£3.958	£3.924	£4.321	£4.286	£4.683	£4.648	£4.955	£4.920	
12 Mixed use scheme 2	56	0.17	£0.26	-£0.301	-£0.376	£0.609	£0.536	£1.516	£1.442	£2.422	£2.349	£3.329	£3.255	£3.433	£3.357	£4.237	£4.161	£5.041	£4.965	£5.644	£5.568	
13 Retail	-	0.61	£0.92	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	
14 Office	-	0.20	£0.30	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	
15 Industrial unit	-	0.67	£1.00	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£3.224	£2.809	£8.880	£8.472	£14.412	£14.015	£19.885	£19.494	£25.324	£24.937	£25.797	£25.370	£30.630	£30.208	£35.463	£35.041	£39.088	£38.666	
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.228	£0.209	£0.513	£0.493	£0.797	£0.778	£1.082	£1.062	£1.366	£1.347	£1.392	£1.371	£1.647	£1.625	£1.901	£1.880	£2.092	£2.071	
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£3.764	-£3.895	-£2.314	-£2.445	-£0.864	-£0.995	£0.577	£0.448	£1.994	£1.867	£2.198	£2.064	£3.463	£3.328	£4.728	£4.593	£5.676	£5.542	
19 St Martins Hospital (part conversion, part)	50	0.56	£0.84	£0.376	£0.266	£1.857	£1.747	£3.338	£3.228	£4.819	£4.710	£6.292	£6.185	£6.452	£6.334	£7.765	£7.648	£9.079	£8.961	£10.064	£9.947	

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

BLV: LOWER VALUE BROWNFIELD			Residual land values (£ millions)																			
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	
1 Very small housing scheme	4	0.20	£0.15	£0.08	£0.08	£0.19	£0.18	£0.29	£0.28	£0.39	£0.38	£0.49	£0.49	£0.50	£0.50	£0.60	£0.59	£0.69	£0.68	£0.76	£0.75	
2 Low density housing scheme	15	0.60	£0.45	£0.29	£0.27	£0.65	£0.63	£1.01	£0.99	£1.38	£1.35	£1.74	£1.71	£1.77	£1.74	£2.09	£2.07	£2.42	£2.39	£2.66	£2.63	
3 Small housing scheme	9	0.25	£0.19	£0.17	£0.16	£0.38	£0.37	£0.60	£0.58	£0.81	£0.80	£1.02	£1.01	£1.04	£1.03	£1.24	£1.22	£1.43	£1.41	£1.57	£1.55	
4 Medium density housing scheme	15	0.38	£0.29	£0.27	£0.25	£0.62	£0.59	£0.96	£0.94	£1.30	£1.28	£1.65	£1.62	£1.68	£1.65	£1.99	£1.96	£2.29	£2.27	£2.52	£2.50	
5 Medium density housing scheme	25	0.70	£0.53	£0.34	£0.31	£0.84	£0.81	£1.35	£1.31	£1.85	£1.82	£2.35	£2.31	£2.40	£2.36	£2.85	£2.81	£3.29	£3.26	£3.63	£3.59	
6 Higher density housing scheme	30	0.50	£0.38	£0.41	£0.37	£1.02	£0.98	£1.63	£1.59	£2.24	£2.20	£2.85	£2.80	£2.91	£2.86	£3.45	£3.40	£3.99	£3.95	£4.40	£4.35	
7 Low density flatted scheme	25	0.20	£0.15	-£0.71	-£0.75	-£0.27	-£0.31	£0.17	£0.13	£0.60	£0.57	£1.04	£1.00	£1.09	£1.05	£1.48	£1.44	£1.87	£1.83	£2.16	£2.12	
8 Medium density flatted scheme	52	0.40	£0.30	-£1.50	-£1.57	-£0.57	-£0.64	£0.36	£0.28	£1.27	£1.20	£2.19	£2.11	£2.30	£2.22	£3.12	£3.04	£3.94	£3.86	£4.55	£4.47	
9 High density flatted scheme	30	0.20	£0.15	-£0.84	-£0.88	-£0.32	-£0.36	£0.20	£0.16	£0.71	£0.67	£1.22	£1.18	£1.28	£1.24	£1.74	£1.69	£2.19	£2.15	£2.53	£2.49	
10 Higher density flatted scheme	100	0.65	£0.49	-£4.82	-£4.94	-£3.62	-£3.74	-£2.41	-£2.53	-£1.21	-£1.33	-£0.00	-£0.13	£0.18	£0.05	£1.24	£1.11	£2.29	£2.16	£3.08	£2.95	
11 Mixed use scheme 1	25	0.17	£0.49	£2.39	£2.35	£2.79	£2.76	£3.20	£3.16	£3.60	£3.57	£4.01	£3.97	£3.92	£3.89	£4.32	£4.29	£4.68	£4.65	£4.95	£4.92	
12 Mixed use scheme 2	56	0.17	£0.13	-£0.30	-£0.38	£0.61	£0.54	£1.52	£1.44	£2.42	£2.35	£3.33	£3.26	£3.43	£3.36	£4.24	£4.16	£5.04	£4.96	£5.64	£5.57	
13 Retail	-	0.61	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	
14 Office	-	0.20	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	
15 Industrial unit	-	0.67	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£3.22	£2.81	£8.88	£8.47	£14.41	£14.02	£19.89	£19.49	£25.32	£24.94	£25.80	£25.37	£30.63	£30.21	£35.46	£35.04	£39.09	£38.67	
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.23	£0.21	£0.51	£0.49	£0.80	£0.78	£1.08	£1.06	£1.37	£1.35	£1.39	£1.37	£1.65	£1.63	£1.90	£1.88	£2.09	£2.07	
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£3.76	-£3.90	-£2.31	-£2.45	-£0.86	-£1.00	£0.58	£0.45	£1.99	£1.87	£2.20	£2.06	£3.46	£3.33	£4.73	£4.59	£5.68	£5.54	
19 St Martins Hospital (part conversion, part)	50	0.56	£0.42	£0.38	£0.27	£1.86	£1.75	£3.34	£3.23	£4.82	£4.71	£6.29	£6.18	£6.45	£6.33	£7.77	£7.65	£9.08	£8.96	£10.06	£9.95	

BLV: HIGHER GREENFIELD			Residual land values (£ millions)																			
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	
1 Very small housing scheme	4	0.20	£0.05	£0.08	£0.08	£0.19	£0.18	£0.29	£0.28	£0.39	£0.38	£0.49	£0.49	£0.50	£0.50	£0.60	£0.59	£0.69	£0.68	£0.76	£0.75	
2 Low density housing scheme	15	0.60	£0.15	£0.29	£0.27	£0.65	£0.63	£1.01	£0.99	£1.38	£1.35	£1.74	£1.71	£1.77	£1.74	£2.09	£2.07	£2.42	£2.39	£2.66	£2.63	
3 Small housing scheme	9	0.25	£0.06	£0.17	£0.16	£0.38	£0.37	£0.60	£0.58	£0.81	£0.80	£1.02	£1.01	£1.04	£1.03	£1.24	£1.22	£1.43	£1.41	£1.57	£1.55	
4 Medium density housing scheme	15	0.38	£0.10	£0.27	£0.25	£0.62	£0.59	£0.96	£0.94	£1.30	£1.28	£1.65	£1.62	£1.68	£1.65	£1.99	£1.96	£2.29	£2.27	£2.52	£2.50	
5 Medium density housing scheme	25	0.70	£0.18	£0.34	£0.31	£0.84	£0.81	£1.35	£1.31	£1.85	£1.82	£2.35	£2.31	£2.40	£2.36	£2.85	£2.81	£3.29	£3.26	£3.63	£3.59	
6 Higher density housing scheme	30	0.50	£0.13	£0.41	£0.37	£1.02	£0.98	£1.63	£1.59	£2.24	£2.20	£2.85	£2.80	£2.91	£2.86	£3.45	£3.40	£3.99	£3.95	£4.40	£4.35	
7 Low density flatted scheme	25	0.20	£0.05	-£0.71	-£0.75	-£0.27	-£0.31	£0.17	£0.13	£0.60	£0.57	£1.04	£1.00	£1.09	£1.05	£1.48	£1.44	£1.87	£1.83	£2.16	£2.12	
8 Medium density flatted scheme	52	0.40	£0.10	-£1.50	-£1.57	-£0.57	-£0.64	£0.36	£0.28	£1.27	£1.20	£2.19	£2.11	£2								

Carbon (scenarios A and X)

Residual land values (£ millions)

BLV: HIGHER VALUE BROWNFIELD	Description	No of units	Site area	BLV (£ m)	30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
					£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm	
					Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X
1	Very small housing scheme	4	0.20	£0.30	£0.083	£0.061	£0.186	£0.164	£0.289	£0.267	£0.392	£0.370	£0.495	£0.473	£0.504	£0.483	£0.597	£0.575	£0.689	£0.667	£0.758	£0.736
2	Low density housing scheme	15	0.60	£0.90	£0.290	£0.213	£0.652	£0.575	£1.014	£0.937	£1.375	£1.299	£1.737	£1.660	£1.771	£1.694	£2.094	£2.017	£2.418	£2.341	£2.661	£2.584
3	Small housing scheme	9	0.25	£0.38	£0.171	£0.126	£0.384	£0.339	£0.598	£0.552	£0.811	£0.766	£1.025	£0.979	£1.044	£0.999	£1.235	£1.190	£1.426	£1.381	£1.569	£1.524
4	Medium density housing scheme	15	0.38	£0.57	£0.275	£0.202	£0.618	£0.545	£0.961	£0.888	£1.305	£1.232	£1.648	£1.575	£1.680	£1.607	£1.987	£1.914	£2.294	£2.221	£2.525	£2.452
5	Medium density housing scheme	25	0.70	£1.05	£0.340	£0.231	£0.844	£0.735	£1.347	£1.238	£1.850	£1.742	£2.349	£2.241	£2.401	£2.294	£2.848	£2.741	£3.295	£3.187	£3.630	£3.522
6	Higher density housing scheme	30	0.50	£0.75	£0.413	£0.280	£1.023	£0.891	£1.633	£1.501	£2.242	£2.111	£2.847	£2.716	£2.910	£2.780	£3.452	£3.321	£3.993	£3.862	£4.399	£4.268
7	Low density flatted scheme	25	0.20	£0.30	-£0.712	-£0.837	-£0.270	-£0.396	£0.169	£0.046	£0.604	£0.481	£1.040	£0.917	£1.092	£0.968	£1.482	£1.358	£1.871	£1.748	£2.161	£2.039
8	Medium density flatted scheme	52	0.40	£0.60	-£1.498	-£1.761	-£0.569	-£0.832	£0.356	£0.096	£1.272	£1.013	£2.189	£1.929	£2.298	£2.038	£3.118	£2.859	£3.937	£3.679	£4.547	£4.291
9	High density flatted scheme	30	0.20	£0.30	-£0.836	-£0.982	-£0.318	-£0.464	£0.197	£0.053	£0.708	£0.563	£1.219	£1.074	£1.279	£1.135	£1.736	£1.592	£2.193	£2.049	£2.532	£2.390
10	Higher density flatted scheme	100	0.65	£0.98	-£4.820	-£5.243	-£3.616	-£4.039	-£2.412	-£2.835	-£1.208	-£1.631	-£0.003	-£0.427	£0.180	-£0.241	£1.238	£0.826	£2.289	£1.877	£3.076	£2.664
11	Mixed use scheme 1	25	0.17	£0.26	£2.387	£1.986	£2.792	£2.391	£3.197	£2.796	£3.601	£3.200	£4.006	£3.605	£3.958	£3.557	£4.321	£3.920	£4.683	£4.282	£4.955	£4.554
12	Mixed use scheme 2	56	0.17	£0.26	-£0.301	-£0.633	£0.609	£0.283	£1.516	£1.189	£2.422	£2.095	£3.329	£3.002	£3.433	£3.109	£4.237	£3.915	£5.041	£4.719	£5.644	£5.322
13	Retail	-	0.61	£0.92	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532
14	Office	-	0.20	£0.30	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312
15	Industrial unit	-	0.67	£1.00	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539
16	Keynsham safeguarded land KE3B	280	13.56	£20.34	£3.224	£1.971	£8.880	£7.653	£14.412	£13.215	£19.885	£18.701	£25.324	£24.150	£25.797	£24.625	£30.630	£29.466	£35.463	£34.300	£39.088	£37.925
17	Silver St, Midsomer Norton	12	0.49	£0.74	£0.228	£0.168	£0.513	£0.452	£0.797	£0.737	£1.082	£1.021	£1.366	£1.306	£1.392	£1.332	£1.647	£1.586	£1.901	£1.841	£2.092	£2.032
18	Sion Hill Bath Spa University	100	0.67	£1.01	-£3.764	-£4.217	-£2.314	-£2.767	-£0.864	-£1.317	£0.577	£0.132	£1.994	£1.554	£2.198	£1.759	£3.463	£3.023	£4.728	£4.288	£5.676	£5.237
19	St Martins Hospital (part conversion, part	50	0.56	£0.84	£0.376	£0.037	£1.857	£1.518	£3.338	£2.999	£4.819	£4.480	£6.292	£5.958	£6.452	£6.117	£7.765	£7.431	£9.079	£8.744	£10.064	£9.730

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Midsomer Norton, Westfield, Radstock, Peasdown St John Paulton and Chew Valley (Values A, B, C, D and E)

BLV: LOWER VALUE BROWNFIELD	Description	No of units	BLV (£ m)	30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
				Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline
1	Very small housing scheme	4	0.20	£0.15	£0.08	£0.06	£0.19	£0.16	£0.29	£0.27	£0.39	£0.37	£0.49	£0.47	£0.50	£0.48	£0.60	£0.57	£0.69	£0.67	£0.76	£0.74
2	Low density housing scheme	15	0.60	£0.45	£0.29	£0.21	£0.65	£0.57	£1.01	£0.94	£1.38	£1.30	£1.74	£1.66	£1.77	£1.69	£2.09	£2.02	£2.42	£2.34	£2.66	£2.58
3	Small housing scheme	9	0.25	£0.19	£0.17	£0.13	£0.38	£0.34	£0.60	£0.55	£0.81	£0.77	£1.02	£0.98	£1.04	£1.00	£1.24	£1.19	£1.43	£1.38	£1.57	£1.52
4	Medium density housing scheme	15	0.38	£0.29	£0.27	£0.20	£0.62	£0.55	£0.96	£0.89	£1.30	£1.23	£1.65	£1.58	£1.68	£1.61	£1.99	£1.91	£2.29	£2.22	£2.52	£2.45
5	Medium density housing scheme	25	0.70	£0.53	£0.34	£0.23	£0.84	£0.73	£1.35	£1.24	£1.85	£1.74	£2.35	£2.24	£2.40	£2.29	£2.85	£2.74	£3.29	£3.19	£3.63	£3.52
6	Higher density housing scheme	30	0.50	£0.38	£0.41	£0.28	£1.02	£0.89	£1.63	£1.50	£2.24	£2.11	£2.85	£2.72	£2.91	£2.78	£3.45	£3.32	£3.99	£3.86	£4.40	£4.27
7	Low density flatted scheme	25	0.20	£0.15	-£0.71	-£0.84	-£0.27	-£0.40	£0.17	£0.05	£0.60	£0.48	£1.04	£0.92	£1.09	£0.97	£1.48	£1.36	£1.87	£1.75	£2.16	£2.04
8	Medium density flatted scheme	52	0.40	£0.30	-£1.50	-£1.76	-£0.57	-£0.83	£0.36	£0.10	£1.27	£1.01	£2.19	£1.93	£2.30	£2.04	£3.12	£2.86	£3.94	£3.68	£4.55	£4.29
9	High density flatted scheme	30	0.20	£0.15	-£0.84	-£0.98	-£0.32	-£0.46	£0.20	£0.05	£0.71	£0.56	£1.22	£1.07	£1.28	£1.13	£1.74	£1.59	£2.19	£2.05	£2.53	£2.39
10	Higher density flatted scheme	100	0.65	£0.49	-£4.82	-£5.24	-£3.62	-£4.04	-£2.41	-£2.84	-£1.21	-£1.63	-£0.00	-£0.43	£0.18	-£0.24	£1.24	£0.83	£2.29	£1.88	£3.08	£2.66
11	Mixed use scheme 1	25	0.17	£0.13	£2.39	£1.99	£2.79	£2.39	£3.20	£2.80	£3.60	£3.20	£4.01	£3.61	£3.96	£3.56	£4.32	£3.92	£4.68	£4.28	£4.95	£4.55
12	Mixed use scheme 2	56	0.17	£0.13	-£0.30	-£0.63	£0.61	£0.28	£1.52	£1.19	£2.42	£2.10	£3.33	£3.00	£3.43	£3.11	£4.24	£3.92	£5.04	£4.72	£5.64	£5.32
13	Retail	-	0.61	£0.46	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53
14	Office	-	0.20	£0.15	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31
15	Industrial unit	-	0.67	£0.50	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54
16	Keynsham safeguarded land KE3B	280	13.56	£10.17	£3.22	£1.97	£8.88	£7.65	£14.41	£13.21	£19.89	£18.70	£25.32	£24.15	£25.80	£24.62	£30.63	£29.47	£35.46	£34.30	£39.09	£37.92
17	Silver St, Midsomer Norton	12	0.49	£0.37	£0.23	£0.17	£0.51	£0.45	£0.80	£0.74	£1.08	£1.02	£1.37	£1.31	£1.39	£1.33	£1.65	£1.59	£1.90	£1.84	£2.09	£2.03
18	Sion Hill Bath Spa University	100	0.67	£0.50	-£3.76	-£4.22	-£2.31	-£2.77	-£0.86	-£1.32	£0.58	£0.13	£1.99	£1.55	£2.20	£1.76	£3.46	£3.02	£4.73	£4.29	£5.68	£5.24
19	St Martins Hospital (part conversion, part	50	0.56	£0.42	£0.38	£0.04	£1.86	£1.52	£3.34	£3.00	£4.82	£4.48	£6.29	£5.96	£6.45	£6.12	£7.77	£7.43	£9.08	£8.74	£10.06	£9.73

BLV: HIGHER GREENFIELD	Description	No of units	BLV (£ m)	30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
				Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline
1	Very small housing scheme	4	0.20	£0.05	£0.08	£0.06	£0.19	£0.16	£0.29	£0.27	£0.39	£0.37	£0.49	£0.47	£0.50	£0.48	£0.60	£0.57	£0.69	£0.67	£0.76	£0.74
2	Low density housing scheme	15	0.60	£0.15	£0.29	£0.21	£0.65	£0.57	£1.01	£0.94	£1.38	£1.30	£1.74	£1.66	£1.77	£1.69	£2.09	£2.02	£2.42	£2.34	£2.66	£2.58
3	Small housing scheme	9	0.25	£0.06	£0.17	£0.13	£0.38	£0.34	£0.60	£0.55	£0.81	£0.77	£1.02	£0.98	£1.04	£1.00	£1.24	£1.19	£1.43	£1.38	£1.57	£1.52
4	Medium density housing scheme	15	0.38	£0.10	£0.27	£0.20	£0.62	£0.55	£0.96	£0.89	£1.30	£1.23	£1.65	£1.58	£1.68	£1.61	£1.99	£1.91	£2.29	£2.22	£2.52	£2.45
5	Medium density housing scheme	25	0.70	£0.18	£0.34	£0.23	£0.84	£0.73	£1.35	£1.24	£1.85	£1.74	£2.35	£2.24	£2.40	£2.29	£2.85	£2.74	£3.29	£3.19	£3.63	£3.52
6	Higher density housing scheme	30	0.50	£0.13	£0.41																	

Carbon (scenarios B and Y)

Residual land values (£ millions)

BLV: HIGHER VALUE BROWNFIELD			30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm	£3,300 psm	£3,700 psm	£4,100 psm	£4,500 psm	£4,900 psm	£5,300 psm	£5,700 psm	£6,100 psm	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
1 Very small housing scheme	4	0.20	£0.30	£0.083	£0.046	£0.186	£0.149	£0.289	£0.252	£0.392	£0.355	£0.495	£0.458	£0.504	£0.468	£0.597	£0.560	£0.689	£0.652	£0.758	£0.721
2 Low density housing scheme	15	0.60	£0.90	£0.290	£0.162	£0.652	£0.524	£1.014	£0.885	£1.375	£1.247	£1.737	£1.609	£1.771	£1.642	£2.094	£1.966	£2.418	£2.290	£2.661	£2.532
3 Small housing scheme	9	0.25	£0.38	£0.171	£0.095	£0.384	£0.309	£0.598	£0.522	£0.811	£0.735	£1.025	£0.949	£1.044	£0.969	£1.235	£1.160	£1.426	£1.350	£1.569	£1.494
4 Medium density housing scheme	15	0.38	£0.57	£0.275	£0.153	£0.618	£0.496	£0.961	£0.840	£1.305	£1.183	£1.648	£1.526	£1.680	£1.558	£1.987	£1.865	£2.294	£2.173	£2.525	£2.403
5 Medium density housing scheme	25	0.70	£1.05	£0.340	£0.158	£0.844	£0.662	£1.347	£1.166	£1.850	£1.669	£2.349	£2.170	£2.401	£2.222	£2.848	£2.669	£3.295	£3.115	£3.630	£3.450
6 Higher density housing scheme	30	0.50	£0.75	£0.413	£0.192	£1.023	£0.803	£1.633	£1.413	£2.242	£2.023	£2.847	£2.629		£2.693	£3.452	£3.234	£3.993	£3.776	£4.399	£4.181
7 Low density flatted scheme	25	0.20	£0.30	-£0.712	-£0.921	-£0.270	-£0.479	£0.169	-£0.037	£0.604	£0.399	£1.040	£0.834	£1.092	£0.886	£1.482	£1.276	£1.871	£1.666	£2.161	£1.958
8 Medium density flatted scheme	52	0.40	£0.60	-£1.498	-£1.937	-£0.569	-£1.007	£0.356	-£0.078	£1.272	£0.840	£2.189	£1.756	£2.298	£1.865	£3.118	£2.685	£3.937	£3.506	£4.547	£4.120
9 High density flatted scheme	30	0.20	£0.30	-£0.836	-£1.080	-£0.318	-£0.562	£0.197	-£0.044	£0.708	£0.467	£1.219	£0.978	£1.279	£1.038	£1.736	£1.495	£2.193	£1.952	£2.532	£2.295
10 Higher density flatted scheme	100	0.65	£0.98	-£4.820	-£5.526	-£3.616	-£4.322	-£2.412	-£3.118	-£1.208	-£1.914	-£0.003	-£0.710	£0.180	-£0.524	£1.238	£0.548	£2.289	£1.602	£3.076	£2.390
11 Mixed use scheme 1	25	0.17	£0.26	£2.387	£1.839	£2.792	£2.243	£3.197	£2.648	£3.601	£3.053	£4.006	£3.457	£3.958	£3.410	£4.321	£3.772	£4.683	£4.134	£4.955	£4.406
12 Mixed use scheme 2	56	0.17	£0.26	-£0.301	-£0.824	£0.609	£0.094	£1.516	£1.000	£2.422	£1.907	£3.329	£2.813	£3.433	£2.921	£4.237	£3.729	£5.041	£4.533	£5.644	£5.136
13 Retail	-	0.61	£0.92	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509
14 Office	-	0.20	£0.30	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208
15 Industrial unit	-	0.67	£1.00	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	£3.224	£1.129	£8.880	£6.831	£14.412	£12.416	£19.885	£17.911	£25.324	£23.368	£25.797	£23.843	£30.630	£28.690	£35.463	£33.524	£39.088	£37.149
17 Silver St, Midsomer Norton	12	0.49	£0.74	£0.228	£0.127	£0.513	£0.412	£0.797	£0.696	£1.082	£0.981	£1.366	£1.265	£1.392	£1.292	£1.647	£1.546	£1.901	£1.801	£2.092	£1.991
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£3.764	-£4.518	-£2.314	-£3.068	-£0.864	-£1.618	£0.577	-£0.168	£1.994	£1.261	£1.398	£1.466	£3.463	£2.730	£4.728	£3.995	£5.676	£4.944
19 St Martins Hospital (part conversion, part)	50	0.56	£0.84	£0.376	-£0.192	£1.857	£1.291	£3.338	£2.773	£4.819	£4.254	£6.292	£5.735	£6.452	£5.894	£7.765	£7.208	£9.079	£8.521	£10.064	£9.507

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:
40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

BLV: LOWER VALUE BROWNFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm	£3,300 psm	£3,700 psm	£4,100 psm	£4,500 psm	£4,900 psm	£5,300 psm	£5,700 psm	£6,100 psm	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
1 Very small housing scheme	4	0.20	£0.15	£0.08	£0.05	£0.19	£0.15	£0.29	£0.25	£0.39	£0.36	£0.49	£0.46	£0.50	£0.47	£0.60	£0.56	£0.69	£0.65	£0.76	£0.72
2 Low density housing scheme	15	0.60	£0.45	£0.29	£0.16	£0.65	£0.52	£1.01	£0.89	£1.38	£1.25	£1.74	£1.61	£1.77	£1.64	£2.09	£1.97	£2.42	£2.29	£2.66	£2.53
3 Small housing scheme	9	0.25	£0.19	£0.17	£0.10	£0.38	£0.31	£0.60	£0.52	£0.81	£0.74	£1.02	£0.95	£1.04	£0.97	£1.24	£1.16	£1.43	£1.35	£1.57	£1.49
4 Medium density housing scheme	15	0.38	£0.29	£0.27	£0.15	£0.62	£0.50	£0.96	£0.84	£1.30	£1.18	£1.65	£1.53	£1.68	£1.56	£1.99	£1.87	£2.29	£2.17	£2.52	£2.40
5 Medium density housing scheme	25	0.70	£0.53	£0.34	£0.16	£0.84	£0.66	£1.35	£1.17	£1.85	£1.67	£2.35	£2.17	£2.40	£2.22	£2.85	£2.67	£3.29	£3.12	£3.63	£3.45
6 Higher density housing scheme	30	0.50	£0.38	£0.41	£0.19	£1.02	£0.80	£1.63	£1.41	£2.24	£2.02	£2.85	£2.63	£2.91	£2.69	£3.45	£3.23	£3.99	£3.78	£4.40	£4.18
7 Low density flatted scheme	25	0.20	£0.15	-£0.71	-£0.92	-£0.27	-£0.48	£0.17	-£0.04	£0.60	£0.40	£1.04	£0.83	£1.09	£0.89	£1.48	£1.28	£1.87	£1.67	£2.16	£1.96
8 Medium density flatted scheme	52	0.40	£0.30	-£1.50	-£1.94	-£0.57	-£1.01	£0.36	-£0.08	£1.27	£0.84	£2.19	£1.76	£2.30	£1.86	£3.12	£2.69	£3.94	£3.51	£4.55	£4.12
9 High density flatted scheme	30	0.20	£0.15	-£0.84	-£1.08	-£0.32	-£0.56	£0.20	-£0.04	£0.71	£0.47	£1.22	£0.98	£1.28	£1.04	£1.74	£1.50	£2.19	£1.95	£2.53	£2.29
10 Higher density flatted scheme	100	0.65	£0.49	-£4.82	-£5.53	-£3.62	-£4.32	-£2.41	-£3.12	-£1.21	-£1.91	-£0.00	-£0.71	£0.18	-£0.52	£1.24	£0.55	£2.29	£1.60	£3.08	£2.39
11 Mixed use scheme 1	25	0.17	£0.13	£2.39	£1.84	£2.79	£2.24	£3.20	£2.65	£3.60	£3.05	£4.01	£3.46	£3.96	£3.41	£4.32	£3.77	£4.68	£4.13	£4.95	£4.41
12 Mixed use scheme 2	56	0.17	£0.13	-£0.30	-£0.82	£0.61	£0.09	£1.52	£1.00	£2.42	£1.91	£3.33	£2.81	£3.43	£2.92	£4.24	£3.73	£5.04	£4.53	£5.64	£5.14
13 Retail	-	0.61	£0.46	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51
14 Office	-	0.20	£0.15	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21
15 Industrial unit	-	0.67	£0.50	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	£3.22	£1.13	£8.88	£6.83	£14.41	£12.42	£19.89	£17.91	£25.32	£23.37	£25.80	£23.84	£30.63	£28.69	£35.46	£33.52	£39.09	£37.15
17 Silver St, Midsomer Norton	12	0.49	£0.37	£0.23	£0.13	£0.51	£0.41	£0.80	£0.70	£1.08	£0.98	£1.37	£1.27	£1.39	£1.29	£1.65	£1.55	£1.90	£1.80	£2.09	£1.99
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£3.76	-£4.52	-£2.31	-£3.07	-£0.86	-£1.62	£0.58	-£0.17	£1.99	£1.26	£2.20	£1.47	£3.46	£2.73	£4.73	£4.00	£5.68	£4.94
19 St Martins Hospital (part conversion, part)	50	0.56	£0.42	£0.38	-£0.19	£1.86	£1.29	£3.34	£2.77	£4.82	£4.25	£6.29	£5.73	£6.45	£5.89	£7.77	£7.21	£9.08	£8.52	£10.06	£9.51

BLV: HIGHER GREENFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm	£3,300 psm	£3,700 psm	£4,100 psm	£4,500 psm	£4,900 psm	£5,300 psm	£5,700 psm	£6,100 psm	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
1 Very small housing scheme	4	0.20	£0.05	£0.08	£0.05	£0.19	£0.15	£0.29	£0.25	£0.39	£0.36	£0.49	£0.46	£0.50	£0.47	£0.60	£0.56	£0.69	£0.65	£0.76	£0.72
2 Low density housing scheme	15	0.60	£0.15	£0.29	£0.16	£0.65	£0.52	£1.01	£0.89	£1.38	£1.25	£1.74	£1.61	£1.77	£1.64	£2.09	£1.97	£2.42	£2.29	£2.66	£2.53
3 Small housing scheme	9	0.25	£0.06	£0.17	£0.10	£0.38	£0.31	£0.60	£0.52	£0.81	£0.74	£1.02	£0.95	£1.04	£0.97	£1.24	£1.16	£1.43	£1.35	£1.57	£1.49
4 Medium density housing scheme	15	0.38	£0.10	£0.27	£0.15	£0.62	£0.50	£0.96	£0.84	£1.30	£1.18	£1.65	£1.53	£1.68	£1.56	£1.99	£1.87	£2.29	£2.17	£2.52	£2.40
5 Medium density housing scheme	25	0.70	£0.18	£0.34	£0.16	£0.84	£0.66	£1.35	£1.17	£1.85	£1.67	£2.35	£2.17	£2.40	£2.22	£2.85	£2.67	£3.29	£3.12	£3.63	£3.45
6 Higher density housing scheme	30	0.50	£0.13	£0.41	£0.19	£1.02	£0.80	£1.63	£1.41	£2.24	£2.02	£2.85	£2.63	£2.91	£2.69	£3.45	£3.23	£3.99	£3.78	£4.40	£4.18
7 Low density flatted scheme	25	0.20	£0.05	-£0.71	-£0.92	-£0.27	-£0.48	£0.17	-£0.04	£0.60	£0.40	£1.04	£0.83	£1.09	£0.89	£1.48	£1.28	£1.87	£1.67	£2.16	£1.96
8 Medium density flatted scheme	52	0.40																			

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£2,900 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£82,874	£80,030	£74,619	£67,647	£45,360
2	Low density housing scheme	15	900,000	£290,201	£279,533	£260,529	£236,048	£157,774
3	Small housing scheme	9	375,000	£171,034	£164,633	£153,423	£138,985	£92,816
4	Medium density housing scheme	15	570,000	£274,768	£264,099	£246,060	£222,824	£148,531
5	Medium density housing scheme	25	1,050,000	£340,296	£322,559	£295,625	£260,445	£149,497
6	Higher density housing scheme	30	750,000	£412,619	£391,335	£358,697	£316,067	£181,623
7	Low density flatted scheme	25	300,000	-£712,210	-£730,198	-£761,093	-£796,844	-£923,970
8	Medium density flatted scheme	52	600,000	-£1,497,982	-£1,535,396	-£1,600,401	-£1,675,624	-£1,943,102
9	High density flatted scheme	30	300,000	-£835,515	-£857,100	-£893,317	-£935,228	-£1,084,251
10	Higher density flatted scheme	100	975,000	-£4,819,570	-£4,891,279	-£4,995,903	-£5,118,661	-£5,549,213
11	Mixed use scheme 1	25	255,000	£2,387,339	£2,369,850	£2,287,432	£2,254,841	£1,849,916
12	Mixed use scheme 2	56	255,000	-£301,300	-£341,591	-£420,594	-£494,991	-£831,113
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£3,223,806	£3,034,628	£2,727,226	£2,309,496	£1,024,943
17	Silver St, Midsomer Norton	12	735,000	£228,045	£219,510	£204,565	£185,312	£123,754
18	Sion Hill Bath Spa University	100	1,005,000	-£3,764,465	-£3,836,173	-£3,947,821	-£4,078,816	-£4,538,264
19	St Martins Hospital (part conversion, part NB)	50	843,000	£375,699	£340,227	£256,473	£147,104	-£200,688

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£82,874	£80,030	£74,619	£67,647	£45,360
2	Low density housing scheme	15	450,000	£290,201	£279,533	£260,529	£236,048	£157,774
3	Small housing scheme	9	187,500	£171,034	£164,633	£153,423	£138,985	£92,816
4	Medium density housing scheme	15	285,000	£274,768	£264,099	£246,060	£222,824	£148,531
5	Medium density housing scheme	25	525,000	£340,296	£322,559	£295,625	£260,445	£149,497
6	Higher density housing scheme	30	375,000	£412,619	£391,335	£358,697	£316,067	£181,623
7	Low density flatted scheme	25	150,000	-£712,210	-£730,198	-£761,093	-£796,844	-£923,970
8	Medium density flatted scheme	52	300,000	-£1,497,982	-£1,535,396	-£1,600,401	-£1,675,624	-£1,943,102
9	High density flatted scheme	30	150,000	-£835,515	-£857,100	-£893,317	-£935,228	-£1,084,251
10	Higher density flatted scheme	100	487,500	-£4,819,570	-£4,891,279	-£4,995,903	-£5,118,661	-£5,549,213
11	Mixed use scheme 1	25	127,500	£2,387,339	£2,369,850	£2,287,432	£2,254,841	£1,849,916
12	Mixed use scheme 2	56	127,500	-£301,300	-£341,591	-£420,594	-£494,991	-£831,113
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£3,223,806	£3,034,628	£2,727,226	£2,309,496	£1,024,943
17	Silver St, Midsomer Norton	12	367,500	£228,045	£219,510	£204,565	£185,312	£123,754
18	Sion Hill Bath Spa University	100	502,500	-£3,764,465	-£3,836,173	-£3,947,821	-£4,078,816	-£4,538,264
19	St Martins Hospital (part conversion, part NB)	50	421,500	£375,699	£340,227	£256,473	£147,104	-£200,688

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£82,874	£80,030	£74,619	£67,647	£45,360
2	Low density housing scheme	15	150,000	£290,201	£279,533	£260,529	£236,048	£157,774
3	Small housing scheme	9	62,500	£171,034	£164,633	£153,423	£138,985	£92,816
4	Medium density housing scheme	15	95,000	£274,768	£264,099	£246,060	£222,824	£148,531
5	Medium density housing scheme	25	175,000	£340,296	£322,559	£295,625	£260,445	£149,497
6	Higher density housing scheme	30	125,000	£412,619	£391,335	£358,697	£316,067	£181,623
7	Low density flatted scheme	25	50,000	-£712,210	-£730,198	-£761,093	-£796,844	-£923,970
8	Medium density flatted scheme	52	100,000	-£1,497,982	-£1,535,396	-£1,600,401	-£1,675,624	-£1,943,102
9	High density flatted scheme	30	50,000	-£835,515	-£857,100	-£893,317	-£935,228	-£1,084,251
10	Higher density flatted scheme	100	162,500	-£4,819,570	-£4,891,279	-£4,995,903	-£5,118,661	-£5,549,213
11	Mixed use scheme 1	25	42,500	£2,387,339	£2,369,850	£2,287,432	£2,254,841	£1,849,916
12	Mixed use scheme 2	56	42,500	-£301,300	-£341,591	-£420,594	-£494,991	-£831,113
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£3,223,806	£3,034,628	£2,727,226	£2,309,496	£1,024,943
17	Silver St, Midsomer Norton	12	122,500	£228,045	£219,510	£204,565	£185,312	£123,754
18	Sion Hill Bath Spa University	100	167,500	-£3,764,465	-£3,836,173	-£3,947,821	-£4,078,816	-£4,538,264
19	St Martins Hospital (part conversion, part NB)	50	140,500	£375,699	£340,227	£256,473	£147,104	-£200,688

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£82,874	£80,030	£74,619	£67,647	£45,360
2	Low density housing scheme	15	90,000	£290,201	£279,533	£260,529	£236,048	£157,774
3	Small housing scheme	9	37,500	£171,034	£164,633	£153,423	£138,985	£92,816
4	Medium density housing scheme	15	57,000	£274,768	£264,099	£246,060	£222,824	£148,531
5	Medium density housing scheme	25	105,000	£340,296	£322,559	£295,625	£260,445	£149,497
6	Higher density housing scheme	30	75,000	£412,619	£391,335	£358,697	£316,067	£181,623
7	Low density flatted scheme	25	30,000	-£712,210	-£730,198	-£761,093	-£796,844	-£923,970
8	Medium density flatted scheme	52	60,000	-£1,497,982	-£1,535,396	-£1,600,401	-£1,675,624	-£1,943,102
9	High density flatted scheme	30	30,000	-£835,515	-£857,100	-£893,317	-£935,228	-£1,084,251
10	Higher density flatted scheme	100	97,500	-£4,819,570	-£4,891,279	-£4,995,903	-£5,118,661	-£5,549,213
11	Mixed use scheme 1	25	25,500	£2,387,339	£2,369,850	£2,287,432	£2,254,841	£1,849,916
12	Mixed use scheme 2	56	25,500	-£301,300	-£341,591	-£420,594	-£494,991	-£831,113
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£3,223,806	£3,034,628	£2,727,226	£2,309,496	£1,024,943
17	Silver St, Midsomer Norton	12	73,500	£228,045	£219,510	£204,565	£185,312	£123,754
18	Sion Hill Bath Spa University	100	100,500	-£3,764,465	-£3,836,173	-£3,947,821	-£4,078,816	-£4,538,264
19	St Martins Hospital (part conversion, part NB)	50	84,300	£375,699	£340,227	£256,473	£147,104	-£200,688

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£3,300 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£185,884	£183,039	£177,627	£170,657	£148,369
2	Low density housing scheme	15	900,000	£651,960	£641,291	£622,287	£597,806	£519,532
3	Small housing scheme	9	375,000	£384,410	£378,009	£366,800	£352,360	£306,192
4	Medium density housing scheme	15	570,000	£618,131	£607,463	£589,425	£566,189	£491,895
5	Medium density housing scheme	25	1,050,000	£843,860	£826,124	£799,189	£764,009	£653,061
6	Higher density housing scheme	30	750,000	£1,022,821	£1,001,536	£968,899	£926,269	£791,825
7	Low density flatted scheme	25	300,000	£270,463	£288,450	£319,345	£355,098	£482,222
8	Medium density flatted scheme	52	600,000	£568,526	£605,939	£670,944	£746,168	£1,013,645
9	High density flatted scheme	30	300,000	£317,675	£339,260	£375,477	£417,387	£566,410
10	Higher density flatted scheme	100	975,000	£3,615,548	£3,687,257	£3,791,881	£3,914,639	£4,345,191
11	Mixed use scheme 1	25	255,000	£2,792,033	£2,774,544	£2,692,126	£2,659,535	£2,254,610
12	Mixed use scheme 2	56	255,000	£609,321	£569,591	£491,692	£418,333	£86,901
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£8,880,459	£8,693,921	£8,390,808	£7,982,238	£6,727,905
17	Silver St, Midsomer Norton	12	735,000	£512,547	£504,013	£489,066	£469,814	£408,256
18	Sion Hill Bath Spa University	100	1,005,000	£2,314,443	£2,386,153	£2,497,799	£2,628,795	£3,088,244
19	St Martins Hospital (part conversion, part NB)	50	843,000	£1,856,771	£1,821,299	£1,737,546	£1,628,176	£1,283,184

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£185,884	£183,039	£177,627	£170,657	£148,369
2	Low density housing scheme	15	450,000	£651,960	£641,291	£622,287	£597,806	£519,532
3	Small housing scheme	9	187,500	£384,410	£378,009	£366,800	£352,360	£306,192
4	Medium density housing scheme	15	285,000	£618,131	£607,463	£589,425	£566,189	£491,895
5	Medium density housing scheme	25	525,000	£843,860	£826,124	£799,189	£764,009	£653,061
6	Higher density housing scheme	30	375,000	£1,022,821	£1,001,536	£968,899	£926,269	£791,825
7	Low density flatted scheme	25	150,000	£270,463	£288,450	£319,345	£355,098	£482,222
8	Medium density flatted scheme	52	300,000	£568,526	£605,939	£670,944	£746,168	£1,013,645
9	High density flatted scheme	30	150,000	£317,675	£339,260	£375,477	£417,387	£566,410
10	Higher density flatted scheme	100	487,500	£3,615,548	£3,687,257	£3,791,881	£3,914,639	£4,345,191
11	Mixed use scheme 1	25	127,500	£2,792,033	£2,774,544	£2,692,126	£2,659,535	£2,254,610
12	Mixed use scheme 2	56	127,500	£609,321	£569,591	£491,692	£418,333	£86,901
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£8,880,459	£8,693,921	£8,390,808	£7,982,238	£6,727,905
17	Silver St, Midsomer Norton	12	367,500	£512,547	£504,013	£489,066	£469,814	£408,256
18	Sion Hill Bath Spa University	100	502,500	£2,314,443	£2,386,153	£2,497,799	£2,628,795	£3,088,244
19	St Martins Hospital (part conversion, part NB)	50	421,500	£1,856,771	£1,821,299	£1,737,546	£1,628,176	£1,283,184

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£185,884	£183,039	£177,627	£170,657	£148,369
2	Low density housing scheme	15	150,000	£651,960	£641,291	£622,287	£597,806	£519,532
3	Small housing scheme	9	62,500	£384,410	£378,009	£366,800	£352,360	£306,192
4	Medium density housing scheme	15	95,000	£618,131	£607,463	£589,425	£566,189	£491,895
5	Medium density housing scheme	25	175,000	£843,860	£826,124	£799,189	£764,009	£653,061
6	Higher density housing scheme	30	125,000	£1,022,821	£1,001,536	£968,899	£926,269	£791,825
7	Low density flatted scheme	25	50,000	£270,463	£288,450	£319,345	£355,098	£482,222
8	Medium density flatted scheme	52	100,000	£568,526	£605,939	£670,944	£746,168	£1,013,645
9	High density flatted scheme	30	50,000	£317,675	£339,260	£375,477	£417,387	£566,410
10	Higher density flatted scheme	100	162,500	£3,615,548	£3,687,257	£3,791,881	£3,914,639	£4,345,191
11	Mixed use scheme 1	25	42,500	£2,792,033	£2,774,544	£2,692,126	£2,659,535	£2,254,610
12	Mixed use scheme 2	56	42,500	£609,321	£569,591	£491,692	£418,333	£86,901
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£8,880,459	£8,693,921	£8,390,808	£7,982,238	£6,727,905
17	Silver St, Midsomer Norton	12	122,500	£512,547	£504,013	£489,066	£469,814	£408,256
18	Sion Hill Bath Spa University	100	167,500	£2,314,443	£2,386,153	£2,497,799	£2,628,795	£3,088,244
19	St Martins Hospital (part conversion, part NB)	50	140,500	£1,856,771	£1,821,299	£1,737,546	£1,628,176	£1,283,184

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£185,884	£183,039	£177,627	£170,657	£148,369
2	Low density housing scheme	15	90,000	£651,960	£641,291	£622,287	£597,806	£519,532
3	Small housing scheme	9	37,500	£384,410	£378,009	£366,800	£352,360	£306,192
4	Medium density housing scheme	15	57,000	£618,131	£607,463	£589,425	£566,189	£491,895
5	Medium density housing scheme	25	105,000	£843,860	£826,124	£799,189	£764,009	£653,061
6	Higher density housing scheme	30	75,000	£1,022,821	£1,001,536	£968,899	£926,269	£791,825
7	Low density flatted scheme	25	30,000	£270,463	£288,450	£319,345	£355,098	£482,222
8	Medium density flatted scheme	52	60,000	£568,526	£605,939	£670,944	£746,168	£1,013,645
9	High density flatted scheme	30	30,000	£317,675	£339,260	£375,477	£417,387	£566,410
10	Higher density flatted scheme	100	97,500	£3,615,548	£3,687,257	£3,791,881	£3,914,639	£4,345,191
11	Mixed use scheme 1	25	25,500	£2,792,033	£2,774,544	£2,692,126	£2,659,535	£2,254,610
12	Mixed use scheme 2	56	25,500	£609,321	£569,591	£491,692	£418,333	£86,901
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£8,880,459	£8,693,921	£8,390,808	£7,982,238	£6,727,905
17	Silver St, Midsomer Norton	12	73,500	£512,547	£504,013	£489,066	£469,814	£408,256
18	Sion Hill Bath Spa University	100	100,500	£2,314,443	£2,386,153	£2,497,799	£2,628,795	£3,088,244
19	St Martins Hospital (part conversion, part NB)	50	84,300	£1,856,771	£1,821,299	£1,737,546	£1,628,176	£1,283,184

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£3,700 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£288,893	£286,049	£280,636	£273,666	£251,378
2	Low density housing scheme	15	900,000	£1,013,719	£1,003,050	£984,045	£959,565	£881,291
3	Small housing scheme	9	375,000	£597,787	£591,386	£580,176	£565,736	£519,568
4	Medium density housing scheme	15	570,000	£961,495	£950,826	£932,788	£909,553	£835,258
5	Medium density housing scheme	25	1,050,000	£1,347,425	£1,329,688	£1,302,753	£1,267,574	£1,156,626
6	Higher density housing scheme	30	750,000	£1,633,022	£1,611,739	£1,579,101	£1,536,471	£1,402,027
7	Low density flatted scheme	25	300,000	£168,894	£151,158	£120,694	£85,441	£-40,475
8	Medium density flatted scheme	52	600,000	£355,895	£319,003	£254,906	£180,732	£-84,188
9	High density flatted scheme	30	300,000	£197,372	£176,088	£140,377	£99,051	£-48,569
10	Higher density flatted scheme	100	975,000	£-2,411,526	£-2,483,235	£-2,587,860	£-2,710,617	£-3,141,169
11	Mixed use scheme 1	25	255,000	£3,196,726	£3,179,237	£3,096,819	£3,064,228	£2,659,303
12	Mixed use scheme 2	56	255,000	£1,515,738	£1,476,007	£1,398,107	£1,324,749	£993,316
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£14,412,360	£14,230,992	£13,935,307	£13,538,059	£12,318,468
17	Silver St, Midsomer Norton	12	735,000	£797,048	£788,514	£773,567	£754,315	£692,757
18	Sion Hill Bath Spa University	100	1,005,000	£-864,423	£-936,132	£-1,047,779	£-1,178,774	£-1,638,222
19	St Martins Hospital (part conversion, part NB)	50	843,000	£3,337,844	£3,302,371	£3,218,618	£3,109,249	£2,764,256

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£288,893	£286,049	£280,636	£273,666	£251,378
2	Low density housing scheme	15	450,000	£1,013,719	£1,003,050	£984,045	£959,565	£881,291
3	Small housing scheme	9	187,500	£597,787	£591,386	£580,176	£565,736	£519,568
4	Medium density housing scheme	15	285,000	£961,495	£950,826	£932,788	£909,553	£835,258
5	Medium density housing scheme	25	525,000	£1,347,425	£1,329,688	£1,302,753	£1,267,574	£1,156,626
6	Higher density housing scheme	30	375,000	£1,633,022	£1,611,739	£1,579,101	£1,536,471	£1,402,027
7	Low density flatted scheme	25	150,000	£168,894	£151,158	£120,694	£85,441	£-40,475
8	Medium density flatted scheme	52	300,000	£355,895	£319,003	£254,906	£180,732	£-84,188
9	High density flatted scheme	30	150,000	£197,372	£176,088	£140,377	£99,051	£-48,569
10	Higher density flatted scheme	100	487,500	£-2,411,526	£-2,483,235	£-2,587,860	£-2,710,617	£-3,141,169
11	Mixed use scheme 1	25	127,500	£3,196,726	£3,179,237	£3,096,819	£3,064,228	£2,659,303
12	Mixed use scheme 2	56	127,500	£1,515,738	£1,476,007	£1,398,107	£1,324,749	£993,316
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£14,412,360	£14,230,992	£13,935,307	£13,538,059	£12,318,468
17	Silver St, Midsomer Norton	12	367,500	£797,048	£788,514	£773,567	£754,315	£692,757
18	Sion Hill Bath Spa University	100	502,500	£-864,423	£-936,132	£-1,047,779	£-1,178,774	£-1,638,222
19	St Martins Hospital (part conversion, part NB)	50	421,500	£3,337,844	£3,302,371	£3,218,618	£3,109,249	£2,764,256

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£288,893	£286,049	£280,636	£273,666	£251,378
2	Low density housing scheme	15	150,000	£1,013,719	£1,003,050	£984,045	£959,565	£881,291
3	Small housing scheme	9	62,500	£597,787	£591,386	£580,176	£565,736	£519,568
4	Medium density housing scheme	15	95,000	£961,495	£950,826	£932,788	£909,553	£835,258
5	Medium density housing scheme	25	175,000	£1,347,425	£1,329,688	£1,302,753	£1,267,574	£1,156,626
6	Higher density housing scheme	30	125,000	£1,633,022	£1,611,739	£1,579,101	£1,536,471	£1,402,027
7	Low density flatted scheme	25	50,000	£168,894	£151,158	£120,694	£85,441	£-40,475
8	Medium density flatted scheme	52	100,000	£355,895	£319,003	£254,906	£180,732	£-84,188
9	High density flatted scheme	30	50,000	£197,372	£176,088	£140,377	£99,051	£-48,569
10	Higher density flatted scheme	100	162,500	£-2,411,526	£-2,483,235	£-2,587,860	£-2,710,617	£-3,141,169
11	Mixed use scheme 1	25	42,500	£3,196,726	£3,179,237	£3,096,819	£3,064,228	£2,659,303
12	Mixed use scheme 2	56	42,500	£1,515,738	£1,476,007	£1,398,107	£1,324,749	£993,316
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£14,412,360	£14,230,992	£13,935,307	£13,538,059	£12,318,468
17	Silver St, Midsomer Norton	12	122,500	£797,048	£788,514	£773,567	£754,315	£692,757
18	Sion Hill Bath Spa University	100	167,500	£-864,423	£-936,132	£-1,047,779	£-1,178,774	£-1,638,222
19	St Martins Hospital (part conversion, part NB)	50	140,500	£3,337,844	£3,302,371	£3,218,618	£3,109,249	£2,764,256

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£288,893	£286,049	£280,636	£273,666	£251,378
2	Low density housing scheme	15	90,000	£1,013,719	£1,003,050	£984,045	£959,565	£881,291
3	Small housing scheme	9	37,500	£597,787	£591,386	£580,176	£565,736	£519,568
4	Medium density housing scheme	15	57,000	£961,495	£950,826	£932,788	£909,553	£835,258
5	Medium density housing scheme	25	105,000	£1,347,425	£1,329,688	£1,302,753	£1,267,574	£1,156,626
6	Higher density housing scheme	30	75,000	£1,633,022	£1,611,739	£1,579,101	£1,536,471	£1,402,027
7	Low density flatted scheme	25	30,000	£168,894	£151,158	£120,694	£85,441	£-40,475
8	Medium density flatted scheme	52	60,000	£355,895	£319,003	£254,906	£180,732	£-84,188
9	High density flatted scheme	30	30,000	£197,372	£176,088	£140,377	£99,051	£-48,569
10	Higher density flatted scheme	100	97,500	£-2,411,526	£-2,483,235	£-2,587,860	£-2,710,617	£-3,141,169
11	Mixed use scheme 1	25	25,500	£3,196,726	£3,179,237	£3,096,819	£3,064,228	£2,659,303
12	Mixed use scheme 2	56	25,500	£1,515,738	£1,476,007	£1,398,107	£1,324,749	£993,316
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£14,412,360	£14,230,992	£13,935,307	£13,538,059	£12,318,468
17	Silver St, Midsomer Norton	12	73,500	£797,048	£788,514	£773,567	£754,315	£692,757
18	Sion Hill Bath Spa University	100	100,500	£-864,423	£-936,132	£-1,047,779	£-1,178,774	£-1,638,222
19	St Martins Hospital (part conversion, part NB)	50	84,300	£3,337,844	£3,302,371	£3,218,618	£3,109,249	£2,764,256

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£4,100 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£391,902	£389,058	£383,646	£376,675	£354,386
2	Low density housing scheme	15	900,000	£1,375,477	£1,364,809	£1,345,803	£1,321,323	£1,243,049
3	Small housing scheme	9	375,000	£811,162	£804,761	£793,552	£779,113	£732,944
4	Medium density housing scheme	15	570,000	£1,304,860	£1,294,191	£1,276,152	£1,252,916	£1,178,622
5	Medium density housing scheme	25	1,050,000	£1,850,021	£1,832,532	£1,805,974	£1,771,138	£1,660,190
6	Higher density housing scheme	30	750,000	£2,242,047	£2,221,060	£2,188,877	£2,146,673	£2,012,229
7	Low density flatted scheme	25	300,000	£604,478	£586,742	£556,277	£521,024	£395,673
8	Medium density flatted scheme	52	600,000	£1,272,383	£1,235,491	£1,171,394	£1,097,219	£833,475
9	High density flatted scheme	30	300,000	£707,987	£686,703	£650,992	£609,666	£462,722
10	Higher density flatted scheme	100	975,000	-£1,207,504	-£1,279,213	-£1,383,838	-£1,506,595	-£1,937,147
11	Mixed use scheme 1	25	255,000	£3,601,420	£3,583,931	£3,501,513	£3,468,922	£3,063,997
12	Mixed use scheme 2	56	255,000	£2,422,153	£2,382,424	£2,304,524	£2,231,165	£1,899,733
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£19,885,364	£19,706,527	£19,413,990	£19,022,285	£17,816,983
17	Silver St, Midsomer Norton	12	735,000	£1,081,551	£1,073,015	£1,058,069	£1,038,817	£977,259
18	Sion Hill Bath Spa University	100	1,005,000	£577,427	£506,718	£396,629	£267,462	-£188,202
19	St Martins Hospital (part conversion, part NB)	50	843,000	£4,818,916	£4,783,443	£4,699,691	£4,590,322	£4,245,329

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£391,902	£389,058	£383,646	£376,675	£354,386
2	Low density housing scheme	15	450,000	£1,375,477	£1,364,809	£1,345,803	£1,321,323	£1,243,049
3	Small housing scheme	9	187,500	£811,162	£804,761	£793,552	£779,113	£732,944
4	Medium density housing scheme	15	285,000	£1,304,860	£1,294,191	£1,276,152	£1,252,916	£1,178,622
5	Medium density housing scheme	25	525,000	£1,850,021	£1,832,532	£1,805,974	£1,771,138	£1,660,190
6	Higher density housing scheme	30	375,000	£2,242,047	£2,221,060	£2,188,877	£2,146,673	£2,012,229
7	Low density flatted scheme	25	150,000	£604,478	£586,742	£556,277	£521,024	£395,673
8	Medium density flatted scheme	52	300,000	£1,272,383	£1,235,491	£1,171,394	£1,097,219	£833,475
9	High density flatted scheme	30	150,000	£707,987	£686,703	£650,992	£609,666	£462,722
10	Higher density flatted scheme	100	487,500	-£1,207,504	-£1,279,213	-£1,383,838	-£1,506,595	-£1,937,147
11	Mixed use scheme 1	25	127,500	£3,601,420	£3,583,931	£3,501,513	£3,468,922	£3,063,997
12	Mixed use scheme 2	56	127,500	£2,422,153	£2,382,424	£2,304,524	£2,231,165	£1,899,733
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£19,885,364	£19,706,527	£19,413,990	£19,022,285	£17,816,983
17	Silver St, Midsomer Norton	12	367,500	£1,081,551	£1,073,015	£1,058,069	£1,038,817	£977,259
18	Sion Hill Bath Spa University	100	502,500	£577,427	£506,718	£396,629	£267,462	-£188,202
19	St Martins Hospital (part conversion, part NB)	50	421,500	£4,818,916	£4,783,443	£4,699,691	£4,590,322	£4,245,329

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£391,902	£389,058	£383,646	£376,675	£354,386
2	Low density housing scheme	15	150,000	£1,375,477	£1,364,809	£1,345,803	£1,321,323	£1,243,049
3	Small housing scheme	9	62,500	£811,162	£804,761	£793,552	£779,113	£732,944
4	Medium density housing scheme	15	95,000	£1,304,860	£1,294,191	£1,276,152	£1,252,916	£1,178,622
5	Medium density housing scheme	25	175,000	£1,850,021	£1,832,532	£1,805,974	£1,771,138	£1,660,190
6	Higher density housing scheme	30	125,000	£2,242,047	£2,221,060	£2,188,877	£2,146,673	£2,012,229
7	Low density flatted scheme	25	50,000	£604,478	£586,742	£556,277	£521,024	£395,673
8	Medium density flatted scheme	52	100,000	£1,272,383	£1,235,491	£1,171,394	£1,097,219	£833,475
9	High density flatted scheme	30	50,000	£707,987	£686,703	£650,992	£609,666	£462,722
10	Higher density flatted scheme	100	162,500	-£1,207,504	-£1,279,213	-£1,383,838	-£1,506,595	-£1,937,147
11	Mixed use scheme 1	25	42,500	£3,601,420	£3,583,931	£3,501,513	£3,468,922	£3,063,997
12	Mixed use scheme 2	56	42,500	£2,422,153	£2,382,424	£2,304,524	£2,231,165	£1,899,733
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£19,885,364	£19,706,527	£19,413,990	£19,022,285	£17,816,983
17	Silver St, Midsomer Norton	12	122,500	£1,081,551	£1,073,015	£1,058,069	£1,038,817	£977,259
18	Sion Hill Bath Spa University	100	167,500	£577,427	£506,718	£396,629	£267,462	-£188,202
19	St Martins Hospital (part conversion, part NB)	50	140,500	£4,818,916	£4,783,443	£4,699,691	£4,590,322	£4,245,329

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£391,902	£389,058	£383,646	£376,675	£354,386
2	Low density housing scheme	15	90,000	£1,375,477	£1,364,809	£1,345,803	£1,321,323	£1,243,049
3	Small housing scheme	9	37,500	£811,162	£804,761	£793,552	£779,113	£732,944
4	Medium density housing scheme	15	57,000	£1,304,860	£1,294,191	£1,276,152	£1,252,916	£1,178,622
5	Medium density housing scheme	25	105,000	£1,850,021	£1,832,532	£1,805,974	£1,771,138	£1,660,190
6	Higher density housing scheme	30	75,000	£2,242,047	£2,221,060	£2,188,877	£2,146,673	£2,012,229
7	Low density flatted scheme	25	30,000	£604,478	£586,742	£556,277	£521,024	£395,673
8	Medium density flatted scheme	52	60,000	£1,272,383	£1,235,491	£1,171,394	£1,097,219	£833,475
9	High density flatted scheme	30	30,000	£707,987	£686,703	£650,992	£609,666	£462,722
10	Higher density flatted scheme	100	97,500	-£1,207,504	-£1,279,213	-£1,383,838	-£1,506,595	-£1,937,147
11	Mixed use scheme 1	25	25,500	£3,601,420	£3,583,931	£3,501,513	£3,468,922	£3,063,997
12	Mixed use scheme 2	56	25,500	£2,422,153	£2,382,424	£2,304,524	£2,231,165	£1,899,733
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£19,885,364	£19,706,527	£19,413,990	£19,022,285	£17,816,983
17	Silver St, Midsomer Norton	12	73,500	£1,081,551	£1,073,015	£1,058,069	£1,038,817	£977,259
18	Sion Hill Bath Spa University	100	100,500	£577,427	£506,718	£396,629	£267,462	-£188,202
19	St Martins Hospital (part conversion, part NB)	50	84,300	£4,818,916	£4,783,443	£4,699,691	£4,590,322	£4,245,329

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£4,500 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£494,912	£492,066	£486,655	£479,685	£457,396
2	Low density housing scheme	15	900,000	£1,737,236	£1,726,567	£1,707,562	£1,683,082	£1,604,807
3	Small housing scheme	9	375,000	£1,024,539	£1,018,137	£1,006,928	£992,489	£946,320
4	Medium density housing scheme	15	570,000	£1,648,223	£1,637,555	£1,619,516	£1,596,280	£1,521,987
5	Medium density housing scheme	25	1,050,000	£2,349,027	£2,331,538	£2,304,979	£2,270,290	£2,160,890
6	Higher density housing scheme	30	750,000	£2,846,725	£2,825,738	£2,793,555	£2,751,520	£2,618,953
7	Low density flatted scheme	25	300,000	£1,040,062	£1,022,325	£991,860	£956,608	£831,256
8	Medium density flatted scheme	52	600,000	£2,188,871	£2,151,979	£2,087,881	£2,013,707	£1,749,962
9	High density flatted scheme	30	300,000	£1,218,601	£1,197,318	£1,161,606	£1,120,281	£973,337
10	Higher density flatted scheme	100	975,000	£-3,482	£-75,191	£-179,816	£-302,573	£-733,125
11	Mixed use scheme 1	25	255,000	£4,006,113	£3,988,624	£3,906,206	£3,873,615	£3,468,691
12	Mixed use scheme 2	56	255,000	£3,328,570	£3,288,841	£3,210,940	£3,137,582	£2,806,149
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£25,323,616	£25,147,273	£24,857,515	£24,471,276	£23,277,474
17	Silver St, Midsomer Norton	12	735,000	£1,366,052	£1,357,517	£1,342,571	£1,323,318	£1,261,760
18	Sion Hill Bath Spa University	100	1,005,000	£1,994,100	£1,924,378	£1,815,825	£1,688,460	£1,241,744
19	St Martins Hospital (part conversion, part NB)	50	843,000	£6,292,456	£6,257,478	£6,174,893	£6,067,050	£5,726,401

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£494,912	£492,066	£486,655	£479,685	£457,396
2	Low density housing scheme	15	450,000	£1,737,236	£1,726,567	£1,707,562	£1,683,082	£1,604,807
3	Small housing scheme	9	187,500	£1,024,539	£1,018,137	£1,006,928	£992,489	£946,320
4	Medium density housing scheme	15	285,000	£1,648,223	£1,637,555	£1,619,516	£1,596,280	£1,521,987
5	Medium density housing scheme	25	525,000	£2,349,027	£2,331,538	£2,304,979	£2,270,290	£2,160,890
6	Higher density housing scheme	30	375,000	£2,846,725	£2,825,738	£2,793,555	£2,751,520	£2,618,953
7	Low density flatted scheme	25	150,000	£1,040,062	£1,022,325	£991,860	£956,608	£831,256
8	Medium density flatted scheme	52	300,000	£2,188,871	£2,151,979	£2,087,881	£2,013,707	£1,749,962
9	High density flatted scheme	30	150,000	£1,218,601	£1,197,318	£1,161,606	£1,120,281	£973,337
10	Higher density flatted scheme	100	487,500	£-3,482	£-75,191	£-179,816	£-302,573	£-733,125
11	Mixed use scheme 1	25	127,500	£4,006,113	£3,988,624	£3,906,206	£3,873,615	£3,468,691
12	Mixed use scheme 2	56	127,500	£3,328,570	£3,288,841	£3,210,940	£3,137,582	£2,806,149
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£25,323,616	£25,147,273	£24,857,515	£24,471,276	£23,277,474
17	Silver St, Midsomer Norton	12	367,500	£1,366,052	£1,357,517	£1,342,571	£1,323,318	£1,261,760
18	Sion Hill Bath Spa University	100	502,500	£1,994,100	£1,924,378	£1,815,825	£1,688,460	£1,241,744
19	St Martins Hospital (part conversion, part NB)	50	421,500	£6,292,456	£6,257,478	£6,174,893	£6,067,050	£5,726,401

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£494,912	£492,066	£486,655	£479,685	£457,396
2	Low density housing scheme	15	150,000	£1,737,236	£1,726,567	£1,707,562	£1,683,082	£1,604,807
3	Small housing scheme	9	62,500	£1,024,539	£1,018,137	£1,006,928	£992,489	£946,320
4	Medium density housing scheme	15	95,000	£1,648,223	£1,637,555	£1,619,516	£1,596,280	£1,521,987
5	Medium density housing scheme	25	175,000	£2,349,027	£2,331,538	£2,304,979	£2,270,290	£2,160,890
6	Higher density housing scheme	30	125,000	£2,846,725	£2,825,738	£2,793,555	£2,751,520	£2,618,953
7	Low density flatted scheme	25	50,000	£1,040,062	£1,022,325	£991,860	£956,608	£831,256
8	Medium density flatted scheme	52	100,000	£2,188,871	£2,151,979	£2,087,881	£2,013,707	£1,749,962
9	High density flatted scheme	30	50,000	£1,218,601	£1,197,318	£1,161,606	£1,120,281	£973,337
10	Higher density flatted scheme	100	162,500	£-3,482	£-75,191	£-179,816	£-302,573	£-733,125
11	Mixed use scheme 1	25	42,500	£4,006,113	£3,988,624	£3,906,206	£3,873,615	£3,468,691
12	Mixed use scheme 2	56	42,500	£3,328,570	£3,288,841	£3,210,940	£3,137,582	£2,806,149
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£25,323,616	£25,147,273	£24,857,515	£24,471,276	£23,277,474
17	Silver St, Midsomer Norton	12	122,500	£1,366,052	£1,357,517	£1,342,571	£1,323,318	£1,261,760
18	Sion Hill Bath Spa University	100	167,500	£1,994,100	£1,924,378	£1,815,825	£1,688,460	£1,241,744
19	St Martins Hospital (part conversion, part NB)	50	140,500	£6,292,456	£6,257,478	£6,174,893	£6,067,050	£5,726,401

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£494,912	£492,066	£486,655	£479,685	£457,396
2	Low density housing scheme	15	90,000	£1,737,236	£1,726,567	£1,707,562	£1,683,082	£1,604,807
3	Small housing scheme	9	37,500	£1,024,539	£1,018,137	£1,006,928	£992,489	£946,320
4	Medium density housing scheme	15	57,000	£1,648,223	£1,637,555	£1,619,516	£1,596,280	£1,521,987
5	Medium density housing scheme	25	105,000	£2,349,027	£2,331,538	£2,304,979	£2,270,290	£2,160,890
6	Higher density housing scheme	30	75,000	£2,846,725	£2,825,738	£2,793,555	£2,751,520	£2,618,953
7	Low density flatted scheme	25	30,000	£1,040,062	£1,022,325	£991,860	£956,608	£831,256
8	Medium density flatted scheme	52	60,000	£2,188,871	£2,151,979	£2,087,881	£2,013,707	£1,749,962
9	High density flatted scheme	30	30,000	£1,218,601	£1,197,318	£1,161,606	£1,120,281	£973,337
10	Higher density flatted scheme	100	97,500	£-3,482	£-75,191	£-179,816	£-302,573	£-733,125
11	Mixed use scheme 1	25	25,500	£4,006,113	£3,988,624	£3,906,206	£3,873,615	£3,468,691
12	Mixed use scheme 2	56	25,500	£3,328,570	£3,288,841	£3,210,940	£3,137,582	£2,806,149
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£25,323,616	£25,147,273	£24,857,515	£24,471,276	£23,277,474
17	Silver St, Midsomer Norton	12	73,500	£1,366,052	£1,357,517	£1,342,571	£1,323,318	£1,261,760
18	Sion Hill Bath Spa University	100	100,500	£1,994,100	£1,924,378	£1,815,825	£1,688,460	£1,241,744
19	St Martins Hospital (part conversion, part NB)	50	84,300	£6,292,456	£6,257,478	£6,174,893	£6,067,050	£5,726,401

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£4,900 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£504,463	£501,617	£496,206	£488,442	£466,130
2	Low density housing scheme	15	900,000	£1,770,777	£1,760,108	£1,741,104	£1,713,834	£1,635,477
3	Small housing scheme	9	375,000	£1,044,323	£1,037,922	£1,026,712	£1,010,628	£964,410
4	Medium density housing scheme	15	570,000	£1,680,060	£1,669,391	£1,651,352	£1,625,470	£1,551,097
5	Medium density housing scheme	25	1,050,000	£2,401,489	£2,384,000	£2,357,442	£2,318,801	£2,209,283
6	Higher density housing scheme	30	750,000	£2,910,297	£2,889,310	£2,857,127	£2,810,304	£2,677,593
7	Low density flatted scheme	25	300,000	£1,091,757	£1,074,020	£1,043,556	£1,006,315	£880,904
8	Medium density flatted scheme	52	600,000	£2,297,639	£2,260,748	£2,196,649	£2,118,293	£1,854,424
9	High density flatted scheme	30	300,000	£1,279,201	£1,257,918	£1,222,206	£1,178,550	£1,031,537
10	Higher density flatted scheme	100	975,000	£179,961	£109,252	£6,087	£-123,505	£-554,265
11	Mixed use scheme 1	25	255,000	£3,958,475	£3,940,986	£3,857,875	£3,823,446	£3,418,466
12	Mixed use scheme 2	56	255,000	£3,433,442	£3,394,267	£3,317,454	£3,241,019	£2,909,463
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£25,796,655	£25,622,114	£25,332,356	£24,903,821	£23,708,749
17	Silver St, Midsomer Norton	12	735,000	£1,392,430	£1,383,895	£1,368,950	£1,347,504	£1,285,880
18	Sion Hill Bath Spa University	100	1,005,000	£2,198,246	£2,128,524	£2,019,971	£1,885,425	£1,438,493
19	St Martins Hospital (part conversion, part NB)	50	843,000	£6,451,545	£6,416,567	£6,333,984	£6,216,437	£5,875,967

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£504,463	£501,617	£496,206	£488,442	£466,130
2	Low density housing scheme	15	450,000	£1,770,777	£1,760,108	£1,741,104	£1,713,834	£1,635,477
3	Small housing scheme	9	187,500	£1,044,323	£1,037,922	£1,026,712	£1,010,628	£964,410
4	Medium density housing scheme	15	285,000	£1,680,060	£1,669,391	£1,651,352	£1,625,470	£1,551,097
5	Medium density housing scheme	25	525,000	£2,401,489	£2,384,000	£2,357,442	£2,318,801	£2,209,283
6	Higher density housing scheme	30	375,000	£2,910,297	£2,889,310	£2,857,127	£2,810,304	£2,677,593
7	Low density flatted scheme	25	150,000	£1,091,757	£1,074,020	£1,043,556	£1,006,315	£880,904
8	Medium density flatted scheme	52	300,000	£2,297,639	£2,260,748	£2,196,649	£2,118,293	£1,854,424
9	High density flatted scheme	30	150,000	£1,279,201	£1,257,918	£1,222,206	£1,178,550	£1,031,537
10	Higher density flatted scheme	100	487,500	£179,961	£109,252	£6,087	£-123,505	£-554,265
11	Mixed use scheme 1	25	127,500	£3,958,475	£3,940,986	£3,857,875	£3,823,446	£3,418,466
12	Mixed use scheme 2	56	127,500	£3,433,442	£3,394,267	£3,317,454	£3,241,019	£2,909,463
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£25,796,655	£25,622,114	£25,332,356	£24,903,821	£23,708,749
17	Silver St, Midsomer Norton	12	367,500	£1,392,430	£1,383,895	£1,368,950	£1,347,504	£1,285,880
18	Sion Hill Bath Spa University	100	502,500	£2,198,246	£2,128,524	£2,019,971	£1,885,425	£1,438,493
19	St Martins Hospital (part conversion, part NB)	50	421,500	£6,451,545	£6,416,567	£6,333,984	£6,216,437	£5,875,967

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£504,463	£501,617	£496,206	£488,442	£466,130
2	Low density housing scheme	15	150,000	£1,770,777	£1,760,108	£1,741,104	£1,713,834	£1,635,477
3	Small housing scheme	9	62,500	£1,044,323	£1,037,922	£1,026,712	£1,010,628	£964,410
4	Medium density housing scheme	15	95,000	£1,680,060	£1,669,391	£1,651,352	£1,625,470	£1,551,097
5	Medium density housing scheme	25	175,000	£2,401,489	£2,384,000	£2,357,442	£2,318,801	£2,209,283
6	Higher density housing scheme	30	125,000	£2,910,297	£2,889,310	£2,857,127	£2,810,304	£2,677,593
7	Low density flatted scheme	25	50,000	£1,091,757	£1,074,020	£1,043,556	£1,006,315	£880,904
8	Medium density flatted scheme	52	100,000	£2,297,639	£2,260,748	£2,196,649	£2,118,293	£1,854,424
9	High density flatted scheme	30	50,000	£1,279,201	£1,257,918	£1,222,206	£1,178,550	£1,031,537
10	Higher density flatted scheme	100	162,500	£179,961	£109,252	£6,087	£-123,505	£-554,265
11	Mixed use scheme 1	25	42,500	£3,958,475	£3,940,986	£3,857,875	£3,823,446	£3,418,466
12	Mixed use scheme 2	56	42,500	£3,433,442	£3,394,267	£3,317,454	£3,241,019	£2,909,463
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£25,796,655	£25,622,114	£25,332,356	£24,903,821	£23,708,749
17	Silver St, Midsomer Norton	12	122,500	£1,392,430	£1,383,895	£1,368,950	£1,347,504	£1,285,880
18	Sion Hill Bath Spa University	100	167,500	£2,198,246	£2,128,524	£2,019,971	£1,885,425	£1,438,493
19	St Martins Hospital (part conversion, part NB)	50	140,500	£6,451,545	£6,416,567	£6,333,984	£6,216,437	£5,875,967

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£504,463	£501,617	£496,206	£488,442	£466,130
2	Low density housing scheme	15	90,000	£1,770,777	£1,760,108	£1,741,104	£1,713,834	£1,635,477
3	Small housing scheme	9	37,500	£1,044,323	£1,037,922	£1,026,712	£1,010,628	£964,410
4	Medium density housing scheme	15	57,000	£1,680,060	£1,669,391	£1,651,352	£1,625,470	£1,551,097
5	Medium density housing scheme	25	105,000	£2,401,489	£2,384,000	£2,357,442	£2,318,801	£2,209,283
6	Higher density housing scheme	30	75,000	£2,910,297	£2,889,310	£2,857,127	£2,810,304	£2,677,593
7	Low density flatted scheme	25	30,000	£1,091,757	£1,074,020	£1,043,556	£1,006,315	£880,904
8	Medium density flatted scheme	52	60,000	£2,297,639	£2,260,748	£2,196,649	£2,118,293	£1,854,424
9	High density flatted scheme	30	30,000	£1,279,201	£1,257,918	£1,222,206	£1,178,550	£1,031,537
10	Higher density flatted scheme	100	97,500	£179,961	£109,252	£6,087	£-123,505	£-554,265
11	Mixed use scheme 1	25	25,500	£3,958,475	£3,940,986	£3,857,875	£3,823,446	£3,418,466
12	Mixed use scheme 2	56	25,500	£3,433,442	£3,394,267	£3,317,454	£3,241,019	£2,909,463
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£25,796,655	£25,622,114	£25,332,356	£24,903,821	£23,708,749
17	Silver St, Midsomer Norton	12	73,500	£1,392,430	£1,383,895	£1,368,950	£1,347,504	£1,285,880
18	Sion Hill Bath Spa University	100	100,500	£2,198,246	£2,128,524	£2,019,971	£1,885,425	£1,438,493
19	St Martins Hospital (part conversion, part NB)	50	84,300	£6,451,545	£6,416,567	£6,333,984	£6,216,437	£5,875,967

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£5,300 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£596,608	£593,763	£588,351	£580,587	£558,275
2	Low density housing scheme	15	900,000	£2,094,383	£2,083,714	£2,064,710	£2,037,441	£1,959,084
3	Small housing scheme	9	375,000	£1,235,195	£1,228,794	£1,217,584	£1,201,501	£1,155,283
4	Medium density housing scheme	15	570,000	£1,987,211	£1,976,543	£1,958,504	£1,932,622	£1,858,249
5	Medium density housing scheme	25	1,050,000	£2,848,130	£2,830,641	£2,804,081	£2,765,442	£2,655,922
6	Higher density housing scheme	30	750,000	£3,451,519	£3,430,533	£3,398,350	£3,351,527	£3,218,817
7	Low density flatted scheme	25	300,000	£1,481,726	£1,463,989	£1,433,525	£1,396,285	£1,270,874
8	Medium density flatted scheme	52	600,000	£3,118,153	£3,081,261	£3,017,164	£2,938,808	£2,674,937
9	High density flatted scheme	30	300,000	£1,736,345	£1,715,061	£1,679,349	£1,635,694	£1,488,680
10	Higher density flatted scheme	100	975,000	£1,238,334	£1,168,612	£1,066,886	£940,802	£517,531
11	Mixed use scheme 1	25	255,000	£4,320,701	£4,303,212	£4,220,100	£4,185,672	£3,780,692
12	Mixed use scheme 2	56	255,000	£4,237,395	£4,198,219	£4,121,407	£4,044,993	£3,718,062
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£30,630,056	£30,456,174	£30,168,829	£29,746,274	£28,561,230
17	Silver St, Midsomer Norton	12	735,000	£1,646,928	£1,638,393	£1,623,446	£1,602,001	£1,540,377
18	Sion Hill Bath Spa University	100	1,005,000	£3,463,013	£3,393,290	£3,284,737	£3,150,191	£2,703,259
19	St Martins Hospital (part conversion, part NB)	50	843,000	£7,765,193	£7,730,215	£7,647,631	£7,530,085	£7,189,615

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£596,608	£593,763	£588,351	£580,587	£558,275
2	Low density housing scheme	15	450,000	£2,094,383	£2,083,714	£2,064,710	£2,037,441	£1,959,084
3	Small housing scheme	9	187,500	£1,235,195	£1,228,794	£1,217,584	£1,201,501	£1,155,283
4	Medium density housing scheme	15	285,000	£1,987,211	£1,976,543	£1,958,504	£1,932,622	£1,858,249
5	Medium density housing scheme	25	525,000	£2,848,130	£2,830,641	£2,804,081	£2,765,442	£2,655,922
6	Higher density housing scheme	30	375,000	£3,451,519	£3,430,533	£3,398,350	£3,351,527	£3,218,817
7	Low density flatted scheme	25	150,000	£1,481,726	£1,463,989	£1,433,525	£1,396,285	£1,270,874
8	Medium density flatted scheme	52	300,000	£3,118,153	£3,081,261	£3,017,164	£2,938,808	£2,674,937
9	High density flatted scheme	30	150,000	£1,736,345	£1,715,061	£1,679,349	£1,635,694	£1,488,680
10	Higher density flatted scheme	100	487,500	£1,238,334	£1,168,612	£1,066,886	£940,802	£517,531
11	Mixed use scheme 1	25	127,500	£4,320,701	£4,303,212	£4,220,100	£4,185,672	£3,780,692
12	Mixed use scheme 2	56	127,500	£4,237,395	£4,198,219	£4,121,407	£4,044,993	£3,718,062
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£30,630,056	£30,456,174	£30,168,829	£29,746,274	£28,561,230
17	Silver St, Midsomer Norton	12	367,500	£1,646,928	£1,638,393	£1,623,446	£1,602,001	£1,540,377
18	Sion Hill Bath Spa University	100	502,500	£3,463,013	£3,393,290	£3,284,737	£3,150,191	£2,703,259
19	St Martins Hospital (part conversion, part NB)	50	421,500	£7,765,193	£7,730,215	£7,647,631	£7,530,085	£7,189,615

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£596,608	£593,763	£588,351	£580,587	£558,275
2	Low density housing scheme	15	150,000	£2,094,383	£2,083,714	£2,064,710	£2,037,441	£1,959,084
3	Small housing scheme	9	62,500	£1,235,195	£1,228,794	£1,217,584	£1,201,501	£1,155,283
4	Medium density housing scheme	15	95,000	£1,987,211	£1,976,543	£1,958,504	£1,932,622	£1,858,249
5	Medium density housing scheme	25	175,000	£2,848,130	£2,830,641	£2,804,081	£2,765,442	£2,655,922
6	Higher density housing scheme	30	125,000	£3,451,519	£3,430,533	£3,398,350	£3,351,527	£3,218,817
7	Low density flatted scheme	25	50,000	£1,481,726	£1,463,989	£1,433,525	£1,396,285	£1,270,874
8	Medium density flatted scheme	52	100,000	£3,118,153	£3,081,261	£3,017,164	£2,938,808	£2,674,937
9	High density flatted scheme	30	50,000	£1,736,345	£1,715,061	£1,679,349	£1,635,694	£1,488,680
10	Higher density flatted scheme	100	162,500	£1,238,334	£1,168,612	£1,066,886	£940,802	£517,531
11	Mixed use scheme 1	25	42,500	£4,320,701	£4,303,212	£4,220,100	£4,185,672	£3,780,692
12	Mixed use scheme 2	56	42,500	£4,237,395	£4,198,219	£4,121,407	£4,044,993	£3,718,062
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£30,630,056	£30,456,174	£30,168,829	£29,746,274	£28,561,230
17	Silver St, Midsomer Norton	12	122,500	£1,646,928	£1,638,393	£1,623,446	£1,602,001	£1,540,377
18	Sion Hill Bath Spa University	100	167,500	£3,463,013	£3,393,290	£3,284,737	£3,150,191	£2,703,259
19	St Martins Hospital (part conversion, part NB)	50	140,500	£7,765,193	£7,730,215	£7,647,631	£7,530,085	£7,189,615

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£596,608	£593,763	£588,351	£580,587	£558,275
2	Low density housing scheme	15	90,000	£2,094,383	£2,083,714	£2,064,710	£2,037,441	£1,959,084
3	Small housing scheme	9	37,500	£1,235,195	£1,228,794	£1,217,584	£1,201,501	£1,155,283
4	Medium density housing scheme	15	57,000	£1,987,211	£1,976,543	£1,958,504	£1,932,622	£1,858,249
5	Medium density housing scheme	25	105,000	£2,848,130	£2,830,641	£2,804,081	£2,765,442	£2,655,922
6	Higher density housing scheme	30	75,000	£3,451,519	£3,430,533	£3,398,350	£3,351,527	£3,218,817
7	Low density flatted scheme	25	30,000	£1,481,726	£1,463,989	£1,433,525	£1,396,285	£1,270,874
8	Medium density flatted scheme	52	60,000	£3,118,153	£3,081,261	£3,017,164	£2,938,808	£2,674,937
9	High density flatted scheme	30	30,000	£1,736,345	£1,715,061	£1,679,349	£1,635,694	£1,488,680
10	Higher density flatted scheme	100	97,500	£1,238,334	£1,168,612	£1,066,886	£940,802	£517,531
11	Mixed use scheme 1	25	25,500	£4,320,701	£4,303,212	£4,220,100	£4,185,672	£3,780,692
12	Mixed use scheme 2	56	25,500	£4,237,395	£4,198,219	£4,121,407	£4,044,993	£3,718,062
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£30,630,056	£30,456,174	£30,168,829	£29,746,274	£28,561,230
17	Silver St, Midsomer Norton	12	73,500	£1,646,928	£1,638,393	£1,623,446	£1,602,001	£1,540,377
18	Sion Hill Bath Spa University	100	100,500	£3,463,013	£3,393,290	£3,284,737	£3,150,191	£2,703,259
19	St Martins Hospital (part conversion, part NB)	50	84,300	£7,765,193	£7,730,215	£7,647,631	£7,530,085	£7,189,615

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£5,700 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£688,754	£685,908	£680,497	£672,733	£650,420
2	Low density housing scheme	15	900,000	£2,417,990	£2,407,322	£2,388,316	£2,361,048	£2,282,690
3	Small housing scheme	9	375,000	£1,426,068	£1,419,667	£1,408,458	£1,392,373	£1,346,156
4	Medium density housing scheme	15	570,000	£2,294,363	£2,283,695	£2,265,656	£2,239,774	£2,165,400
5	Medium density housing scheme	25	1,050,000	£3,294,769	£3,277,280	£3,250,722	£3,212,081	£3,102,563
6	Higher density housing scheme	30	750,000	£3,992,742	£3,971,755	£3,939,572	£3,892,750	£3,760,039
7	Low density flatted scheme	25	300,000	£1,870,953	£1,853,464	£1,823,424	£1,786,254	£1,660,844
8	Medium density flatted scheme	52	600,000	£3,937,097	£3,900,720	£3,837,517	£3,759,321	£3,495,451
9	High density flatted scheme	30	300,000	£2,192,626	£2,171,639	£2,136,426	£2,092,837	£1,945,824
10	Higher density flatted scheme	100	975,000	£2,288,531	£2,218,809	£2,117,083	£1,990,998	£1,572,176
11	Mixed use scheme 1	25	255,000	£4,682,925	£4,665,436	£4,582,325	£4,547,896	£4,142,916
12	Mixed use scheme 2	56	255,000	£5,041,346	£5,002,172	£4,925,358	£4,848,944	£4,522,015
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£35,463,457	£35,289,576	£35,002,231	£34,579,675	£33,394,632
17	Silver St, Midsomer Norton	12	735,000	£1,901,424	£1,892,890	£1,877,944	£1,856,498	£1,794,874
18	Sion Hill Bath Spa University	100	1,005,000	£4,727,779	£4,658,057	£4,549,504	£4,414,958	£3,968,026
19	St Martins Hospital (part conversion, part NB)	50	843,000	£9,078,840	£9,043,862	£8,961,279	£8,843,732	£8,503,262

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£688,754	£685,908	£680,497	£672,733	£650,420
2	Low density housing scheme	15	450,000	£2,417,990	£2,407,322	£2,388,316	£2,361,048	£2,282,690
3	Small housing scheme	9	187,500	£1,426,068	£1,419,667	£1,408,458	£1,392,373	£1,346,156
4	Medium density housing scheme	15	285,000	£2,294,363	£2,283,695	£2,265,656	£2,239,774	£2,165,400
5	Medium density housing scheme	25	525,000	£3,294,769	£3,277,280	£3,250,722	£3,212,081	£3,102,563
6	Higher density housing scheme	30	375,000	£3,992,742	£3,971,755	£3,939,572	£3,892,750	£3,760,039
7	Low density flatted scheme	25	150,000	£1,870,953	£1,853,464	£1,823,424	£1,786,254	£1,660,844
8	Medium density flatted scheme	52	300,000	£3,937,097	£3,900,720	£3,837,517	£3,759,321	£3,495,451
9	High density flatted scheme	30	150,000	£2,192,626	£2,171,639	£2,136,426	£2,092,837	£1,945,824
10	Higher density flatted scheme	100	487,500	£2,288,531	£2,218,809	£2,117,083	£1,990,998	£1,572,176
11	Mixed use scheme 1	25	127,500	£4,682,925	£4,665,436	£4,582,325	£4,547,896	£4,142,916
12	Mixed use scheme 2	56	127,500	£5,041,346	£5,002,172	£4,925,358	£4,848,944	£4,522,015
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£35,463,457	£35,289,576	£35,002,231	£34,579,675	£33,394,632
17	Silver St, Midsomer Norton	12	367,500	£1,901,424	£1,892,890	£1,877,944	£1,856,498	£1,794,874
18	Sion Hill Bath Spa University	100	502,500	£4,727,779	£4,658,057	£4,549,504	£4,414,958	£3,968,026
19	St Martins Hospital (part conversion, part NB)	50	421,500	£9,078,840	£9,043,862	£8,961,279	£8,843,732	£8,503,262

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£688,754	£685,908	£680,497	£672,733	£650,420
2	Low density housing scheme	15	150,000	£2,417,990	£2,407,322	£2,388,316	£2,361,048	£2,282,690
3	Small housing scheme	9	62,500	£1,426,068	£1,419,667	£1,408,458	£1,392,373	£1,346,156
4	Medium density housing scheme	15	95,000	£2,294,363	£2,283,695	£2,265,656	£2,239,774	£2,165,400
5	Medium density housing scheme	25	175,000	£3,294,769	£3,277,280	£3,250,722	£3,212,081	£3,102,563
6	Higher density housing scheme	30	125,000	£3,992,742	£3,971,755	£3,939,572	£3,892,750	£3,760,039
7	Low density flatted scheme	25	50,000	£1,870,953	£1,853,464	£1,823,424	£1,786,254	£1,660,844
8	Medium density flatted scheme	52	100,000	£3,937,097	£3,900,720	£3,837,517	£3,759,321	£3,495,451
9	High density flatted scheme	30	50,000	£2,192,626	£2,171,639	£2,136,426	£2,092,837	£1,945,824
10	Higher density flatted scheme	100	162,500	£2,288,531	£2,218,809	£2,117,083	£1,990,998	£1,572,176
11	Mixed use scheme 1	25	42,500	£4,682,925	£4,665,436	£4,582,325	£4,547,896	£4,142,916
12	Mixed use scheme 2	56	42,500	£5,041,346	£5,002,172	£4,925,358	£4,848,944	£4,522,015
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£35,463,457	£35,289,576	£35,002,231	£34,579,675	£33,394,632
17	Silver St, Midsomer Norton	12	122,500	£1,901,424	£1,892,890	£1,877,944	£1,856,498	£1,794,874
18	Sion Hill Bath Spa University	100	167,500	£4,727,779	£4,658,057	£4,549,504	£4,414,958	£3,968,026
19	St Martins Hospital (part conversion, part NB)	50	140,500	£9,078,840	£9,043,862	£8,961,279	£8,843,732	£8,503,262

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£688,754	£685,908	£680,497	£672,733	£650,420
2	Low density housing scheme	15	90,000	£2,417,990	£2,407,322	£2,388,316	£2,361,048	£2,282,690
3	Small housing scheme	9	37,500	£1,426,068	£1,419,667	£1,408,458	£1,392,373	£1,346,156
4	Medium density housing scheme	15	57,000	£2,294,363	£2,283,695	£2,265,656	£2,239,774	£2,165,400
5	Medium density housing scheme	25	105,000	£3,294,769	£3,277,280	£3,250,722	£3,212,081	£3,102,563
6	Higher density housing scheme	30	75,000	£3,992,742	£3,971,755	£3,939,572	£3,892,750	£3,760,039
7	Low density flatted scheme	25	30,000	£1,870,953	£1,853,464	£1,823,424	£1,786,254	£1,660,844
8	Medium density flatted scheme	52	60,000	£3,937,097	£3,900,720	£3,837,517	£3,759,321	£3,495,451
9	High density flatted scheme	30	30,000	£2,192,626	£2,171,639	£2,136,426	£2,092,837	£1,945,824
10	Higher density flatted scheme	100	97,500	£2,288,531	£2,218,809	£2,117,083	£1,990,998	£1,572,176
11	Mixed use scheme 1	25	25,500	£4,682,925	£4,665,436	£4,582,325	£4,547,896	£4,142,916
12	Mixed use scheme 2	56	25,500	£5,041,346	£5,002,172	£4,925,358	£4,848,944	£4,522,015
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£35,463,457	£35,289,576	£35,002,231	£34,579,675	£33,394,632
17	Silver St, Midsomer Norton	12	73,500	£1,901,424	£1,892,890	£1,877,944	£1,856,498	£1,794,874
18	Sion Hill Bath Spa University	100	100,500	£4,727,779	£4,658,057	£4,549,504	£4,414,958	£3,968,026
19	St Martins Hospital (part conversion, part NB)	50	84,300	£9,078,840	£9,043,862	£8,961,279	£8,843,732	£8,503,262

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£6,000 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£757,862	£755,018	£749,606	£741,841	£719,529
2	Low density housing scheme	15	900,000	£2,660,694	£2,650,025	£2,631,021	£2,603,753	£2,525,395
3	Small housing scheme	9	375,000	£1,569,223	£1,562,822	£1,551,612	£1,535,529	£1,489,311
4	Medium density housing scheme	15	570,000	£2,524,726	£2,514,058	£2,496,020	£2,470,137	£2,395,764
5	Medium density housing scheme	25	1,050,000	£3,629,749	£3,612,261	£3,585,702	£3,547,062	£3,437,543
6	Higher density housing scheme	30	750,000	£4,398,660	£4,377,673	£4,345,490	£4,298,667	£4,165,956
7	Low density flatted scheme	25	300,000	£2,160,711	£2,143,222	£2,113,182	£2,076,462	£1,952,801
8	Medium density flatted scheme	52	600,000	£4,546,761	£4,510,384	£4,447,181	£4,369,918	£4,109,730
9	High density flatted scheme	30	300,000	£2,532,296	£2,511,309	£2,476,096	£2,433,049	£2,288,087
10	Higher density flatted scheme	100	975,000	£3,076,178	£3,006,456	£2,904,730	£2,778,645	£2,359,823
11	Mixed use scheme 1	25	255,000	£4,954,594	£4,937,105	£4,853,994	£4,819,565	£4,414,585
12	Mixed use scheme 2	56	255,000	£5,644,311	£5,605,136	£5,528,323	£5,451,909	£5,124,978
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£39,088,020	£38,914,627	£38,627,282	£38,204,727	£37,019,683
17	Silver St, Midsomer Norton	12	735,000	£2,092,297	£2,083,763	£2,068,816	£2,047,371	£1,985,747
18	Sion Hill Bath Spa University	100	1,005,000	£5,676,353	£5,606,631	£5,498,079	£5,363,532	£4,916,601
19	St Martins Hospital (part conversion, part NB)	50	843,000	£10,064,076	£10,029,098	£9,946,515	£9,828,968	£9,488,498

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£757,862	£755,018	£749,606	£741,841	£719,529
2	Low density housing scheme	15	450,000	£2,660,694	£2,650,025	£2,631,021	£2,603,753	£2,525,395
3	Small housing scheme	9	187,500	£1,569,223	£1,562,822	£1,551,612	£1,535,529	£1,489,311
4	Medium density housing scheme	15	285,000	£2,524,726	£2,514,058	£2,496,020	£2,470,137	£2,395,764
5	Medium density housing scheme	25	525,000	£3,629,749	£3,612,261	£3,585,702	£3,547,062	£3,437,543
6	Higher density housing scheme	30	375,000	£4,398,660	£4,377,673	£4,345,490	£4,298,667	£4,165,956
7	Low density flatted scheme	25	150,000	£2,160,711	£2,143,222	£2,113,182	£2,076,462	£1,952,801
8	Medium density flatted scheme	52	300,000	£4,546,761	£4,510,384	£4,447,181	£4,369,918	£4,109,730
9	High density flatted scheme	30	150,000	£2,532,296	£2,511,309	£2,476,096	£2,433,049	£2,288,087
10	Higher density flatted scheme	100	487,500	£3,076,178	£3,006,456	£2,904,730	£2,778,645	£2,359,823
11	Mixed use scheme 1	25	127,500	£4,954,594	£4,937,105	£4,853,994	£4,819,565	£4,414,585
12	Mixed use scheme 2	56	127,500	£5,644,311	£5,605,136	£5,528,323	£5,451,909	£5,124,978
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£39,088,020	£38,914,627	£38,627,282	£38,204,727	£37,019,683
17	Silver St, Midsomer Norton	12	367,500	£2,092,297	£2,083,763	£2,068,816	£2,047,371	£1,985,747
18	Sion Hill Bath Spa University	100	502,500	£5,676,353	£5,606,631	£5,498,079	£5,363,532	£4,916,601
19	St Martins Hospital (part conversion, part NB)	50	421,500	£10,064,076	£10,029,098	£9,946,515	£9,828,968	£9,488,498

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£757,862	£755,018	£749,606	£741,841	£719,529
2	Low density housing scheme	15	150,000	£2,660,694	£2,650,025	£2,631,021	£2,603,753	£2,525,395
3	Small housing scheme	9	62,500	£1,569,223	£1,562,822	£1,551,612	£1,535,529	£1,489,311
4	Medium density housing scheme	15	95,000	£2,524,726	£2,514,058	£2,496,020	£2,470,137	£2,395,764
5	Medium density housing scheme	25	175,000	£3,629,749	£3,612,261	£3,585,702	£3,547,062	£3,437,543
6	Higher density housing scheme	30	125,000	£4,398,660	£4,377,673	£4,345,490	£4,298,667	£4,165,956
7	Low density flatted scheme	25	50,000	£2,160,711	£2,143,222	£2,113,182	£2,076,462	£1,952,801
8	Medium density flatted scheme	52	100,000	£4,546,761	£4,510,384	£4,447,181	£4,369,918	£4,109,730
9	High density flatted scheme	30	50,000	£2,532,296	£2,511,309	£2,476,096	£2,433,049	£2,288,087
10	Higher density flatted scheme	100	162,500	£3,076,178	£3,006,456	£2,904,730	£2,778,645	£2,359,823
11	Mixed use scheme 1	25	42,500	£4,954,594	£4,937,105	£4,853,994	£4,819,565	£4,414,585
12	Mixed use scheme 2	56	42,500	£5,644,311	£5,605,136	£5,528,323	£5,451,909	£5,124,978
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£39,088,020	£38,914,627	£38,627,282	£38,204,727	£37,019,683
17	Silver St, Midsomer Norton	12	122,500	£2,092,297	£2,083,763	£2,068,816	£2,047,371	£1,985,747
18	Sion Hill Bath Spa University	100	167,500	£5,676,353	£5,606,631	£5,498,079	£5,363,532	£4,916,601
19	St Martins Hospital (part conversion, part NB)	50	140,500	£10,064,076	£10,029,098	£9,946,515	£9,828,968	£9,488,498

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£757,862	£755,018	£749,606	£741,841	£719,529
2	Low density housing scheme	15	90,000	£2,660,694	£2,650,025	£2,631,021	£2,603,753	£2,525,395
3	Small housing scheme	9	37,500	£1,569,223	£1,562,822	£1,551,612	£1,535,529	£1,489,311
4	Medium density housing scheme	15	57,000	£2,524,726	£2,514,058	£2,496,020	£2,470,137	£2,395,764
5	Medium density housing scheme	25	105,000	£3,629,749	£3,612,261	£3,585,702	£3,547,062	£3,437,543
6	Higher density housing scheme	30	75,000	£4,398,660	£4,377,673	£4,345,490	£4,298,667	£4,165,956
7	Low density flatted scheme	25	30,000	£2,160,711	£2,143,222	£2,113,182	£2,076,462	£1,952,801
8	Medium density flatted scheme	52	60,000	£4,546,761	£4,510,384	£4,447,181	£4,369,918	£4,109,730
9	High density flatted scheme	30	30,000	£2,532,296	£2,511,309	£2,476,096	£2,433,049	£2,288,087
10	Higher density flatted scheme	100	97,500	£3,076,178	£3,006,456	£2,904,730	£2,778,645	£2,359,823
11	Mixed use scheme 1	25	25,500	£4,954,594	£4,937,105	£4,853,994	£4,819,565	£4,414,585
12	Mixed use scheme 2	56	25,500	£5,644,311	£5,605,136	£5,528,323	£5,451,909	£5,124,978
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£39,088,020	£38,914,627	£38,627,282	£38,204,727	£37,019,683
17	Silver St, Midsomer Norton	12	73,500	£2,092,297	£2,083,763	£2,068,816	£2,047,371	£1,985,747
18	Sion Hill Bath Spa University	100	100,500	£5,676,353	£5,606,631	£5,498,079	£5,363,532	£4,916,601
19	St Martins Hospital (part conversion, part NB)	50	84,300	£10,064,076	£10,029,098	£9,946,515	£9,828,968	£9,488,498

Appendix 9 - Sensitivity analysis – downside

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £2,900 AH tenure 75% 25%

Table for BLV: HIGHER VALUE BROWNFIELD. Columns include Description, No of units, BLV (£m), and Residual land values (£m) for AH percentages (0% to 50%).

Table for BLV: LOWER VALUE BROWNFIELD. Columns include Description, No of units, BLV (£m), and Residual land values (£m) for AH percentages (0% to 50%).

Table for BLV: HIGHER GREENFIELD. Columns include Description, No of units, BLV (£m), and Residual land values (£m) for AH percentages (0% to 50%).

Table for BLV: LOWER GREENFIELD. Columns include Description, No of units, BLV (£m), and Residual land values (£m) for AH percentages (0% to 50%).

Table for BLV per ha (£m) for Higher Value Brownfield. Columns include Site area, BLV per ha, and Residual land values (£m per hectare) for AH percentages (0% to 50%).

Table for BLV per ha (£m) for Lower Value Brownfield. Columns include Site area, BLV per ha, and Residual land values (£m per hectare) for AH percentages (0% to 50%).

Table for BLV per ha (£m) for Higher Greenfield. Columns include Site area, BLV per ha, and Residual land values (£m per hectare) for AH percentages (0% to 50%).

Table for BLV per ha (£m) for Lower Greenfield. Columns include Site area, BLV per ha, and Residual land values (£m per hectare) for AH percentages (0% to 50%).

Summary table for BLVs showing BLV per ha for Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value brownfield (£1,500,000), and Lower value brownfield (£750,000).

BLVs incorporate 20% premium

B&NES LOCAL PLAN VIABILITY

Sales value (£ pm): £3,300 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)					
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.20	£0.15	£0.11	£0.07	£0.05	£0.02	-£0.02
2 Low density housing scheme	15	£0.90	£0.69	£0.54	£0.39	£0.24	£0.16	£0.08	-£0.07
3 Small housing scheme	9	£0.38	£0.41	£0.32	£0.23	£0.14	£0.09	£0.05	-£0.04
4 Medium density housing scheme	15	£0.57	£0.65	£0.51	£0.37	£0.22	£0.15	£0.08	-£0.07
5 Medium density housing scheme	25	£1.05	£0.88	£0.67	£0.47	£0.26	£0.16	£0.06	-£0.15
6 Higher density housing scheme	30	£0.75	£1.06	£0.82	£0.57	£0.32	£0.20	£0.07	-£0.18
7 Low density flatted scheme	25	£0.30	-£0.25	-£0.43	-£0.60	-£0.78	-£0.87	-£0.96	-£1.13
8 Medium density flatted scheme	52	£0.60	-£0.53	-£0.90	-£1.27	-£1.64	-£1.83	-£2.01	-£2.38
9 High density flatted scheme	30	£0.30	-£0.30	-£0.50	-£0.71	-£0.91	-£1.02	-£1.12	-£1.33
10 Higher density flatted scheme	100	£0.98	-£3.68	-£4.12	-£4.56	-£5.01	-£5.23	-£5.45	-£5.89
11 Mixed use scheme 1	25	£0.26	£2.81	£2.65	£2.49	£2.33	£2.24	£2.16	£2.00
12 Mixed use scheme 2	56	£0.26	£0.65	£0.29	-£0.08	-£0.44	-£0.63	-£0.81	-£1.17
13 Retail	-	£0.92	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.30	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£1.00	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£20.34	£9.37	£7.03	£4.70	£2.36	£1.18	-£0.00	-£2.41
17 Silver St, Midsomer Norton	12	£0.74	£0.54	£0.42	£0.30	£0.19	£0.13	£0.07	-£0.05
18 Sion Hill Bath Spa University	100	£1.01	-£2.35	-£2.90	-£3.45	-£3.99	-£4.26	-£4.54	-£5.08
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£1.94	£1.34	£0.75	£0.15	-£0.15	-£0.45	-£1.06

BLV: LOWER VALUE BROWNFIELD		No of units	BLV (£ m)	Residual land values (£m)					
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.20	£0.15	£0.11	£0.07	£0.05	£0.02	-£0.02
2 Low density housing scheme	15	£0.45	£0.69	£0.54	£0.39	£0.24	£0.16	£0.08	-£0.07
3 Small housing scheme	9	£0.19	£0.41	£0.32	£0.23	£0.14	£0.09	£0.05	-£0.04
4 Medium density housing scheme	15	£0.29	£0.65	£0.51	£0.37	£0.22	£0.15	£0.08	-£0.07
5 Medium density housing scheme	25	£0.53	£0.88	£0.67	£0.47	£0.26	£0.16	£0.06	-£0.15
6 Higher density housing scheme	30	£0.38	£1.06	£0.82	£0.57	£0.32	£0.20	£0.07	-£0.18
7 Low density flatted scheme	25	£0.15	-£0.25	-£0.43	-£0.60	-£0.78	-£0.87	-£0.96	-£1.13
8 Medium density flatted scheme	52	£0.30	-£0.53	-£0.90	-£1.27	-£1.64	-£1.83	-£2.01	-£2.38
9 High density flatted scheme	30	£0.15	-£0.30	-£0.50	-£0.71	-£0.91	-£1.02	-£1.12	-£1.33
10 Higher density flatted scheme	100	£0.49	-£3.68	-£4.12	-£4.56	-£5.01	-£5.23	-£5.45	-£5.89
11 Mixed use scheme 1	25	£0.13	£2.81	£2.65	£2.49	£2.33	£2.24	£2.16	£2.00
12 Mixed use scheme 2	56	£0.13	£0.65	£0.29	-£0.08	-£0.44	-£0.63	-£0.81	-£1.17
13 Retail	-	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£10.17	£9.37	£7.03	£4.70	£2.36	£1.18	-£0.00	-£2.41
17 Silver St, Midsomer Norton	12	£0.37	£0.54	£0.42	£0.30	£0.19	£0.13	£0.07	-£0.05
18 Sion Hill Bath Spa University	100	£0.50	-£2.35	-£2.90	-£3.45	-£3.99	-£4.26	-£4.54	-£5.08
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£1.94	£1.34	£0.75	£0.15	-£0.15	-£0.45	-£1.06

BLV: HIGHER GREENFIELD		No of units	BLV (£ m)	Residual land values (£m)					
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.20	£0.15	£0.11	£0.07	£0.05	£0.02	-£0.02
2 Low density housing scheme	15	£0.15	£0.69	£0.54	£0.39	£0.24	£0.16	£0.08	-£0.07
3 Small housing scheme	9	£0.06	£0.41	£0.32	£0.23	£0.14	£0.09	£0.05	-£0.04
4 Medium density housing scheme	15	£0.10	£0.65	£0.51	£0.37	£0.22	£0.15	£0.08	-£0.07
5 Medium density housing scheme	25	£0.18	£0.88	£0.67	£0.47	£0.26	£0.16	£0.06	-£0.15
6 Higher density housing scheme	30	£0.13	£1.06	£0.82	£0.57	£0.32	£0.20	£0.07	-£0.18
7 Low density flatted scheme	25	£0.05	-£0.25	-£0.43	-£0.60	-£0.78	-£0.87	-£0.96	-£1.13
8 Medium density flatted scheme	52	£0.10	-£0.53	-£0.90	-£1.27	-£1.64	-£1.83	-£2.01	-£2.38
9 High density flatted scheme	30	£0.05	-£0.30	-£0.50	-£0.71	-£0.91	-£1.02	-£1.12	-£1.33
10 Higher density flatted scheme	100	£0.16	-£3.68	-£4.12	-£4.56	-£5.01	-£5.23	-£5.45	-£5.89
11 Mixed use scheme 1	25	£0.04	£2.81	£2.65	£2.49	£2.33	£2.24	£2.16	£2.00
12 Mixed use scheme 2	56	£0.04	£0.65	£0.29	-£0.08	-£0.44	-£0.63	-£0.81	-£1.17
13 Retail	-	£0.15	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.05	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.17	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£3.39	£9.37	£7.03	£4.70	£2.36	£1.18	-£0.00	-£2.41
17 Silver St, Midsomer Norton	12	£0.12	£0.54	£0.42	£0.30	£0.19	£0.13	£0.07	-£0.05
18 Sion Hill Bath Spa University	100	£0.17	-£2.35	-£2.90	-£3.45	-£3.99	-£4.26	-£4.54	-£5.08
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£1.94	£1.34	£0.75	£0.15	-£0.15	-£0.45	-£1.06

BLV: LOWER GREENFIELD		No of units	BLV (£ m)	Residual land values (£m)					
Description	0% AH			10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.20	£0.15	£0.11	£0.07	£0.05	£0.02	-£0.02
2 Low density housing scheme	15	£0.09	£0.69	£0.54	£0.39	£0.24	£0.16	£0.08	-£0.07
3 Small housing scheme	9	£0.04	£0.41	£0.32	£0.23	£0.14	£0.09	£0.05	-£0.04
4 Medium density housing scheme	15	£0.06	£0.65	£0.51	£0.37	£0.22	£0.15	£0.08	-£0.07
5 Medium density housing scheme	25	£0.11	£0.88	£0.67	£0.47	£0.26	£0.16	£0.06	-£0.15
6 Higher density housing scheme	30	£0.08	£1.06	£0.82	£0.57	£0.32	£0.20	£0.07	-£0.18
7 Low density flatted scheme	25	£0.03	-£0.25	-£0.43	-£0.60	-£0.78	-£0.87	-£0.96	-£1.13
8 Medium density flatted scheme	52	£0.06	-£0.53	-£0.90	-£1.27	-£1.64	-£1.83	-£2.01	-£2.38
9 High density flatted scheme	30	£0.03	-£0.30	-£0.50	-£0.71	-£0.91	-£1.02	-£1.12	-£1.33
10 Higher density flatted scheme	100	£0.10	-£3.68	-£4.12	-£4.56	-£5.01	-£5.23	-£5.45	-£5.89
11 Mixed use scheme 1	25	£0.03	£2.81	£2.65	£2.49	£2.33	£2.24	£2.16	£2.00
12 Mixed use scheme 2	56	£0.03	£0.65	£0.29	-£0.08	-£0.44	-£0.63	-£0.81	-£1.17
13 Retail	-	£0.09	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.03	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.10	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£2.03	£9.37	£7.03	£4.70	£2.36	£1.18	-£0.00	-£2.41
17 Silver St, Midsomer Norton	12	£0.07	£0.54	£0.42	£0.30	£0.19	£0.13	£0.07	-£0.05
18 Sion Hill Bath Spa University	100	£0.10	-£2.35	-£2.90	-£3.45	-£3.99	-£4.26	-£4.54	-£5.08
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£1.94	£1.34	£0.75	£0.15	-£0.15	-£0.45	-£1.06

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£1.50	£0.98	£0.77	£0.55	£0.34	£0.23	£0.12	-£0.10	
0.60	£1.50	£1.15	£0.90	£0.65	£0.39	£0.27	£0.14	-£0.11	
0.25	£1.50	£1.63	£1.27	£0.91	£0.56	£0.38	£0.20	-£0.16	
0.38	£1.50	£1.72	£1.34	£0.97	£0.59	£0.40	£0.21	-£0.17	
0.70	£1.50	£1.25	£0.96	£0.67	£0.38	£0.23	£0.08	-£0.21	
0.50	£1.50	£2.13	£1.63	£1.13	£0.64	£0.39	£0.14	-£0.36	
0.20	£1.50	-£1.26	-£2.14	-£3.02	-£3.90	-£4.34	-£4.78	-£5.66	
0.40	£1.50	-£1.33	-£2.25	-£3.18	-£4.10	-£4.56	-£5.03	-£5.95	
0.20	£1.50	-£1.48	-£2.51	-£3.54	-£4.57	-£5.09	-£5.60	-£6.63	
0.65	£1.50	-£5.66	-£6.34	-£7.02	-£7.70	-£8.05	-£8.39	-£9.07	
0.17	£1.50	£16.55	£15.59	£14.64	£13.68	£13.20	£12.72	£11.77	
0.17	£1.50	£3.80	£1.68	-£0.45	-£2.60	-£3.68	-£4.75	-£6.90	
0.61	£1.50	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	
0.20	£1.50	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	
0.67	£1.50	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	
13.56	£1.50	£0.69	£0.52	£0.35	£0.17	£0.09	-£0.00	-£0.18	
0.49	£1.50	£1.11	£0.86	£0.62	£0.38	£0.26	£0.13	-£0.11	
0.67	£1.50	-£3.51	-£4.33	-£5.14	-£5.96	-£6.36	-£6.77	-£7.59	
0.56	£1.50	£3.45	£2.39	£1.33	£0.26	-£0.27	-£0.81	-£1.89	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
0.20	£0.75	£0.98	£0.77	£0.55	£0.34	£0.23	£0.12	-£0.10	
0.60	£0.75	£1.15	£0.90	£0.65	£0.39	£0.27	£0.14	-£0.11	
0.25	£0.75	£1.63	£1.27	£0.91	£0.56	£0.38	£0.20	-£0.16	
0.38	£0.75	£1.72	£1.34	£0.97	£0.59	£0.40	£0.21	-£0.17	
0.70	£0.75	£1.25	£0.96	£0.67	£0.38	£0.23	£0.08	-£0.21	
0.50	£0.75	£2.13	£1.63	£1.13	£0.64	£0.39	£0.14	-£0.36	
0.20	£0.75	-£1.26	-£2.14	-£3.02	-£3.90	-£4.34	-£4.78	-£5.66	
0.40	£0.75	-£1.33	-£2.25	-£3.18	-£4.10	-£4.56	-£5.03	-£5.95	
0.20	£0.75	-£1.48	-£2.51	-£3.54	-£4.57	-£5.09	-£5.60	-£6.63	
0.65	£0.75	-£5.66	-£6.34	-£7.02	-£7.70	-£8.05	-£8.39	-£9.07	
0.17	£0.75	£16.55	£15.59	£14.64	£13.68	£13.20	£12.72	£11.77	
0.17	£0.75	£3.80	£1.68	-£0.45	-£2.60	-£3.68	-£4.75	-£6.90	
0.61	£0.75	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	
0.20	£0.75	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	
0.67	£0.75	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	
13.56	£0.75	£0.69	£0.52	£0.35	£0.17	£0.09	-£0.		

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £3,700 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.32	£0.28	£0.21	£0.16	£0.13	£0.10	£0.05	£0.05
2 Low density housing scheme	15	£0.90	£1.11	£0.92	£0.74	£0.55	£0.46	£0.37	£0.18	£0.18
3 Small housing scheme	9	£0.38	£0.65	£0.54	£0.43	£0.33	£0.27	£0.22	£0.11	£0.11
4 Medium density housing scheme	15	£0.57	£1.05	£0.88	£0.70	£0.52	£0.44	£0.35	£0.17	£0.17
5 Medium density housing scheme	25	£1.05	£1.46	£1.21	£0.95	£0.70	£0.58	£0.45	£0.20	£0.20
6 Higher density housing scheme	30	£0.75	£1.77	£1.46	£1.16	£0.85	£0.70	£0.55	£0.25	£0.25
7 Low density flatted scheme	25	£0.30	£0.25	£0.04	-£0.18	-£0.39	-£0.50	-£0.61	-£0.83	-£0.83
8 Medium density flatted scheme	52	£0.60	£0.53	£0.08	-£0.37	-£0.83	-£1.05	-£1.28	-£1.74	-£1.74
9 High density flatted scheme	30	£0.30	£0.30	£0.05	-£0.21	-£0.46	-£0.59	-£0.71	-£0.97	-£0.97
10 Higher density flatted scheme	100	£0.98	-£2.30	-£2.85	-£3.40	-£3.95	-£4.23	-£4.51	-£5.06	-£5.06
11 Mixed use scheme 1	25	£0.26	£3.28	£3.08	£2.88	£2.68	£2.58	£2.48	£2.28	£2.28
12 Mixed use scheme 2	56	£0.26	£1.69	£1.25	£0.80	£0.36	£0.14	-£0.09	-£0.54	-£0.54
13 Retail	-	£0.92	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.30	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£1.00	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£20.34	£16.81	£12.99	£10.17	£7.33	£5.91	£4.48	£1.62	£1.62
17 Silver St, Midsomer Norton	12	£0.74	£0.87	£0.73	£0.58	£0.43	£0.36	£0.29	£0.14	£0.14
18 Sion Hill Bath Spa University	100	£1.01	-£0.69	-£1.37	-£2.04	-£2.72	-£3.06	-£3.40	-£4.08	-£4.08
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£3.64	£2.91	£2.18	£1.45	£1.08	£0.71	-£0.02	-£0.02

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.32	£0.26	£0.21	£0.16	£0.13	£0.10	£0.05	£0.05
2 Low density housing scheme	15	£0.45	£1.11	£0.92	£0.74	£0.55	£0.46	£0.37	£0.18	£0.18
3 Small housing scheme	9	£0.19	£0.65	£0.54	£0.43	£0.33	£0.27	£0.22	£0.11	£0.11
4 Medium density housing scheme	15	£0.29	£1.05	£0.88	£0.70	£0.52	£0.44	£0.35	£0.17	£0.17
5 Medium density housing scheme	25	£0.53	£1.46	£1.21	£0.95	£0.70	£0.58	£0.45	£0.20	£0.20
6 Higher density housing scheme	30	£0.38	£1.77	£1.46	£1.16	£0.85	£0.70	£0.55	£0.25	£0.25
7 Low density flatted scheme	25	£0.15	£0.25	£0.04	-£0.18	-£0.39	-£0.50	-£0.61	-£0.83	-£0.83
8 Medium density flatted scheme	52	£0.30	£0.53	£0.08	-£0.37	-£0.83	-£1.05	-£1.28	-£1.74	-£1.74
9 High density flatted scheme	30	£0.15	£0.30	£0.05	-£0.21	-£0.46	-£0.59	-£0.71	-£0.97	-£0.97
10 Higher density flatted scheme	100	£0.49	-£2.30	-£2.85	-£3.40	-£3.95	-£4.23	-£4.51	-£5.06	-£5.06
11 Mixed use scheme 1	25	£0.13	£3.28	£3.08	£2.88	£2.68	£2.58	£2.48	£2.28	£2.28
12 Mixed use scheme 2	56	£0.13	£1.69	£1.25	£0.80	£0.36	£0.14	-£0.09	-£0.54	-£0.54
13 Retail	-	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£10.17	£16.81	£12.99	£10.17	£7.33	£5.91	£4.48	£1.62	£1.62
17 Silver St, Midsomer Norton	12	£0.37	£0.87	£0.73	£0.58	£0.43	£0.36	£0.29	£0.14	£0.14
18 Sion Hill Bath Spa University	100	£0.50	-£0.69	-£1.37	-£2.04	-£2.72	-£3.06	-£3.40	-£4.08	-£4.08
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£3.64	£2.91	£2.18	£1.45	£1.08	£0.71	-£0.02	-£0.02

BLV: HIGHER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.32	£0.26	£0.21	£0.16	£0.13	£0.10	£0.05	£0.05
2 Low density housing scheme	15	£0.15	£1.11	£0.92	£0.74	£0.55	£0.46	£0.37	£0.18	£0.18
3 Small housing scheme	9	£0.06	£0.65	£0.54	£0.43	£0.33	£0.27	£0.22	£0.11	£0.11
4 Medium density housing scheme	15	£0.10	£1.05	£0.88	£0.70	£0.52	£0.44	£0.35	£0.17	£0.17
5 Medium density housing scheme	25	£0.18	£1.46	£1.21	£0.95	£0.70	£0.58	£0.45	£0.20	£0.20
6 Higher density housing scheme	30	£0.13	£1.77	£1.46	£1.16	£0.85	£0.70	£0.55	£0.25	£0.25
7 Low density flatted scheme	25	£0.05	£0.25	£0.04	-£0.18	-£0.39	-£0.50	-£0.61	-£0.83	-£0.83
8 Medium density flatted scheme	52	£0.10	£0.53	£0.08	-£0.37	-£0.83	-£1.05	-£1.28	-£1.74	-£1.74
9 High density flatted scheme	30	£0.05	£0.30	£0.05	-£0.21	-£0.46	-£0.59	-£0.71	-£0.97	-£0.97
10 Higher density flatted scheme	100	£0.16	-£2.30	-£2.85	-£3.40	-£3.95	-£4.23	-£4.51	-£5.06	-£5.06
11 Mixed use scheme 1	25	£0.04	£3.28	£3.08	£2.88	£2.68	£2.58	£2.48	£2.28	£2.28
12 Mixed use scheme 2	56	£0.04	£1.69	£1.25	£0.80	£0.36	£0.14	-£0.09	-£0.54	-£0.54
13 Retail	-	£0.15	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.05	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.17	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£3.39	£16.81	£12.99	£10.17	£7.33	£5.91	£4.48	£1.62	£1.62
17 Silver St, Midsomer Norton	12	£0.12	£0.87	£0.73	£0.58	£0.43	£0.36	£0.29	£0.14	£0.14
18 Sion Hill Bath Spa University	100	£0.17	-£0.69	-£1.37	-£2.04	-£2.72	-£3.06	-£3.40	-£4.08	-£4.08
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£3.64	£2.91	£2.18	£1.45	£1.08	£0.71	-£0.02	-£0.02

BLV: LOWER GREENFIELD		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.32	£0.26	£0.21	£0.16	£0.13	£0.10	£0.05	£0.05
2 Low density housing scheme	15	£0.09	£1.11	£0.92	£0.74	£0.55	£0.46	£0.37	£0.18	£0.18
3 Small housing scheme	9	£0.04	£0.65	£0.54	£0.43	£0.33	£0.27	£0.22	£0.11	£0.11
4 Medium density housing scheme	15	£0.06	£1.05	£0.88	£0.70	£0.52	£0.44	£0.35	£0.17	£0.17
5 Medium density housing scheme	25	£0.11	£1.46	£1.21	£0.95	£0.70	£0.58	£0.45	£0.20	£0.20
6 Higher density housing scheme	30	£0.08	£1.77	£1.46	£1.16	£0.85	£0.70	£0.55	£0.25	£0.25
7 Low density flatted scheme	25	£0.03	£0.25	£0.04	-£0.18	-£0.39	-£0.50	-£0.61	-£0.83	-£0.83
8 Medium density flatted scheme	52	£0.06	£0.53	£0.08	-£0.37	-£0.83	-£1.05	-£1.28	-£1.74	-£1.74
9 High density flatted scheme	30	£0.03	£0.30	£0.05	-£0.21	-£0.46	-£0.59	-£0.71	-£0.97	-£0.97
10 Higher density flatted scheme	100	£0.10	-£2.30	-£2.85	-£3.40	-£3.95	-£4.23	-£4.51	-£5.06	-£5.06
11 Mixed use scheme 1	25	£0.03	£3.28	£3.08	£2.88	£2.68	£2.58	£2.48	£2.28	£2.28
12 Mixed use scheme 2	56	£0.03	£1.69	£1.25	£0.80	£0.36	£0.14	-£0.09	-£0.54	-£0.54
13 Retail	-	£0.09	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.03	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.10	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£2.03	£16.81	£12.99	£10.17	£7.33	£5.91	£4.48	£1.62	£1.62
17 Silver St, Midsomer Norton	12	£0.07	£0.87	£0.73	£0.58	£0.43	£0.36	£0.29	£0.14	£0.14
18 Sion Hill Bath Spa University	100	£0.10	-£0.69	-£1.37	-£2.04	-£2.72	-£3.06	-£3.40	-£4.08	-£4.08
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£3.64	£2.91	£2.18	£1.45	£1.08	£0.71	-£0.02	-£0.02

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£1.50	£1.58	£1.31	£1.05	£0.79	£0.66	£0.52	£0.26
0.60	£1.50	£1.85	£1.54	£1.23	£0.92	£0.77	£0.61	£0.30
0.25	£1.50	£2.61	£2.18	£1.74	£1.30	£1.08	£0.87	£0.43
0.38	£1.50	£2.77	£2.30	£1.84	£1.38	£1.15	£0.92	£0.45
0.70	£1.50	£2.08	£1.72	£1.36	£1.01	£0.83	£0.65	£0.29
0.50	£1.50	£3.53	£2.92	£2.31	£1.71	£1.40	£1.10	£0.49
0.20	£1.50	£1.26	£0.19	-£0.88	-£1.97	-£2.51	-£3.05	-£4.13
0.40	£1.50	£1.33	£0.21	-£0.93	-£2.07	-£2.63	-£3.20	-£4.34
0.20	£1.50	£1.48	£0.23	-£1.04	-£2.31	-£2.94	-£3.57	-£4.84
0.65	£1.50	-£3.53	-£4.38	-£5.23	-£6.08	-£6.51	-£6.93	-£7.78
0.17	£1.50	£19.29	£18.11	£16.94	£15.76	£15.18	£14.59	£13.42
0.17	£1.50	£9.94	£7.33	£4.72	£2.10	£0.80	-£0.51	-£3.16
0.61	£1.50	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67	£2.67
0.20	£1.50	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64	£18.64
0.67	£1.50	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66	£2.66
13.56	£1.50	£1.17	£0.96	£0.75	£0.54	£0.44	£0.33	£0.12
0.49	£1.50	£1.78	£1.48	£1.18	£0.89	£0.74	£0.59	£0.29
0.67	£1.50	-£1.03	-£2.04	-£3.05	-£4.06	-£4.57	-£5.07	-£6.08
0.56	£1.50	£6.49	£5.18	£3.88	£2.57	£1.92	£1.27	-£0.04

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
0.20	£0.75	£1.58	£1.31	£1.05	£0.79	£0.66	£0.52	£0.26
0.60	£0.75	£1.85	£1.54	£1.23	£0.92	£0.77	£0.61	£0.30
0.25	£0.75	£2.61	£2.18	£1.74	£1.30	£1.08	£0.87	£0.43
0.38	£0.75	£2.77	£2.30	£1.84	£1.38	£1.15	£0.92	£0.45
0.70	£0.75	£2.08	£1.72	£1.36	£1.01	£0.83	£0.65	£0.29
0.50	£0.75	£3.53	£2.92	£2.31	£1.71	£1.40	£1.10	£0.49
0.20	£0.75	£1.26	£0.19	-£0.88	-£1.97	-£2.51	-£3.05	-£4.13
0.40	£0.75	£1.33	£0.21	-£0.93				

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £4,100 AH tenure 75% 25%

Table with columns: Description, No of units, BLV (£ m), Residual land values (£m) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH]. Rows include housing schemes and commercial units like retail and office.

BLV: LOWER VALUE BROWNFIELD. Table with columns: Description, No of units, BLV (£ m), Residual land values (£m) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH].

BLV: HIGHER GREENFIELD. Table with columns: Description, No of units, BLV (£ m), Residual land values (£m) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH].

BLV: LOWER GREENFIELD. Table with columns: Description, No of units, BLV (£ m), Residual land values (£m) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH].

Table with columns: Site area (£m), BLV per ha (£m), Residual land values (£m per hectare) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH].

Table with columns: Site area (£m), BLV per ha (£m), Residual land values (£m per hectare) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH].

Table with columns: Site area (£m), BLV per ha (£m), Residual land values (£m per hectare) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH].

Table with columns: Site area (£m), BLV per ha (£m), Residual land values (£m per hectare) [0% AH, 10% AH, 20% AH, 30% AH, 35% AH, 40% AH, 50% AH].

BLVs table with columns: BLVs, BLV per ha. Rows: Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value brownfield (£1,500,000), Lower value brownfield (£750,000).

BLVs incorporate 20% premium

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £5,300 AH tenure 75% 25%

BLV: HIGHER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.30	£0.79	£0.70	£0.61	£0.52	£0.47	£0.43	£0.34
2 Low density housing scheme	15	£0.90	£2.78	£2.46	£2.14	£1.82	£1.66	£1.50	£1.18
3 Small housing scheme	9	£0.38	£1.64	£1.45	£1.26	£1.07	£0.98	£0.89	£0.70
4 Medium density housing scheme	15	£0.57	£2.63	£2.33	£2.03	£1.73	£1.58	£1.42	£1.12
5 Medium density housing scheme	25	£1.05	£3.76	£3.33	£2.90	£2.46	£2.24	£2.03	£1.59
6 Higher density housing scheme	30	£0.75	£4.56	£4.04	£3.51	£2.98	£2.72	£2.46	£1.93
7 Low density flatted scheme	25	£0.30	£2.26	£1.88	£1.51	£1.14	£0.95	£0.77	£0.39
8 Medium density flatted scheme	52	£0.60	£4.75	£3.97	£3.18	£2.40	£2.00	£1.61	£0.83
9 High density flatted scheme	30	£0.30	£2.65	£2.21	£1.77	£1.33	£1.12	£0.90	£0.46
10 Higher density flatted scheme	100	£0.98	£3.17	£2.20	£1.24	£0.26	£0.23	£0.73	£1.72
11 Mixed use scheme 1	25	£0.26	£5.05	£4.70	£4.35	£4.00	£3.83	£3.66	£3.31
12 Mixed use scheme 2	56	£0.26	£5.85	£5.08	£4.31	£3.53	£3.14	£2.76	£1.98
13 Retail	-	£0.92	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.30	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£1.00	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£20.34	£41.00	£36.19	£31.38	£26.57	£24.16	£21.76	£16.95
17 Silver St, Midsomer Norton	12	£0.74	£2.18	£1.93	£1.68	£1.43	£1.31	£1.18	£0.93
18 Sion Hill Bath Spa University	100	£1.01	£5.83	£4.66	£3.48	£2.31	£1.72	£1.13	£0.05
19 St Martins Hospital (part conversion, part NB)	50	£0.84	£10.44	£9.17	£7.90	£6.62	£5.99	£5.35	£4.08

BLV: LOWER VALUE BROWNFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.15	£0.79	£0.70	£0.61	£0.52	£0.47	£0.43	£0.34
2 Low density housing scheme	15	£0.45	£2.78	£2.46	£2.14	£1.82	£1.66	£1.50	£1.18
3 Small housing scheme	9	£0.19	£1.64	£1.45	£1.26	£1.07	£0.98	£0.89	£0.70
4 Medium density housing scheme	15	£0.29	£2.63	£2.33	£2.03	£1.73	£1.58	£1.42	£1.12
5 Medium density housing scheme	25	£0.53	£3.76	£3.33	£2.90	£2.46	£2.24	£2.03	£1.59
6 Higher density housing scheme	30	£0.38	£4.56	£4.04	£3.51	£2.98	£2.72	£2.46	£1.93
7 Low density flatted scheme	25	£0.15	£2.26	£1.88	£1.51	£1.14	£0.95	£0.77	£0.39
8 Medium density flatted scheme	52	£0.30	£4.75	£3.97	£3.18	£2.40	£2.00	£1.61	£0.83
9 High density flatted scheme	30	£0.15	£2.65	£2.21	£1.77	£1.33	£1.12	£0.90	£0.46
10 Higher density flatted scheme	100	£0.49	£3.17	£2.20	£1.24	£0.26	£0.23	£0.73	£1.72
11 Mixed use scheme 1	25	£0.13	£5.05	£4.70	£4.35	£4.00	£3.83	£3.66	£3.31
12 Mixed use scheme 2	56	£0.13	£5.85	£5.08	£4.31	£3.53	£3.14	£2.76	£1.98
13 Retail	-	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£10.17	£41.00	£36.19	£31.38	£26.57	£24.16	£21.76	£16.95
17 Silver St, Midsomer Norton	12	£0.37	£2.18	£1.93	£1.68	£1.43	£1.31	£1.18	£0.93
18 Sion Hill Bath Spa University	100	£0.50	£5.83	£4.66	£3.48	£2.31	£1.72	£1.13	£0.05
19 St Martins Hospital (part conversion, part NB)	50	£0.42	£10.44	£9.17	£7.90	£6.62	£5.99	£5.35	£4.08

BLV: HIGHER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.79	£0.70	£0.61	£0.52	£0.47	£0.43	£0.34
2 Low density housing scheme	15	£0.15	£2.78	£2.46	£2.14	£1.82	£1.66	£1.50	£1.18
3 Small housing scheme	9	£0.06	£1.64	£1.45	£1.26	£1.07	£0.98	£0.89	£0.70
4 Medium density housing scheme	15	£0.10	£2.63	£2.33	£2.03	£1.73	£1.58	£1.42	£1.12
5 Medium density housing scheme	25	£0.18	£3.76	£3.33	£2.90	£2.46	£2.24	£2.03	£1.59
6 Higher density housing scheme	30	£0.13	£4.56	£4.04	£3.51	£2.98	£2.72	£2.46	£1.93
7 Low density flatted scheme	25	£0.05	£2.26	£1.88	£1.51	£1.14	£0.95	£0.77	£0.39
8 Medium density flatted scheme	52	£0.10	£4.75	£3.97	£3.18	£2.40	£2.00	£1.61	£0.83
9 High density flatted scheme	30	£0.05	£2.65	£2.21	£1.77	£1.33	£1.12	£0.90	£0.46
10 Higher density flatted scheme	100	£0.16	£3.17	£2.20	£1.24	£0.26	£0.23	£0.73	£1.72
11 Mixed use scheme 1	25	£0.04	£5.05	£4.70	£4.35	£4.00	£3.83	£3.66	£3.31
12 Mixed use scheme 2	56	£0.04	£5.85	£5.08	£4.31	£3.53	£3.14	£2.76	£1.98
13 Retail	-	£0.15	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.05	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.17	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£3.39	£41.00	£36.19	£31.38	£26.57	£24.16	£21.76	£16.95
17 Silver St, Midsomer Norton	12	£0.12	£2.18	£1.93	£1.68	£1.43	£1.31	£1.18	£0.93
18 Sion Hill Bath Spa University	100	£0.17	£5.83	£4.66	£3.48	£2.31	£1.72	£1.13	£0.05
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£10.44	£9.17	£7.90	£6.62	£5.99	£5.35	£4.08

BLV: LOWER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.79	£0.70	£0.61	£0.52	£0.47	£0.43	£0.34
2 Low density housing scheme	15	£0.09	£2.78	£2.46	£2.14	£1.82	£1.66	£1.50	£1.18
3 Small housing scheme	9	£0.04	£1.64	£1.45	£1.26	£1.07	£0.98	£0.89	£0.70
4 Medium density housing scheme	15	£0.06	£2.63	£2.33	£2.03	£1.73	£1.58	£1.42	£1.12
5 Medium density housing scheme	25	£0.11	£3.76	£3.33	£2.90	£2.46	£2.24	£2.03	£1.59
6 Higher density housing scheme	30	£0.08	£4.56	£4.04	£3.51	£2.98	£2.72	£2.46	£1.93
7 Low density flatted scheme	25	£0.03	£2.26	£1.88	£1.51	£1.14	£0.95	£0.77	£0.39
8 Medium density flatted scheme	52	£0.06	£4.75	£3.97	£3.18	£2.40	£2.00	£1.61	£0.83
9 High density flatted scheme	30	£0.03	£2.65	£2.21	£1.77	£1.33	£1.12	£0.90	£0.46
10 Higher density flatted scheme	100	£0.10	£3.17	£2.20	£1.24	£0.26	£0.23	£0.73	£1.72
11 Mixed use scheme 1	25	£0.03	£5.05	£4.70	£4.35	£4.00	£3.83	£3.66	£3.31
12 Mixed use scheme 2	56	£0.03	£5.85	£5.08	£4.31	£3.53	£3.14	£2.76	£1.98
13 Retail	-	£0.09	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.03	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.10	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£2.03	£41.00	£36.19	£31.38	£26.57	£24.16	£21.76	£16.95
17 Silver St, Midsomer Norton	12	£0.07	£2.18	£1.93	£1.68	£1.43	£1.31	£1.18	£0.93
18 Sion Hill Bath Spa University	100	£0.10	£5.83	£4.66	£3.48	£2.31	£1.72	£1.13	£0.05
19 St Martins Hospital (part conversion, part NB)	50	£0.08	£10.44	£9.17	£7.90	£6.62	£5.99	£5.35	£4.08

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value brownfield	£1,500,000
Lower value brownfield	£750,000

BLVs incorporate 20% premium

BLV: HIGHER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.05	£0.79	£0.70	£0.61	£0.52	£0.47	£0.43	£0.34
2 Low density housing scheme	15	£0.15	£2.78	£2.46	£2.14	£1.82	£1.66	£1.50	£1.18
3 Small housing scheme	9	£0.06	£1.64	£1.45	£1.26	£1.07	£0.98	£0.89	£0.70
4 Medium density housing scheme	15	£0.10	£2.63	£2.33	£2.03	£1.73	£1.58	£1.42	£1.12
5 Medium density housing scheme	25	£0.18	£3.76	£3.33	£2.90	£2.46	£2.24	£2.03	£1.59
6 Higher density housing scheme	30	£0.13	£4.56	£4.04	£3.51	£2.98	£2.72	£2.46	£1.93
7 Low density flatted scheme	25	£0.05	£2.26	£1.88	£1.51	£1.14	£0.95	£0.77	£0.39
8 Medium density flatted scheme	52	£0.10	£4.75	£3.97	£3.18	£2.40	£2.00	£1.61	£0.83
9 High density flatted scheme	30	£0.05	£2.65	£2.21	£1.77	£1.33	£1.12	£0.90	£0.46
10 Higher density flatted scheme	100	£0.16	£3.17	£2.20	£1.24	£0.26	£0.23	£0.73	£1.72
11 Mixed use scheme 1	25	£0.04	£5.05	£4.70	£4.35	£4.00	£3.83	£3.66	£3.31
12 Mixed use scheme 2	56	£0.04	£5.85	£5.08	£4.31	£3.53	£3.14	£2.76	£1.98
13 Retail	-	£0.15	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63
14 Office	-	£0.05	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73
15 Industrial unit	-	£0.17	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77
16 Keynsham safeguarded land KE3B	280	£3.39	£41.00	£36.19	£31.38	£26.57	£24.16	£21.76	£16.95
17 Silver St, Midsomer Norton	12	£0.12	£2.18	£1.93	£1.68	£1.43	£1.31	£1.18	£0.93
18 Sion Hill Bath Spa University	100	£0.17	£5.83	£4.66	£3.48	£2.31	£1.72	£1.13	£0.05
19 St Martins Hospital (part conversion, part NB)	50	£0.14	£10.44	£9.17	£7.90	£6.62	£5.99	£5.35	£4.08

BLV: LOWER GREENFIELD		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Very small housing scheme	4	£0.03	£0.79	£0.70	£0.61	£0.52	£0.47	£0.43	£0.34
2 Low density housing scheme	15	£0.09	£2.78	£2.46	£2.14	£1.82	£1.66	£1.50	£1.18
3 Small housing scheme	9	£0.04	£1.64	£1.45	£1.26	£1.07	£0.98	£0.89	£0.70
4 Medium density housing scheme	15	£0.06	£2.63	£2.33	£2.03	£1.73	£1.58	£1.42	£1.12
5 Medium density housing scheme	25	£0.11	£3.76	£3.33	£2.90	£2.46	£2.24	£2.03	£1.59
6 Higher density housing scheme	30	£0.08	£4.56	£4.04	£3.51	£2.98	£2.72	£2.46	£1.93
7 Low density flatted scheme	25	£0.03	£2.26	£1.88	£1.51	£1.14	£0.95	£0.77	£0.39
8 Medium density flatted scheme	52	£0.06	£4.75	£3.97	£3.18	£2.40	£2.00	£1.61	£0.83
9 High density flatted scheme	30	£0.03	£2.65	£2.21	£1.77	£1.33	£1.12	£0.90	£0.46
10 Higher density flatted scheme	100	£0.10	£3.17	£2.20	£1.24	£0.26	£0.23	£0.73	£1.72
11 Mixed use scheme 1	25	£0.03	£5.05	£4.70	£4.35				

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £5,700 AH tenure 75% 25%

Table for BLV: HIGHER VALUE BROWNFIELD showing description, no of units, BLV (£ m), and residual land values (£m) for various scenarios from 0% to 50% AH.

Table showing BLV per ha (£m) and residual land values (£m per hectare) for the higher value brownfield scenarios.

BLVs table showing BLV per ha for Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value brownfield (£1,500,000), and Lower value brownfield (£750,000).

BLVs incorporate 20% premium

Table for BLV: LOWER VALUE BROWNFIELD showing description, no of units, BLV (£ m), and residual land values (£m) for various scenarios from 0% to 50% AH.

Table showing BLV per ha (£m) and residual land values (£m per hectare) for the lower value brownfield scenarios.

Table for BLV: HIGHER GREENFIELD showing description, no of units, BLV (£ m), and residual land values (£m) for various scenarios from 0% to 50% AH.

Table showing BLV per ha (£m) and residual land values (£m per hectare) for the higher greenfield scenarios.

Table for BLV: LOWER GREENFIELD showing description, no of units, BLV (£ m), and residual land values (£m) for various scenarios from 0% to 50% AH.

Table showing BLV per ha (£m) and residual land values (£m per hectare) for the lower greenfield scenarios.

B&NES LOCAL PLAN VIABILITY

Sales value (£ psm): £6,000 AH tenure 75% 25%

Table with 10 columns: Description, No of units, BLV (£ m), and 7 columns of Residual land values (£m) for AH percentages from 0% to 50%.

Table with 10 columns: Site area (Em), BLV per ha (Em), and 7 columns of Residual land values (£m per hectare) for AH percentages from 0% to 50%.

Table showing BLVs for Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value brownfield (£1,500,000), and Lower value brownfield (£750,000).

BLVs incorporate 20% premium

Table titled 'BLV: LOWER VALUE BROWNFIELD' with 10 columns: Description, No of units, BLV (£ m), and 7 columns of Residual land values (£m) for AH percentages from 0% to 50%.

Table titled 'BLV: LOWER VALUE BROWNFIELD' with 10 columns: Site area (Em), BLV per ha (Em), and 7 columns of Residual land values (£m per hectare) for AH percentages from 0% to 50%.

Table titled 'BLV: HIGHER GREENFIELD' with 10 columns: Description, No of units, BLV (£ m), and 7 columns of Residual land values (£m) for AH percentages from 0% to 50%.

Table titled 'BLV: HIGHER GREENFIELD' with 10 columns: Site area (Em), BLV per ha (Em), and 7 columns of Residual land values (£m per hectare) for AH percentages from 0% to 50%.

Table titled 'BLV: LOWER GREENFIELD' with 10 columns: Description, No of units, BLV (£ m), and 7 columns of Residual land values (£m) for AH percentages from 0% to 50%.

Table titled 'BLV: LOWER GREENFIELD' with 10 columns: Site area (Em), BLV per ha (Em), and 7 columns of Residual land values (£m per hectare) for AH percentages from 0% to 50%.

Biodiversity Net Gain

				Residual land values (£ millions)		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG	
BLV: HIGHER VALUE BROWNFIELD																							
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.30	-£0.023	-£0.029	£0.067	£0.062	£0.158	£0.152	£0.248	£0.242	£0.338	£0.347	£0.342	£0.428	£0.422	£0.508	£0.503	£0.569	£0.563			
2 Low density housing scheme	15	0.60	£0.90	-£0.082	-£0.102	£0.236	£0.217	£0.552	£0.533	£0.869	£0.850	£1.167	£1.167	£1.218	£1.199	£1.501	£1.482	£1.784	£1.765	£1.997	£1.978		
3 Small housing scheme	9	0.25	£0.38	-£0.049	-£0.060	£0.139	£0.128	£0.326	£0.315	£0.513	£0.501	£0.699	£0.688	£0.718	£0.707	£0.885	£0.874	£1.052	£1.041	£1.178	£1.167		
4 Medium density housing scheme	15	0.38	£0.57	-£0.079	-£0.097	£0.223	£0.205	£0.524	£0.506	£0.824	£0.806	£1.125	£1.107	£1.155	£1.137	£1.424	£1.406	£1.693	£1.675	£1.895	£1.877		
5 Medium density housing scheme	25	0.70	£1.05	-£0.180	-£0.208	£0.263	£0.236	£0.704	£0.677	£1.145	£1.118	£1.586	£1.559	£1.637	£1.610	£2.028	£2.001	£2.419	£2.393	£2.713	£2.686		
6 Higher density housing scheme	30	0.50	£0.75	-£0.218	-£0.251	£0.319	£0.286	£0.854	£0.821	£1.388	£1.355	£1.922	£1.890	£1.984	£1.952	£2.458	£2.426	£2.932	£2.900	£3.287	£3.255		
7 Low density flatted scheme	25	0.20	£0.30	-£1.167	-£1.198	-£0.780	-£0.811	-£0.393	-£0.424	-£0.006	-£0.037	£0.375	£0.345	£0.424	£0.393	£0.765	£0.735	£1.107	£1.076	£1.363	£1.332		
8 Medium density flatted scheme	52	0.40	£0.60	-£2.454	-£2.519	-£1.640	-£1.705	-£0.826	-£0.891	-£0.012	-£0.077	£0.790	£0.726	£0.892	£0.828	£1.611	£1.547	£2.329	£2.265	£2.868	£2.804		
9 High density flatted scheme	30	0.20	£0.30	-£1.368	-£1.405	-£0.915	-£0.951	-£0.461	-£0.498	-£0.008	-£0.044	£0.439	£0.404	£0.496	£0.460	£0.896	£0.861	£1.297	£1.261	£1.597	£1.561		
10 Higher density flatted scheme	100	0.65	£0.98	-£6.062	-£6.167	-£5.008	-£5.113	-£3.954	-£4.058	-£2.899	-£3.004	-£1.845	-£1.949	-£1.671	-£1.776	-£0.726	-£0.831	£0.216	£0.113	£0.914	£0.812		
11 Mixed use scheme 1	25	0.17	£0.26	£1.971	£1.889	£2.326	£2.243	£2.680	£2.598	£3.034	£2.952	£3.389	£3.306	£3.338	£3.255	£3.656	£3.572	£3.973	£3.890	£4.211	£4.128		
12 Mixed use scheme 2	56	0.17	£0.26	-£1.247	-£1.326	-£0.442	-£0.521	£0.358	£0.280	£1.152	£1.074	£1.945	£1.868	£2.046	£1.968	£2.757	£2.679	£3.465	£3.388	£3.993	£3.917		
13 Retail	-	0.61	£0.92	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607	£1.626	£1.607
14 Office	-	0.20	£0.30	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650	£3.727	£3.650
15 Industrial unit	-	0.67	£1.00	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730	£1.774	£1.730
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	-£2.745	-£3.066	£2.359	£2.047	£7.333	£7.030	£12.215	£11.919	£17.028	£16.736	£17.498	£17.205	£21.758	£21.468	£26.012	£25.722	£29.187	£28.900		
17 Silver St, Midsomer Norton	12	0.49	£0.74	-£0.065	-£0.080	£0.185	£0.170	£0.434	£0.419	£0.683	£0.669	£0.933	£0.918	£0.957	£0.942	£1.180	£1.165	£1.403	£1.388	£1.570	£1.555		
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£5.261	-£5.373	-£3.991	-£4.103	-£2.722	-£2.833	-£1.452	-£1.563	-£0.182	-£0.293	-£0.015	-£0.096	£1.134	£1.025	£2.242	£2.133	£3.072	£2.964		
19 St Martins Hospital (part conversion, par	50	0.56	£0.84	-£1.165	-£1.250	£0.149	£0.065	£1.446	£1.362	£2.743	£2.659	£4.040	£3.956	£4.197	£4.113	£5.353	£5.271	£6.504	£6.421	£7.366	£7.284		

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

				30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG	
BLV: LOWER VALUE BROWNFIELD																							
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.15	-£0.02	-£0.03	£0.07	£0.06	£0.16	£0.15	£0.25	£0.24	£0.34	£0.33	£0.35	£0.34	£0.43	£0.42	£0.51	£0.50	£0.57	£0.56		
2 Low density housing scheme	15	0.60	£0.45	-£0.08	-£0.10	£0.24	£0.22	£0.55	£0.53	£0.87	£0.85	£1.19	£1.17	£1.22	£1.20	£1.50	£1.48	£1.78	£1.77	£2.00	£1.98		
3 Small housing scheme	9	0.25	£0.19	-£0.05	-£0.06	£0.14	£0.13	£0.33	£0.31	£0.51	£0.50	£0.70	£0.69	£0.72	£0.71	£0.89	£0.87	£1.05	£1.04	£1.18	£1.17		
4 Medium density housing scheme	15	0.38	£0.29	-£0.08	-£0.10	£0.22	£0.20	£0.52	£0.51	£0.82	£0.81	£1.13	£1.11	£1.16	£1.14	£1.42	£1.41	£1.69	£1.67	£1.89	£1.88		
5 Medium density housing scheme	25	0.70	£0.53	-£0.18	-£0.21	£0.26	£0.24	£0.70	£0.68	£1.15	£1.12	£1.59	£1.56	£1.64	£1.61	£2.03	£2.00	£2.42	£2.39	£2.71	£2.69		
6 Higher density housing scheme	30	0.50	£0.38	-£0.22	-£0.25	£0.32	£0.29	£0.85	£0.82	£1.39	£1.36	£1.92	£1.89	£1.98	£1.95	£2.46	£2.43	£2.93	£2.90	£3.29	£3.26		
7 Low density flatted scheme	25	0.20	£0.15	-£1.17	-£1.20	-£0.78	-£0.81	-£0.39	-£0.42	-£0.01	-£0.04	£0.38	£0.34	£0.42	£0.39	£0.77	£0.73	£1.11	£1.08	£1.36	£1.33		
8 Medium density flatted scheme	52	0.40	£0.30	-£2.45	-£2.52	-£1.64	-£1.71	-£0.83	-£0.89	-£0.01	-£0.08	£0.79	£0.73	£0.89	£0.83	£1.61	£1.55	£2.33	£2.27	£2.87	£2.80		
9 High density flatted scheme	30	0.20	£0.15	-£1.37	-£1.40	-£0.91	-£0.95	-£0.46	-£0.50	-£0.01	-£0.04	£0.44	£0.40	£0.50	£0.46	£0.90	£0.86	£1.30	£1.26	£1.60	£1.56		
10 Higher density flatted scheme	100	0.65	£0.49	-£6.06	-£6.17	-£5.01	-£5.11	-£3.95	-£4.06	-£2.90	-£3.00	-£1.84	-£1.95	-£1.67	-£1.78	-£0.73	-£0.83	£0.22	£0.11	£0.91	£0.81		
11 Mixed use scheme 1	25	0.17	£0.13	£1.97	£1.89	£2.33	£2.24	£2.68	£2.60	£3.03	£2.95	£3.39	£3.31	£3.34	£3.26	£3.66	£3.57	£3.97	£3.89	£4.21	£4.13		
12 Mixed use scheme 2	56	0.17	£0.13	-£1.25	-£1.33	-£0.44	-£0.52	£0.36	£0.28	£1.15	£1.07	£1.95	£1.87	£2.05	£1.97	£2.76	£2.68	£3.47	£3.39	£3.99	£3.92		
13 Retail	-	0.61	£0.46	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61	£1.63	£1.61
14 Office	-	0.20	£0.15	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65	£3.73	£3.65
15 Industrial unit	-	0.67	£0.50	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73	£1.77	£1.73
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	-£2.75	-£3.07	£2.36	£2.05	£7.33	£7.03	£12.22	£11.92	£17.03	£16.74	£17.50	£17.21	£21.76	£21.47	£26.01	£25.72	£29.19	£28.90		
17 Silver St, Midsomer Norton	12	0.49	£0.37	-£0.06	-£0.08	£0.19	£0.17	£0.43	£0.42	£0.68	£0.67	£0.93	£0.92	£0.96	£0.94	£1.18	£1.17	£1.40	£1.39	£1.57	£1.56		
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£5.26	-£5.37	-£3.99	-£4.10	-£2.72	-£2.83	-£1.45	-£1.56	-£0.18	-£0.29	-£0.02	-£0.10	£1.13	£1.03	£2.24	£2.13	£3.07	£2.96		
19 St Martins Hospital (part conversion, par	50	0.56	£0.42	-£1.16	-£1.25	£0.15	£0.06	£1.45	£1.36	£2.74	£2.66	£4.04	£3.96	£4.20	£4.11	£5.35	£5.27	£6.50	£6.42	£7.37	£7.28		

				30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
				£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG		Baseline		BNG	
BLV: HIGHER GREENFIELD																							
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG
1 Very small housing scheme	4	0.20	£0.05	-£0.02	-£0.03	£0.07	£0.06	£0.16	£0.15	£0.25	£0.24	£0.34	£0.33	£0.35	£0.34	£0.43	£0.42	£0.51	£0.50	£0.57	£0.56		
2 Low density housing scheme	15	0.60	£0.15	-£0.08	-£0.10	£0.24	£0.22	£0.55	£0.53	£0.87	£0.85	£1.19	£1.17	£1.22	£1.20	£1.50	£1.48	£1.78	£1.77	£2.00	£1.98		
3 Small housing scheme	9	0.25	£0.06	-£0.05	-£0.06	£0.14	£0.13	£0.33	£0.31	£0.51	£0.50	£0.70	£0.69	£0.72	£0.71	£0.89	£0.87	£1.05	£1.04	£1.18	£1.17		
4 Medium density housing scheme	15	0.38	£0.10	-£0.08	-£0.10	£0.22	£0.20	£0.52	£0.51	£0.82	£0.81	£1.13	£1.11	£1.16	£1.14	£1.42	£1.41	£1.69	£1.67	£1.89	£1.88		
5 Medium density housing scheme	25	0.70	£0.18	-£0.18	-£0.21	£0.																	

Accessibility

Residual land values (£ millions)

BLV: HIGHER VALUE BROWNFIELD			Residual land values (£ millions)																				
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		40% AH		
Description	No of units	Site area	BLV (£ m)	£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.30	-£0.023	-£0.030	£0.067	£0.060	£0.158	£0.151	£0.248	£0.241	£0.338	£0.331	£0.347	£0.339	£0.428	£0.420	£0.508	£0.501	£0.569	£0.561		
2 Low density housing scheme	15	0.60	£0.90	-£0.082	-£0.107	£0.236	£0.211	£0.552	£0.528	£0.869	£0.845	£1.186	£1.162	£1.218	£1.190	£1.501	£1.474	£1.784	£1.757	£1.997	£1.970		
3 Small housing scheme	9	0.25	£0.38	-£0.049	-£0.063	£0.139	£0.124	£0.326	£0.311	£0.513	£0.498	£0.699	£0.685	£0.718	£0.702	£0.885	£0.869	£1.052	£1.036	£1.178	£1.162		
4 Medium density housing scheme	15	0.38	£0.57	-£0.079	-£0.102	£0.223	£0.200	£0.524	£0.500	£0.824	£0.801	£1.125	£1.102	£1.155	£1.129	£1.424	£1.398	£1.693	£1.667	£1.895	£1.869		
5 Medium density housing scheme	25	0.70	£1.05	-£0.180	-£0.216	£0.263	£0.228	£0.704	£0.669	£1.145	£1.110	£1.586	£1.551	£1.637	£1.598	£2.028	£1.989	£2.419	£2.381	£2.713	£2.674		
6 Higher density housing scheme	30	0.50	£0.75	-£0.218	-£0.262	£0.319	£0.276	£0.854	£0.811	£1.388	£1.345	£1.922	£1.880	£1.984	£1.937	£2.458	£2.411	£2.932	£2.885	£3.287	£3.240		
7 Low density flattened scheme	25	0.20	£0.30	-£1.167	-£1.203	-£0.780	-£0.816	-£0.393	-£0.429	-£0.006	-£0.042	£0.375	£0.340	£0.424	£0.387	£0.765	£0.728	£1.107	£1.070	£1.363	£1.326		
8 Medium density flattened scheme	52	0.40	£0.60	-£2.454	-£2.530	-£1.640	-£1.716	-£0.826	-£0.902	-£0.012	-£0.088	£0.790	£0.716	£0.892	£0.814	£1.611	£1.532	£2.329	£2.251	£2.868	£2.790		
9 High density flattened scheme	30	0.20	£0.30	-£1.368	-£1.410	-£0.915	-£0.957	-£0.461	-£0.503	-£0.008	-£0.050	£0.439	£0.398	£0.496	£0.452	£0.896	£0.853	£1.297	£1.253	£1.597	£1.553		
10 Higher density flattened scheme	100	0.65	£0.98	-£6.062	-£6.185	-£5.008	-£5.131	-£3.954	-£4.076	-£2.899	-£3.022	-£1.845	-£1.968	-£1.671	-£1.801	-£0.726	-£0.856	£0.216	£0.088	£0.914	£0.787		
11 Mixed use scheme 1	25	0.17	£0.26	£1.971	£1.939	£2.326	£2.293	£2.680	£2.647	£3.034	£3.002	£3.389	£3.356	£3.338	£3.304	£3.656	£3.621	£3.973	£3.938	£4.211	£4.176		
12 Mixed use scheme 2	56	0.17	£0.26	-£1.247	-£1.322	-£0.442	-£0.517	£0.358	£0.284	£1.152	£1.078	£1.945	£1.872	£2.046	£1.969	£2.757	£2.679	£3.465	£3.389	£3.993	£3.917		
13 Retail	-	0.61	£0.92	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	£1.626	
14 Office	-	0.20	£0.30	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	£3.727	
15 Industrial unit	-	0.67	£1.00	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	£1.774	
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	-£2.745	-£3.177	£2.359	£1.938	£7.333	£6.923	£12.215	£11.815	£17.028	£16.637	£17.498	£17.063	£21.758	£21.330	£26.012	£25.583	£29.187	£28.764		
17 Silver St, Midsomer Norton	12	0.49	£0.74	-£0.065	-£0.084	£0.185	£0.166	£0.434	£0.415	£0.683	£0.664	£0.933	£0.913	£0.957	£0.936	£1.180	£1.159	£1.403	£1.382	£1.570	£1.549		
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£5.261	-£5.392	-£3.991	-£4.122	-£2.722	-£2.853	-£1.452	-£1.583	-£0.182	-£0.313	-£0.015	-£0.123	£1.134	£0.999	£2.242	£2.107	£3.072	£2.938		
19 St Martins Hospital (part conversion, part	50	0.56	£0.84	-£1.165	-£1.275	£0.149	£0.039	£1.446	£1.336	£2.743	£2.633	£4.040	£3.931	£4.197	£4.077	£5.353	£5.236	£6.504	£6.386	£7.366	£7.249		

BLVs

	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

BLV: LOWER VALUE BROWNFIELD			Residual land values (£ millions)																				
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		40% AH		
Description	No of units	Site area	BLV (£ m)	£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.15	-£0.02	-£0.03	£0.07	£0.06	£0.16	£0.15	£0.25	£0.24	£0.34	£0.33	£0.35	£0.34	£0.43	£0.42	£0.51	£0.50	£0.57	£0.56		
2 Low density housing scheme	15	0.60	£0.45	-£0.08	-£0.11	£0.24	£0.21	£0.55	£0.53	£0.87	£0.84	£1.19	£1.16	£1.22	£1.19	£1.50	£1.47	£1.78	£1.76	£2.00	£1.97		
3 Small housing scheme	9	0.25	£0.19	-£0.05	-£0.06	£0.14	£0.12	£0.33	£0.31	£0.51	£0.50	£0.70	£0.69	£0.72	£0.70	£0.89	£0.87	£1.05	£1.04	£1.18	£1.16		
4 Medium density housing scheme	15	0.38	£0.29	-£0.08	-£0.10	£0.22	£0.20	£0.52	£0.50	£0.82	£0.80	£1.13	£1.10	£1.16	£1.13	£1.42	£1.40	£1.69	£1.67	£1.89	£1.87		
5 Medium density housing scheme	25	0.70	£0.53	-£0.18	-£0.22	£0.26	£0.23	£0.70	£0.67	£1.15	£1.11	£1.59	£1.55	£1.64	£1.60	£2.03	£1.99	£2.42	£2.38	£2.71	£2.67		
6 Higher density housing scheme	30	0.50	£0.38	-£0.22	-£0.26	£0.32	£0.28	£0.85	£0.81	£1.39	£1.35	£1.92	£1.88	£1.98	£1.94	£2.46	£2.41	£2.93	£2.88	£3.29	£3.24		
7 Low density flattened scheme	25	0.20	£0.15	-£1.17	-£1.20	-£0.78	-£0.82	-£0.39	-£0.43	-£0.01	-£0.04	£0.38	£0.34	£0.42	£0.39	£0.77	£0.73	£1.11	£1.07	£1.36	£1.33		
8 Medium density flattened scheme	52	0.40	£0.30	-£2.45	-£2.53	-£1.64	-£1.72	-£0.83	-£0.90	-£0.01	-£0.09	£0.79	£0.72	£0.89	£0.81	£1.61	£1.53	£2.33	£2.25	£2.87	£2.79		
9 High density flattened scheme	30	0.20	£0.15	-£1.37	-£1.41	-£0.91	-£0.96	-£0.46	-£0.50	-£0.01	-£0.05	£0.44	£0.40	£0.50	£0.45	£0.90	£0.85	£1.30	£1.25	£1.60	£1.55		
10 Higher density flattened scheme	100	0.65	£0.49	-£6.06	-£6.19	-£5.01	-£5.13	-£3.95	-£4.08	-£2.90	-£3.02	-£1.84	-£1.97	-£1.67	-£1.80	-£0.73	-£0.86	£0.22	£0.09	£0.91	£0.79		
11 Mixed use scheme 1	25	0.17	£0.13	£1.97	£1.94	£2.33	£2.29	£2.68	£2.65	£3.03	£3.00	£3.39	£3.36	£3.34	£3.30	£3.66	£3.62	£3.97	£3.94	£4.21	£4.18		
12 Mixed use scheme 2	56	0.17	£0.13	-£1.25	-£1.32	-£0.44	-£0.52	£0.36	£0.28	£1.15	£1.08	£1.95	£1.87	£2.05	£1.97	£2.76	£2.68	£3.47	£3.39	£3.99	£3.92		
13 Retail	-	0.61	£0.46	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	£1.63	
14 Office	-	0.20	£0.15	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	£3.73	
15 Industrial unit	-	0.67	£0.50	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	£1.77	
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	-£2.75	-£3.18	£2.36	£1.94	£7.33	£6.92	£12.22	£11.82	£17.03	£16.64	£17.50	£17.06	£21.76	£21.33	£26.01	£25.58	£29.19	£28.76		
17 Silver St, Midsomer Norton	12	0.49	£0.37	-£0.06	-£0.08	£0.19	£0.17	£0.43	£0.42	£0.68	£0.66	£0.93	£0.91	£0.96	£0.94	£1.18	£1.16	£1.40	£1.38	£1.57	£1.55		
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£5.26	-£5.39	-£3.99	-£4.12	-£2.72	-£2.85	-£1.45	-£1.58	-£0.18	-£0.31	-£0.02	-£0.12	£1.13	£1.00	£2.24	£2.11	£3.07	£2.94		
19 St Martins Hospital (part conversion, part	50	0.56	£0.42	-£1.16	-£1.28	£0.15	£0.04	£1.45	£1.34	£2.74	£2.63	£4.04	£3.93	£4.20	£4.08	£5.35	£5.24	£6.50	£6.39	£7.37	£7.25		

BLV: HIGHER GREENFIELD			Residual land values (£ millions)																				
			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		40% AH		
Description	No of units	Site area	BLV (£ m)	£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm			
				Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1 Very small housing scheme	4	0.20	£0.05	-£0.02	-£0.03	£0.07	£0.06	£0.16	£0.15	£0.25	£0.24	£0.34	£0.33	£0.35	£0.34	£0.43	£0.42	£0.51	£0.50	£0.57	£0.56		
2 Low density housing scheme	15	0.60	£0.15	-£0.																			

Carbon (scenarios A and X)

Residual land values (£ millions)

					30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH			
BLV: HIGHER VALUE BROWNFIELD			BLV (£ m)		£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm	
Description	No of units	Site area	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X
1 Very small housing scheme	4	0.20	£0.30	-£0.023	-£0.045	£0.067	£0.045	£0.158	£0.136	£0.248	£0.226	£0.338	£0.316	£0.347	£0.325	£0.428	£0.406	£0.508	£0.486	£0.569	£0.547	
2 Low density housing scheme	15	0.60	£0.90	-£0.082	-£0.160	£0.236	£0.159	£0.552	£0.476	£0.869	£0.792	£1.186	£1.109	£1.218	£1.141	£1.501	£1.424	£1.784	£1.707	£1.997	£1.920	
3 Small housing scheme	9	0.25	£0.38	-£0.049	-£0.095	£0.139	£0.093	£0.326	£0.280	£0.513	£0.467	£0.699	£0.654	£0.718	£0.673	£0.885	£0.840	£1.052	£1.007	£1.178	£1.132	
4 Medium density housing scheme	15	0.38	£0.57	-£0.079	-£0.153	£0.223	£0.150	£0.524	£0.451	£0.824	£0.751	£1.125	£1.052	£1.155	£1.082	£1.424	£1.351	£1.693	£1.620	£1.895	£1.822	
5 Medium density housing scheme	25	0.70	£1.05	-£0.180	-£0.291	£0.263	£0.154	£0.704	£0.595	£1.145	£1.036	£1.586	£1.477	£1.637	£1.529	£2.028	£1.920	£2.419	£2.312	£2.713	£2.605	
6 Higher density housing scheme	30	0.50	£0.75	-£0.218	-£0.352	£0.319	£0.187	£0.854	£0.721	£1.388	£1.256	£1.922	£1.790	£1.984	£1.853	£2.458	£2.327	£2.932	£2.801	£3.287	£3.157	
7 Low density flatted scheme	25	0.20	£0.30	-£1.167	-£1.292	-£0.780	-£0.905	-£0.393	-£0.518	-£0.006	-£0.131	£0.375	£0.252	£0.424	£0.300	£0.765	£0.642	£1.107	£0.983	£1.363	£1.240	
8 Medium density flatted scheme	52	0.40	£0.60	-£2.454	-£2.718	-£1.640	-£1.904	-£0.826	-£1.090	-£0.012	-£0.276	£0.790	£0.531	£0.892	£0.633	£1.611	£1.351	£2.329	£2.070	£2.868	£2.609	
9 High density flatted scheme	30	0.20	£0.30	-£1.368	-£1.515	-£0.915	-£1.062	-£0.461	-£0.608	-£0.008	-£0.155	£0.439	£0.295	£0.496	£0.352	£0.896	£0.752	£1.297	£1.152	£1.597	£1.452	
10 Higher density flatted scheme	100	0.65	£0.98	-£6.062	-£6.486	-£5.008	-£5.432	-£3.954	-£4.377	-£2.899	-£3.323	-£1.845	-£2.268	-£1.671	-£2.095	-£0.726	-£1.150	-£0.216	-£0.205	-£0.914	-£0.497	
11 Mixed use scheme 1	25	0.17	£0.26	£1.971	£1.570	£2.326	£1.925	£2.680	£2.279	£3.034	£2.633	£3.389	£2.988	£3.338	£2.937	£3.656	£3.255	£3.973	£3.572	£4.211	£3.810	
12 Mixed use scheme 2	56	0.17	£0.26	-£1.247	-£1.579	-£0.442	-£0.774	£0.358	£0.031	£1.152	£0.825	£1.945	£1.619	£2.046	£1.719	£2.757	£2.430	£3.465	£3.141	£3.993	£3.671	
13 Retail	-	0.61	£0.92	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	£1.626	£1.532	
14 Office	-	0.20	£0.30	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	£3.727	£3.312	
15 Industrial unit	-	0.67	£1.00	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	£1.774	£1.539	
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	-£2.745	-£4.044	£2.359	£1.096	£7.333	£6.093	£12.215	£11.006	£17.028	£15.841	£17.498	£16.313	£21.758	£20.585	£26.012	£24.838	£29.187	£28.023	
17 Silver St, Midsomer Norton	12	0.49	£0.74	-£0.065	-£0.126	£0.185	£0.125	£0.434	£0.374	£0.683	£0.623	£0.933	£0.872	£0.957	£0.897	£1.180	£1.120	£1.403	£1.343	£1.570	£1.510	
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£5.261	-£5.713	-£3.991	-£4.444	-£2.722	-£3.174	-£1.452	-£1.904	-£0.182	-£0.634	-£0.015	-£0.437	£1.134	£0.692	£2.242	£1.802	£3.072	£2.633	
19 St Martins Hospital (part conversion, part	50	0.56	£0.84	-£1.165	-£1.509	£0.149	-£0.193	£1.446	£1.107	£2.743	£2.404	£4.040	£3.701	£4.197	£3.857	£5.353	£5.019	£6.504	£6.169	£7.366	£7.032	

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Midsomer Norton, Westfield, Radstock, Peasdown St John Paulton and Chew Valley (Values A, B, C, D and E)

					30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH	
BLV: LOWER VALUE BROWNFIELD			BLV (£ m)		£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm	
Description	No of units	Site area	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X
1 Very small housing scheme	4	0.20	£0.15	-£0.02	-£0.05	£0.07	£0.05	£0.16	£0.14	£0.25	£0.23	£0.34	£0.32	£0.35	£0.33	£0.43	£0.41	£0.51	£0.49	£0.57	£0.55	
2 Low density housing scheme	15	0.60	£0.45	-£0.08	-£0.16	£0.24	£0.16	£0.55	£0.48	£0.87	£0.79	£1.19	£1.11	£1.22	£1.14	£1.50	£1.42	£1.78	£1.71	£2.00	£1.92	
3 Small housing scheme	9	0.25	£0.19	-£0.05	-£0.09	£0.14	£0.09	£0.33	£0.28	£0.51	£0.47	£0.70	£0.65	£0.72	£0.67	£0.89	£0.84	£1.05	£1.01	£1.18	£1.13	
4 Medium density housing scheme	15	0.38	£0.29	-£0.08	-£0.15	£0.22	£0.15	£0.52	£0.45	£0.82	£0.75	£1.13	£1.05	£1.16	£1.08	£1.42	£1.35	£1.69	£1.62	£1.89	£1.82	
5 Medium density housing scheme	25	0.70	£0.53	-£0.18	-£0.29	£0.26	£0.15	£0.70	£0.60	£1.15	£1.04	£1.59	£1.48	£1.64	£1.53	£2.03	£1.92	£2.42	£2.31	£2.71	£2.60	
6 Higher density housing scheme	30	0.50	£0.38	-£0.22	-£0.35	£0.32	£0.19	£0.85	£0.72	£1.39	£1.26	£1.92	£1.79	£1.98	£1.85	£2.46	£2.33	£2.93	£2.80	£3.29	£3.16	
7 Low density flatted scheme	25	0.20	£0.15	-£1.17	-£1.29	-£0.78	-£0.91	-£0.39	-£0.52	-£0.01	-£0.13	£0.38	£0.25	£0.42	£0.30	£0.77	£0.64	£1.11	£0.98	£1.36	£1.24	
8 Medium density flatted scheme	52	0.40	£0.30	-£2.45	-£2.72	-£1.64	-£1.90	-£0.83	-£1.09	-£0.01	-£0.28	£0.79	£0.53	£0.89	£0.63	£1.61	£1.35	£2.33	£2.07	£2.87	£2.61	
9 High density flatted scheme	30	0.20	£0.15	-£1.37	-£1.52	-£0.91	-£1.06	-£0.46	-£0.61	-£0.01	-£0.15	£0.44	£0.29	£0.50	£0.35	£0.90	£0.75	£1.30	£1.15	£1.60	£1.45	
10 Higher density flatted scheme	100	0.65	£0.49	-£6.06	-£6.49	-£5.01	-£5.43	-£3.95	-£4.38	-£2.90	-£3.32	-£1.84	-£2.27	-£1.67	-£2.09	-£0.73	-£1.15	£0.22	-£0.20	£0.91	£0.50	
11 Mixed use scheme 1	25	0.17	£0.13	£1.97	£1.57	£2.33	£1.92	£2.68	£2.28	£3.03	£2.63	£3.39	£2.99	£3.34	£2.94	£3.66	£3.25	£3.97	£3.57	£4.21	£3.81	
12 Mixed use scheme 2	56	0.17	£0.13	-£1.25	-£1.58	-£0.44	-£0.77	£0.36	£0.03	£1.15	£0.82	£1.95	£1.62	£2.05	£1.72	£2.76	£2.43	£3.47	£3.14	£3.99	£3.67	
13 Retail	-	0.61	£0.46	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	£1.63	£1.53	
14 Office	-	0.20	£0.15	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	£3.73	£3.31	
15 Industrial unit	-	0.67	£0.50	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	£1.77	£1.54	
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	-£2.75	-£4.04	£2.36	£1.10	£7.33	£6.09	£12.22	£11.01	£17.03	£15.84	£17.50	£16.31	£21.76	£20.58	£26.01	£24.84	£29.19	£28.02	
17 Silver St, Midsomer Norton	12	0.49	£0.37	-£0.06	-£0.13	£0.19	£0.12	£0.43	£0.37	£0.68	£0.62	£0.93	£0.87	£0.96	£0.90	£1.18	£1.12	£1.40	£1.34	£1.57	£1.51	
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£5.26	-£5.71	-£3.99	-£4.44	-£2.72	-£3.17	-£1.45	-£1.90	-£0.18	-£0.63	£0.02	-£0.44	£1.13	£0.69	£2.24	£1.80	£3.07	£2.63	
19 St Martins Hospital (part conversion, part	50	0.56	£0.42	-£1.16	-£1.51	£0.15	-£0.19	£1.45	£1.11	£2.74	£2.40	£4.04	£3.70	£4.20	£3.86	£5.35	£5.02	£6.50	£6.17	£7.37	£7.03	

					30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH	
BLV: HIGHER GREENFIELD			BLV (£ m)		£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm	
Description	No of units	Site area	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X	Baseline	Carb A/X
1 Very small housing scheme	4	0.20	£0.05	-£0.02	-£0.05	£0.07	£0.05	£0.16	£0.14	£0.25	£0.23	£0.34	£0.32	£0.35	£0.33	£0.43	£0.41	£0.51	£0.49	£0.57	£0.55	
2 Low density housing scheme	15	0.60	£0.15	-£0.08	-£0.16	£0.24	£0.16	£0.55	£0.48	£0.87	£0.79	£1.19	£1.11	£1.22	£1.14	£1.50	£1.42	£1.78	£1.71	£2.00	£1.92	
3 Small housing scheme	9	0.25	£0.06	-£0.05	-£0.09	£0.14	£0.09	£0.33	£0.28	£0.51	£0.47	£0.70	£0.65	£0.72	£0.67	£0.89	£0.84	£1.05	£1.01	£1.18	£1.13	
4 Medium density housing scheme	15	0.38	£0.10	-£0.08	-£0.15	£0.22	£0.15	£0.52	£0.45	£0.82	£0.75	£1.13	£1.05	£1.16	£1.08	£1.42	£1.35	£1.69	£1.62	£1.89	£1.82	
5 Medium density housing scheme	25	0.70	£0.18	-£0.18	-£0.29	£0.26	£0.15	£0.70	£0.60	£1.15	£1.04	£1.59	£1.48	£1.64	£1.53	£2.03	£1.92	£2.42	£2.31	£2.71	£2.60	
6 Higher density housing scheme	30	0.50	£0.13	-£0.22	-£0.35	£0.32	£0.19	£0.85	£0.72	£1.39	£1.26	£1.92	£1.79	£1.98	£1.85	£2.46	£2.33	£2.93	£2.80	£3.29	£3.16	
7 Low density flatted scheme	2																					

Carbon (scenarios B and Y)

Residual land values (£ millions)

BLV: HIGHER VALUE BROWNFIELD			30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
1 Very small housing scheme	4	0.20	£0.30	-£0.023	-£0.060	£0.067	£0.031	£0.158	£0.124	£0.248	£0.211	£0.338	£0.301	£0.347	£0.310	£0.428	£0.391	£0.508	£0.472	£0.569	£0.532
2 Low density housing scheme	15	0.60	£0.90	-£0.082	-£0.212	£0.236	£0.107	£0.552	£0.424	£0.869	£0.741	£1.186	£1.058	£1.218	£1.089	£1.501	£1.373	£1.784	£1.656	£1.997	£1.869
3 Small housing scheme	9	0.25	£0.38	-£0.049	-£0.125	£0.139	£0.063	£0.326	£0.250	£0.513	£0.437	£0.699	£0.624	£0.718	£0.642	£0.885	£0.810	£1.052	£0.977	£1.178	£1.102
4 Medium density housing scheme	15	0.38	£0.57	-£0.079	-£0.202	£0.223	£0.101	£0.524	£0.402	£0.824	£0.703	£1.125	£1.003	£1.155	£1.033	£1.424	£1.302	£1.693	£1.571	£1.895	£1.773
5 Medium density housing scheme	25	0.70	£1.05	-£0.180	-£0.365	£0.263	£0.081	£0.704	£0.522	£1.145	£0.963	£1.586	£1.404	£1.637	£1.456	£2.028	£1.849	£2.419	£2.240	£2.713	£2.533
6 Higher density housing scheme	30	0.50	£0.75	-£0.218	-£0.442	£0.319	£0.099	£0.854	£0.633	£1.388	£1.168	£1.922	£1.702		£1.764	£2.458	£2.241	£2.932	£2.715	£3.287	£3.070
7 Low density flatted scheme	25	0.20	£0.30	-£1.167	-£1.375	-£0.780	-£0.988	-£0.393	-£0.602	-£0.006	-£0.215	£0.375	£0.170	£0.424	£0.218	£0.765	£0.560	£1.107	£0.901	£1.363	£1.157
8 Medium density flatted scheme	52	0.40	£0.60	-£2.454	-£2.893	-£1.640	-£2.079	-£0.826	-£1.265	-£0.012	-£0.451	£0.790	£0.358	£0.892	£0.469	£1.611	£1.178	£2.329	£1.897	£2.868	£2.436
9 High density flatted scheme	30	0.20	£0.30	-£1.368	-£1.613	-£0.915	-£1.159	-£0.461	-£0.706	-£0.008	-£0.252	£0.439	£0.198	£0.496	£0.255	£0.896	£0.655	£1.297	£1.056	£1.597	£1.356
10 Higher density flatted scheme	100	0.65	£0.98	-£6.062	-£6.769	-£5.008	-£5.714	-£3.954	-£4.660	-£2.899	-£3.605	-£1.845	-£2.551	-£1.671	-£2.377	-£0.726	-£1.432	£0.216	-£0.487	£0.914	£0.219
11 Mixed use scheme 1	25	0.17	£0.26	£1.971	£1.422	£2.326	£1.777	£2.680	£2.131	£3.034	£2.486	£3.389	£2.840	£3.338	£2.790	£3.656	£3.107	£3.973	£3.424	£4.211	£3.662
12 Mixed use scheme 2	56	0.17	£0.26	-£1.247	-£1.770	-£0.442	-£0.965	£0.358	-£0.160	£1.152	£0.636	£1.945	£1.430	£2.046	£1.531	£2.757	£2.241	£3.465	£2.952	£3.993	£3.485
13 Retail	-	0.61	£0.92	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509	£1.626	£1.509
14 Office	-	0.20	£0.30	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208	£3.727	£3.208
15 Industrial unit	-	0.67	£1.00	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480	£1.774	£1.480
16 Keynsham safeguarded land KE3B	280	13.56	£20.34	-£2.745	-£4.919	£2.359	£0.254	£7.333	£5.263	£12.215	£10.198	£17.028	£15.042	£17.498	£15.523	£21.758	£19.802	£26.012	£24.056	£29.187	£27.246
17 Silver St, Midsomer Norton	12	0.49	£0.74	-£0.065	-£0.167	£0.185	£0.084	£0.434	£0.333	£0.683	£0.583	£0.933	£0.832	£0.957	£0.857	£1.180	£1.079	£1.403	£1.302	£1.570	£1.469
18 Sion Hill Bath Spa University	100	0.67	£1.01	-£5.261	-£6.015	-£3.991	-£4.745	-£2.722	-£3.475	-£1.452	-£2.205	-£0.182	-£0.935	-£0.015	-£0.738	£1.134	£0.394	£2.242	£1.509	£3.072	£2.339
19 St Martins Hospital (part conversion, part)	50	0.56	£0.84	-£1.165	-£1.738	£0.149	-£0.422	£1.446	£0.880	£2.743	£2.178	£4.040	£3.475	£4.197	£3.631	£5.353	£4.792	£6.504	£5.946	£7.366	£6.809

BLVs	BLV per ha
Greenfield 1	£150,000
Greenfield 2	£250,000
Higher value emp	£1,500,000
Lower value emp	£750,000

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

BLV: LOWER VALUE BROWNFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
1 Very small housing scheme	4	0.20	£0.15	-£0.02	-£0.06	£0.07	£0.03	£0.16	£0.12	£0.25	£0.21	£0.34	£0.30	£0.35	£0.31	£0.43	£0.39	£0.51	£0.47	£0.57	£0.53
2 Low density housing scheme	15	0.60	£0.45	-£0.08	-£0.21	£0.24	£0.11	£0.55	£0.42	£0.87	£0.74	£1.19	£1.06	£1.22	£1.09	£1.50	£1.37	£1.78	£1.66	£2.00	£1.87
3 Small housing scheme	9	0.25	£0.19	-£0.05	-£0.13	£0.14	£0.06	£0.33	£0.25	£0.51	£0.44	£0.70	£0.62	£0.72	£0.64	£0.89	£0.81	£1.05	£0.98	£1.18	£1.10
4 Medium density housing scheme	15	0.38	£0.29	-£0.08	-£0.20	£0.22	£0.10	£0.52	£0.40	£0.82	£0.70	£1.13	£1.00	£1.16	£1.03	£1.42	£1.30	£1.69	£1.57	£1.89	£1.77
5 Medium density housing scheme	25	0.70	£0.53	-£0.18	-£0.36	£0.26	£0.08	£0.70	£0.52	£1.15	£0.96	£1.59	£1.40	£1.64	£1.46	£2.03	£1.85	£2.42	£2.24	£2.71	£2.53
6 Higher density housing scheme	30	0.50	£0.38	-£0.22	-£0.44	£0.32	£0.10	£0.85	£0.63	£1.39	£1.17	£1.92	£1.70	£1.98	£1.76	£2.46	£2.24	£2.93	£2.71	£3.29	£3.07
7 Low density flatted scheme	25	0.20	£0.15	-£1.17	-£1.38	-£0.78	-£0.99	-£0.39	-£0.60	-£0.01	-£0.21	£0.38	£0.17	£0.42	£0.22	£0.77	£0.56	£1.11	£0.90	£1.36	£1.16
8 Medium density flatted scheme	52	0.40	£0.30	-£2.45	-£2.89	-£1.64	-£2.08	-£0.83	-£1.27	-£0.01	-£0.45	£0.79	£0.36	£0.89	£0.46	£1.61	£1.18	£2.33	£1.90	£2.87	£2.44
9 High density flatted scheme	30	0.20	£0.15	-£1.37	-£1.61	-£0.91	-£1.16	-£0.46	-£0.71	-£0.01	-£0.25	£0.44	£0.20	£0.50	£0.26	£0.90	£0.66	£1.30	£1.06	£1.60	£1.36
10 Higher density flatted scheme	100	0.65	£0.49	-£6.06	-£6.77	-£5.01	-£5.71	-£3.95	-£4.66	-£2.90	-£3.61	-£1.84	-£2.55	-£1.67	-£2.38	-£0.73	-£1.43	£0.22	-£0.49	£0.91	£0.22
11 Mixed use scheme 1	25	0.17	£0.13	£1.97	£1.42	£2.33	£1.78	£2.68	£2.13	£3.03	£2.49	£3.39	£2.84	£3.34	£2.79	£3.66	£3.11	£3.97	£3.42	£4.21	£3.66
12 Mixed use scheme 2	56	0.17	£0.13	-£1.25	-£1.77	-£0.44	-£0.96	£0.36	-£0.16	£1.15	£0.64	£1.95	£1.43	£2.05	£1.53	£2.76	£2.24	£3.47	£2.95	£3.99	£3.48
13 Retail	-	0.61	£0.46	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51	£1.63	£1.51
14 Office	-	0.20	£0.15	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21	£3.73	£3.21
15 Industrial unit	-	0.67	£0.50	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48	£1.77	£1.48
16 Keynsham safeguarded land KE3B	280	13.56	£10.17	-£2.75	-£4.92	£2.36	£0.25	£7.33	£5.26	£12.22	£10.20	£17.03	£15.04	£17.50	£15.52	£21.76	£19.80	£26.01	£24.06	£29.19	£27.25
17 Silver St, Midsomer Norton	12	0.49	£0.37	-£0.06	-£0.17	£0.19	£0.08	£0.43	£0.33	£0.68	£0.58	£0.93	£0.83	£0.96	£0.86	£1.18	£1.08	£1.40	£1.30	£1.57	£1.47
18 Sion Hill Bath Spa University	100	0.67	£0.50	-£5.26	-£6.01	-£3.99	-£4.75	-£2.72	-£3.48	-£1.45	-£2.21	-£0.18	-£0.94	£0.02	-£0.74	£1.13	£0.39	£2.24	£1.51	£3.07	£2.34
19 St Martins Hospital (part conversion, part)	50	0.56	£0.42	-£1.16	-£1.74	£0.15	-£0.42	£1.45	£0.88	£2.74	£2.18	£4.04	£3.47	£4.20	£3.63	£5.35	£4.79	£6.50	£5.95	£7.37	£6.81

BLV: HIGHER GREENFIELD			30% AH		30% AH		30% AH		30% AH		30% AH		40% AH		40% AH		40% AH		40% AH		
			£2,900 psm		£3,300 psm		£3,700 psm		£4,100 psm		£4,500 psm		£4,900 psm		£5,300 psm		£5,700 psm		£6,100 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y	Baseline	Carb B/Y
1 Very small housing scheme	4	0.20	£0.05	-£0.02	-£0.06	£0.07	£0.03	£0.16	£0.12	£0.25	£0.21	£0.34	£0.30	£0.35	£0.31	£0.43	£0.39	£0.51	£0.47	£0.57	£0.53
2 Low density housing scheme	15	0.60	£0.15	-£0.08	-£0.21	£0.24	£0.11	£0.55	£0.42	£0.87	£0.74	£1.19	£1.06	£1.22	£1.09	£1.50	£1.37	£1.78	£1.66	£2.00	£1.87
3 Small housing scheme	9	0.25	£0.06	-£0.05	-£0.13	£0.14	£0.06	£0.33	£0.25	£0.51	£0.44	£0.70	£0.62	£0.72	£0.64	£0.89	£0.81	£1.05	£0.98	£1.18	£1.10
4 Medium density housing scheme	15	0.38	£0.10	-£0.08	-£0.20	£0.22	£0.10	£0.52	£0.40	£0.82	£0.70	£1.13	£1.00	£1.16	£1.03	£1.42	£1.30	£1.69	£1.57	£1.89	£1.77
5 Medium density housing scheme	25	0.70	£0.18	-£0.18	-£0.36	£0.26	£0.08	£0.70	£0.52	£1.15	£0.96	£1.59	£1.40	£1.64	£1.46	£2.03	£1.85	£2.42	£2.24	£2.71	£2.53
6 Higher density housing scheme	30	0.50	£0.13	-£0.22	-£0.44	£0.32	£0.10	£0.85	£0.63	£1.39	£1.17	£1.92	£1.70	£1.98	£1.76	£2.46	£2.24	£2.93	£2.71	£3.29	£3.07
7 Low density flatted scheme	25	0.20	£0.05	-£1.17	-£1.38	-£0.78	-£0.99	-£0.39	-£0.60	-£0.01	-£0.21	£0.38	£0.17	£0.42	£0.22	£0.77	£0.56	£1.11	£0.90	£1.36	£1.16
8 Medium density flatted scheme	52	0.40	£0.10	-£2.45	-£2.89	-£1.64	-£2.08	-£0.83	-£1.27	-£0.01	-£0.45	£0.79	£0.36	£0.89							

Carbon (scenarios C and Z)

Residual land values (£ millions)

Table with columns for BLV: HIGHER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), and various carbon scenarios (30% AH, 40% AH) with Baseline and Carb C/Z values.

Table with columns BLVs and BLV per ha, listing Greenfield 1 (£150,000), Greenfield 2 (£250,000), Higher value emp (£1,500,000), and Lower value emp (£750,000).

BLVs incorporate 20% premium

Policy CP9:

40% AH in Prime Bath, Bath North, East and Bath rural hinterland (Values F, G, H and I)

30% in Bath North and West, Bath South, Keynsham and Salford, Midsomer Norton, Westfield, Radstock, Peasdown St John, Paulton and Chew Valley (Values A, B, C, D and E)

Table with columns for BLV: LOWER VALUE BROWNFIELD, Description, No of units, Site area, BLV (£ m), and various carbon scenarios (30% AH, 40% AH) with Baseline and Carb C/Z values.

Table with columns for BLV: HIGHER GREENFIELD, Description, No of units, Site area, BLV (£ m), and various carbon scenarios (30% AH, 40% AH) with Baseline and Carb C/Z values.

Table with columns for BLV: LOWER GREENFIELD, Description, No of units, Site area, BLV (£ m), and various carbon scenarios (30% AH, 40% AH) with Baseline and Carb C/Z values.

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£2,900 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	-£23,187	-£26,073	-£31,560	-£38,630	-£61,233
2	Low density housing scheme	15	900,000	-£82,290	-£93,110	-£112,383	-£137,210	-£216,592
3	Small housing scheme	9	375,000	-£48,675	-£55,166	-£66,535	-£81,178	-£128,000
4	Medium density housing scheme	15	570,000	-£78,793	-£89,613	-£107,907	-£131,471	-£206,816
5	Medium density housing scheme	25	1,050,000	-£180,388	-£198,375	-£225,690	-£261,368	-£373,887
6	Higher density housing scheme	30	750,000	-£218,323	-£239,907	-£273,008	-£316,241	-£452,587
7	Low density flatted scheme	25	300,000	-£1,166,766	-£1,184,754	-£1,215,649	-£1,251,400	-£1,378,526
8	Medium density flatted scheme	52	600,000	-£2,454,389	-£2,491,803	-£2,556,808	-£2,632,031	-£2,899,509
9	High density flatted scheme	30	300,000	-£1,368,371	-£1,389,955	-£1,426,173	-£1,468,083	-£1,617,106
10	Higher density flatted scheme	100	975,000	-£6,062,476	-£6,134,186	-£6,238,811	-£6,361,567	-£6,792,120
11	Mixed use scheme 1	25	255,000	£1,971,211	£1,953,722	£1,871,304	£1,838,713	£1,433,788
12	Mixed use scheme 2	56	255,000	-£1,247,197	-£1,287,488	-£1,366,491	-£1,440,888	-£1,777,010
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	-£2,745,192	-£2,942,515	-£3,263,153	-£3,695,345	-£5,027,599
17	Silver St, Midsomer Norton	12	735,000	-£64,900	-£73,555	-£88,712	-£108,238	-£170,667
18	Sion Hill Bath Spa University	100	1,005,000	-£5,261,316	-£5,333,025	-£5,444,672	-£5,575,668	-£6,035,116
19	St Martins Hospital (part conversion, part NB)	50	843,000	-£1,164,568	-£1,200,543	-£1,285,481	-£1,396,398	-£1,746,273

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	-£23,187	-£26,073	-£31,560	-£38,630	-£61,233
2	Low density housing scheme	15	450,000	-£82,290	-£93,110	-£112,383	-£137,210	-£216,592
3	Small housing scheme	9	187,500	-£48,675	-£55,166	-£66,535	-£81,178	-£128,000
4	Medium density housing scheme	15	285,000	-£78,793	-£89,613	-£107,907	-£131,471	-£206,816
5	Medium density housing scheme	25	525,000	-£180,388	-£198,375	-£225,690	-£261,368	-£373,887
6	Higher density housing scheme	30	375,000	-£218,323	-£239,907	-£273,008	-£316,241	-£452,587
7	Low density flatted scheme	25	150,000	-£1,166,766	-£1,184,754	-£1,215,649	-£1,251,400	-£1,378,526
8	Medium density flatted scheme	52	300,000	-£2,454,389	-£2,491,803	-£2,556,808	-£2,632,031	-£2,899,509
9	High density flatted scheme	30	150,000	-£1,368,371	-£1,389,955	-£1,426,173	-£1,468,083	-£1,617,106
10	Higher density flatted scheme	100	487,500	-£6,062,476	-£6,134,186	-£6,238,811	-£6,361,567	-£6,792,120
11	Mixed use scheme 1	25	127,500	£1,971,211	£1,953,722	£1,871,304	£1,838,713	£1,433,788
12	Mixed use scheme 2	56	127,500	-£1,247,197	-£1,287,488	-£1,366,491	-£1,440,888	-£1,777,010
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	-£2,745,192	-£2,942,515	-£3,263,153	-£3,695,345	-£5,027,599
17	Silver St, Midsomer Norton	12	367,500	-£64,900	-£73,555	-£88,712	-£108,238	-£170,667
18	Sion Hill Bath Spa University	100	502,500	-£5,261,316	-£5,333,025	-£5,444,672	-£5,575,668	-£6,035,116
19	St Martins Hospital (part conversion, part NB)	50	421,500	-£1,164,568	-£1,200,543	-£1,285,481	-£1,396,398	-£1,746,273

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	-£23,187	-£26,073	-£31,560	-£38,630	-£61,233
2	Low density housing scheme	15	150,000	-£82,290	-£93,110	-£112,383	-£137,210	-£216,592
3	Small housing scheme	9	62,500	-£48,675	-£55,166	-£66,535	-£81,178	-£128,000
4	Medium density housing scheme	15	95,000	-£78,793	-£89,613	-£107,907	-£131,471	-£206,816
5	Medium density housing scheme	25	175,000	-£180,388	-£198,375	-£225,690	-£261,368	-£373,887
6	Higher density housing scheme	30	125,000	-£218,323	-£239,907	-£273,008	-£316,241	-£452,587
7	Low density flatted scheme	25	50,000	-£1,166,766	-£1,184,754	-£1,215,649	-£1,251,400	-£1,378,526
8	Medium density flatted scheme	52	100,000	-£2,454,389	-£2,491,803	-£2,556,808	-£2,632,031	-£2,899,509
9	High density flatted scheme	30	50,000	-£1,368,371	-£1,389,955	-£1,426,173	-£1,468,083	-£1,617,106
10	Higher density flatted scheme	100	162,500	-£6,062,476	-£6,134,186	-£6,238,811	-£6,361,567	-£6,792,120
11	Mixed use scheme 1	25	42,500	£1,971,211	£1,953,722	£1,871,304	£1,838,713	£1,433,788
12	Mixed use scheme 2	56	42,500	-£1,247,197	-£1,287,488	-£1,366,491	-£1,440,888	-£1,777,010
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	-£2,745,192	-£2,942,515	-£3,263,153	-£3,695,345	-£5,027,599
17	Silver St, Midsomer Norton	12	122,500	-£64,900	-£73,555	-£88,712	-£108,238	-£170,667
18	Sion Hill Bath Spa University	100	167,500	-£5,261,316	-£5,333,025	-£5,444,672	-£5,575,668	-£6,035,116
19	St Martins Hospital (part conversion, part NB)	50	140,500	-£1,164,568	-£1,200,543	-£1,285,481	-£1,396,398	-£1,746,273

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	-£23,187	-£26,073	-£31,560	-£38,630	-£61,233
2	Low density housing scheme	15	90,000	-£82,290	-£93,110	-£112,383	-£137,210	-£216,592
3	Small housing scheme	9	37,500	-£48,675	-£55,166	-£66,535	-£81,178	-£128,000
4	Medium density housing scheme	15	57,000	-£78,793	-£89,613	-£107,907	-£131,471	-£206,816
5	Medium density housing scheme	25	105,000	-£180,388	-£198,375	-£225,690	-£261,368	-£373,887
6	Higher density housing scheme	30	75,000	-£218,323	-£239,907	-£273,008	-£316,241	-£452,587
7	Low density flatted scheme	25	30,000	-£1,166,766	-£1,184,754	-£1,215,649	-£1,251,400	-£1,378,526
8	Medium density flatted scheme	52	60,000	-£2,454,389	-£2,491,803	-£2,556,808	-£2,632,031	-£2,899,509
9	High density flatted scheme	30	30,000	-£1,368,371	-£1,389,955	-£1,426,173	-£1,468,083	-£1,617,106
10	Higher density flatted scheme	100	97,500	-£6,062,476	-£6,134,186	-£6,238,811	-£6,361,567	-£6,792,120
11	Mixed use scheme 1	25	25,500	£1,971,211	£1,953,722	£1,871,304	£1,838,713	£1,433,788
12	Mixed use scheme 2	56	25,500	-£1,247,197	-£1,287,488	-£1,366,491	-£1,440,888	-£1,777,010
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	-£2,745,192	-£2,942,515	-£3,263,153	-£3,695,345	-£5,027,599
17	Silver St, Midsomer Norton	12	73,500	-£64,900	-£73,555	-£88,712	-£108,238	-£170,667
18	Sion Hill Bath Spa University	100	100,500	-£5,261,316	-£5,333,025	-£5,444,672	-£5,575,668	-£6,035,116
19	St Martins Hospital (part conversion, part NB)	50	84,300	-£1,164,568	-£1,200,543	-£1,285,481	-£1,396,398	-£1,746,273

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£3,300 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£67,347	£64,503	£59,091	£52,120	£29,832
2	Low density housing scheme	15	900,000	£235,672	£225,002	£205,998	£181,517	£103,243
3	Small housing scheme	9	375,000	£138,871	£132,470	£121,260	£106,820	£60,652
4	Medium density housing scheme	15	570,000	£223,010	£212,341	£194,303	£171,068	£96,773
5	Medium density housing scheme	25	1,050,000	£263,131	£245,395	£218,460	£183,280	£72,332
6	Higher density housing scheme	30	750,000	£319,113	£297,830	£265,191	£222,562	£88,119
7	Low density flatted scheme	25	300,000	-£779,902	-£797,890	-£828,785	-£864,536	-£991,662
8	Medium density flatted scheme	52	600,000	-£1,640,409	-£1,677,823	-£1,742,828	-£1,818,051	-£2,085,529
9	High density flatted scheme	30	300,000	-£914,867	-£936,452	-£972,670	-£1,014,580	-£1,163,602
10	Higher density flatted scheme	100	975,000	-£5,008,044	-£5,079,753	-£5,184,379	-£5,307,135	-£5,737,687
11	Mixed use scheme 1	25	255,000	£2,325,624	£2,308,135	£2,225,718	£2,193,126	£1,788,202
12	Mixed use scheme 2	56	255,000	-£442,161	-£482,454	-£561,455	-£635,852	-£971,975
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£2,358,593	£2,166,739	£1,854,987	£1,434,772	£150,218
17	Silver St, Midsomer Norton	12	735,000	£185,160	£176,626	£161,680	£142,427	£80,870
18	Sion Hill Bath Spa University	100	1,005,000	-£3,991,448	-£4,063,156	-£4,174,804	-£4,305,799	-£4,765,247
19	St Martins Hospital (part conversion, part NB)	50	843,000	£148,744	£113,272	£29,518	-£80,982	-£430,855

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£67,347	£64,503	£59,091	£52,120	£29,832
2	Low density housing scheme	15	450,000	£235,672	£225,002	£205,998	£181,517	£103,243
3	Small housing scheme	9	187,500	£138,871	£132,470	£121,260	£106,820	£60,652
4	Medium density housing scheme	15	285,000	£223,010	£212,341	£194,303	£171,068	£96,773
5	Medium density housing scheme	25	525,000	£263,131	£245,395	£218,460	£183,280	£72,332
6	Higher density housing scheme	30	375,000	£319,113	£297,830	£265,191	£222,562	£88,119
7	Low density flatted scheme	25	150,000	-£779,902	-£797,890	-£828,785	-£864,536	-£991,662
8	Medium density flatted scheme	52	300,000	-£1,640,409	-£1,677,823	-£1,742,828	-£1,818,051	-£2,085,529
9	High density flatted scheme	30	150,000	-£914,867	-£936,452	-£972,670	-£1,014,580	-£1,163,602
10	Higher density flatted scheme	100	487,500	-£5,008,044	-£5,079,753	-£5,184,379	-£5,307,135	-£5,737,687
11	Mixed use scheme 1	25	127,500	£2,325,624	£2,308,135	£2,225,718	£2,193,126	£1,788,202
12	Mixed use scheme 2	56	127,500	-£442,161	-£482,454	-£561,455	-£635,852	-£971,975
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£2,358,593	£2,166,739	£1,854,987	£1,434,772	£150,218
17	Silver St, Midsomer Norton	12	367,500	£185,160	£176,626	£161,680	£142,427	£80,870
18	Sion Hill Bath Spa University	100	502,500	-£3,991,448	-£4,063,156	-£4,174,804	-£4,305,799	-£4,765,247
19	St Martins Hospital (part conversion, part NB)	50	421,500	£148,744	£113,272	£29,518	-£80,982	-£430,855

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£67,347	£64,503	£59,091	£52,120	£29,832
2	Low density housing scheme	15	150,000	£235,672	£225,002	£205,998	£181,517	£103,243
3	Small housing scheme	9	62,500	£138,871	£132,470	£121,260	£106,820	£60,652
4	Medium density housing scheme	15	95,000	£223,010	£212,341	£194,303	£171,068	£96,773
5	Medium density housing scheme	25	175,000	£263,131	£245,395	£218,460	£183,280	£72,332
6	Higher density housing scheme	30	125,000	£319,113	£297,830	£265,191	£222,562	£88,119
7	Low density flatted scheme	25	50,000	-£779,902	-£797,890	-£828,785	-£864,536	-£991,662
8	Medium density flatted scheme	52	100,000	-£1,640,409	-£1,677,823	-£1,742,828	-£1,818,051	-£2,085,529
9	High density flatted scheme	30	50,000	-£914,867	-£936,452	-£972,670	-£1,014,580	-£1,163,602
10	Higher density flatted scheme	100	162,500	-£5,008,044	-£5,079,753	-£5,184,379	-£5,307,135	-£5,737,687
11	Mixed use scheme 1	25	42,500	£2,325,624	£2,308,135	£2,225,718	£2,193,126	£1,788,202
12	Mixed use scheme 2	56	42,500	-£442,161	-£482,454	-£561,455	-£635,852	-£971,975
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£2,358,593	£2,166,739	£1,854,987	£1,434,772	£150,218
17	Silver St, Midsomer Norton	12	122,500	£185,160	£176,626	£161,680	£142,427	£80,870
18	Sion Hill Bath Spa University	100	167,500	-£3,991,448	-£4,063,156	-£4,174,804	-£4,305,799	-£4,765,247
19	St Martins Hospital (part conversion, part NB)	50	140,500	£148,744	£113,272	£29,518	-£80,982	-£430,855

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£67,347	£64,503	£59,091	£52,120	£29,832
2	Low density housing scheme	15	90,000	£235,672	£225,002	£205,998	£181,517	£103,243
3	Small housing scheme	9	37,500	£138,871	£132,470	£121,260	£106,820	£60,652
4	Medium density housing scheme	15	57,000	£223,010	£212,341	£194,303	£171,068	£96,773
5	Medium density housing scheme	25	105,000	£263,131	£245,395	£218,460	£183,280	£72,332
6	Higher density housing scheme	30	75,000	£319,113	£297,830	£265,191	£222,562	£88,119
7	Low density flatted scheme	25	30,000	-£779,902	-£797,890	-£828,785	-£864,536	-£991,662
8	Medium density flatted scheme	52	60,000	-£1,640,409	-£1,677,823	-£1,742,828	-£1,818,051	-£2,085,529
9	High density flatted scheme	30	30,000	-£914,867	-£936,452	-£972,670	-£1,014,580	-£1,163,602
10	Higher density flatted scheme	100	97,500	-£5,008,044	-£5,079,753	-£5,184,379	-£5,307,135	-£5,737,687
11	Mixed use scheme 1	25	25,500	£2,325,624	£2,308,135	£2,225,718	£2,193,126	£1,788,202
12	Mixed use scheme 2	56	25,500	-£442,161	-£482,454	-£561,455	-£635,852	-£971,975
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£2,358,593	£2,166,739	£1,854,987	£1,434,772	£150,218
17	Silver St, Midsomer Norton	12	73,500	£185,160	£176,626	£161,680	£142,427	£80,870
18	Sion Hill Bath Spa University	100	100,500	-£3,991,448	-£4,063,156	-£4,174,804	-£4,305,799	-£4,765,247
19	St Martins Hospital (part conversion, part NB)	50	84,300	£148,744	£113,272	£29,518	-£80,982	-£430,855

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£3,700 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£157,558	£154,714	£149,303	£142,331	£120,043
2	Low density housing scheme	15	900,000	£552,485	£541,816	£522,811	£498,331	£420,057
3	Small housing scheme	9	375,000	£325,737	£319,336	£308,126	£293,686	£247,518
4	Medium density housing scheme	15	570,000	£523,714	£513,045	£495,007	£471,771	£397,478
5	Medium density housing scheme	25	1,050,000	£704,132	£686,396	£659,461	£624,281	£513,333
6	Higher density housing scheme	30	750,000	£853,503	£832,219	£799,580	£756,951	£622,508
7	Low density flatted scheme	25	300,000	£393,037	£411,025	£441,921	£477,672	£604,797
8	Medium density flatted scheme	52	600,000	£826,430	£863,843	£928,848	£1,004,072	£1,271,549
9	High density flatted scheme	30	300,000	£461,364	£482,949	£519,166	£561,076	£710,099
10	Higher density flatted scheme	100	975,000	£3,953,611	£4,025,321	£4,129,945	£4,252,702	£4,683,254
11	Mixed use scheme 1	25	255,000	£2,680,039	£2,662,550	£2,580,132	£2,547,541	£2,142,616
12	Mixed use scheme 2	56	255,000	£357,810	£318,080	£240,180	£166,821	£166,940
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£7,333,065	£7,146,528	£6,840,913	£6,426,561	£5,159,931
17	Silver St, Midsomer Norton	12	735,000	£434,316	£425,780	£410,835	£391,582	£330,024
18	Sion Hill Bath Spa University	100	1,005,000	£2,721,579	£2,793,289	£2,904,935	£3,035,930	£3,495,379
19	St Martins Hospital (part conversion, part NB)	50	843,000	£1,445,806	£1,410,333	£1,326,581	£1,217,211	£872,219

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£157,558	£154,714	£149,303	£142,331	£120,043
2	Low density housing scheme	15	450,000	£552,485	£541,816	£522,811	£498,331	£420,057
3	Small housing scheme	9	187,500	£325,737	£319,336	£308,126	£293,686	£247,518
4	Medium density housing scheme	15	285,000	£523,714	£513,045	£495,007	£471,771	£397,478
5	Medium density housing scheme	25	525,000	£704,132	£686,396	£659,461	£624,281	£513,333
6	Higher density housing scheme	30	375,000	£853,503	£832,219	£799,580	£756,951	£622,508
7	Low density flatted scheme	25	150,000	£393,037	£411,025	£441,921	£477,672	£604,797
8	Medium density flatted scheme	52	300,000	£826,430	£863,843	£928,848	£1,004,072	£1,271,549
9	High density flatted scheme	30	150,000	£461,364	£482,949	£519,166	£561,076	£710,099
10	Higher density flatted scheme	100	487,500	£3,953,611	£4,025,321	£4,129,945	£4,252,702	£4,683,254
11	Mixed use scheme 1	25	127,500	£2,680,039	£2,662,550	£2,580,132	£2,547,541	£2,142,616
12	Mixed use scheme 2	56	127,500	£357,810	£318,080	£240,180	£166,821	£166,940
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£7,333,065	£7,146,528	£6,840,913	£6,426,561	£5,159,931
17	Silver St, Midsomer Norton	12	367,500	£434,316	£425,780	£410,835	£391,582	£330,024
18	Sion Hill Bath Spa University	100	502,500	£2,721,579	£2,793,289	£2,904,935	£3,035,930	£3,495,379
19	St Martins Hospital (part conversion, part NB)	50	421,500	£1,445,806	£1,410,333	£1,326,581	£1,217,211	£872,219

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£157,558	£154,714	£149,303	£142,331	£120,043
2	Low density housing scheme	15	150,000	£552,485	£541,816	£522,811	£498,331	£420,057
3	Small housing scheme	9	62,500	£325,737	£319,336	£308,126	£293,686	£247,518
4	Medium density housing scheme	15	95,000	£523,714	£513,045	£495,007	£471,771	£397,478
5	Medium density housing scheme	25	175,000	£704,132	£686,396	£659,461	£624,281	£513,333
6	Higher density housing scheme	30	125,000	£853,503	£832,219	£799,580	£756,951	£622,508
7	Low density flatted scheme	25	50,000	£393,037	£411,025	£441,921	£477,672	£604,797
8	Medium density flatted scheme	52	100,000	£826,430	£863,843	£928,848	£1,004,072	£1,271,549
9	High density flatted scheme	30	50,000	£461,364	£482,949	£519,166	£561,076	£710,099
10	Higher density flatted scheme	100	162,500	£3,953,611	£4,025,321	£4,129,945	£4,252,702	£4,683,254
11	Mixed use scheme 1	25	42,500	£2,680,039	£2,662,550	£2,580,132	£2,547,541	£2,142,616
12	Mixed use scheme 2	56	42,500	£357,810	£318,080	£240,180	£166,821	£166,940
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£7,333,065	£7,146,528	£6,840,913	£6,426,561	£5,159,931
17	Silver St, Midsomer Norton	12	122,500	£434,316	£425,780	£410,835	£391,582	£330,024
18	Sion Hill Bath Spa University	100	167,500	£2,721,579	£2,793,289	£2,904,935	£3,035,930	£3,495,379
19	St Martins Hospital (part conversion, part NB)	50	140,500	£1,445,806	£1,410,333	£1,326,581	£1,217,211	£872,219

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£157,558	£154,714	£149,303	£142,331	£120,043
2	Low density housing scheme	15	90,000	£552,485	£541,816	£522,811	£498,331	£420,057
3	Small housing scheme	9	37,500	£325,737	£319,336	£308,126	£293,686	£247,518
4	Medium density housing scheme	15	57,000	£523,714	£513,045	£495,007	£471,771	£397,478
5	Medium density housing scheme	25	105,000	£704,132	£686,396	£659,461	£624,281	£513,333
6	Higher density housing scheme	30	75,000	£853,503	£832,219	£799,580	£756,951	£622,508
7	Low density flatted scheme	25	30,000	£393,037	£411,025	£441,921	£477,672	£604,797
8	Medium density flatted scheme	52	60,000	£826,430	£863,843	£928,848	£1,004,072	£1,271,549
9	High density flatted scheme	30	30,000	£461,364	£482,949	£519,166	£561,076	£710,099
10	Higher density flatted scheme	100	97,500	£3,953,611	£4,025,321	£4,129,945	£4,252,702	£4,683,254
11	Mixed use scheme 1	25	25,500	£2,680,039	£2,662,550	£2,580,132	£2,547,541	£2,142,616
12	Mixed use scheme 2	56	25,500	£357,810	£318,080	£240,180	£166,821	£166,940
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£7,333,065	£7,146,528	£6,840,913	£6,426,561	£5,159,931
17	Silver St, Midsomer Norton	12	73,500	£434,316	£425,780	£410,835	£391,582	£330,024
18	Sion Hill Bath Spa University	100	100,500	£2,721,579	£2,793,289	£2,904,935	£3,035,930	£3,495,379
19	St Martins Hospital (part conversion, part NB)	50	84,300	£1,445,806	£1,410,333	£1,326,581	£1,217,211	£872,219

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£4,100 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£247,770	£244,925	£239,514	£232,542	£210,255
2	Low density housing scheme	15	900,000	£869,298	£858,629	£839,625	£815,144	£736,870
3	Small housing scheme	9	375,000	£512,603	£506,202	£494,992	£480,552	£434,384
4	Medium density housing scheme	15	570,000	£824,418	£813,750	£795,711	£772,475	£698,182
5	Medium density housing scheme	25	1,050,000	£1,145,133	£1,127,397	£1,100,462	£1,065,282	£954,333
6	Higher density housing scheme	30	750,000	£1,387,892	£1,366,608	£1,333,971	£1,291,341	£1,156,897
7	Low density flatted scheme	25	300,000	£6,174	£24,161	£55,057	£90,808	£217,933
8	Medium density flatted scheme	52	600,000	£12,450	£49,863	£114,868	£190,092	£457,569
9	High density flatted scheme	30	300,000	£7,861	£29,447	£65,663	£107,573	£256,596
10	Higher density flatted scheme	100	975,000	£2,899,179	£2,970,888	£3,075,513	£3,198,270	£3,628,822
11	Mixed use scheme 1	25	255,000	£3,034,452	£3,016,963	£2,934,546	£2,901,954	£2,497,030
12	Mixed use scheme 2	56	255,000	£1,151,612	£1,111,883	£1,033,982	£960,624	£629,191
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£12,215,308	£12,033,940	£11,734,780	£11,331,911	£10,099,053
17	Silver St, Midsomer Norton	12	735,000	£683,470	£674,936	£659,989	£640,737	£579,179
18	Sion Hill Bath Spa University	100	1,005,000	£1,451,710	£1,523,420	£1,635,066	£1,766,062	£2,225,511
19	St Martins Hospital (part conversion, part NB)	50	843,000	£2,742,869	£2,707,396	£2,623,642	£2,514,273	£2,169,280

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£247,770	£244,925	£239,514	£232,542	£210,255
2	Low density housing scheme	15	450,000	£869,298	£858,629	£839,625	£815,144	£736,870
3	Small housing scheme	9	187,500	£512,603	£506,202	£494,992	£480,552	£434,384
4	Medium density housing scheme	15	285,000	£824,418	£813,750	£795,711	£772,475	£698,182
5	Medium density housing scheme	25	525,000	£1,145,133	£1,127,397	£1,100,462	£1,065,282	£954,333
6	Higher density housing scheme	30	375,000	£1,387,892	£1,366,608	£1,333,971	£1,291,341	£1,156,897
7	Low density flatted scheme	25	150,000	£6,174	£24,161	£55,057	£90,808	£217,933
8	Medium density flatted scheme	52	300,000	£12,450	£49,863	£114,868	£190,092	£457,569
9	High density flatted scheme	30	150,000	£7,861	£29,447	£65,663	£107,573	£256,596
10	Higher density flatted scheme	100	487,500	£2,899,179	£2,970,888	£3,075,513	£3,198,270	£3,628,822
11	Mixed use scheme 1	25	127,500	£3,034,452	£3,016,963	£2,934,546	£2,901,954	£2,497,030
12	Mixed use scheme 2	56	127,500	£1,151,612	£1,111,883	£1,033,982	£960,624	£629,191
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£12,215,308	£12,033,940	£11,734,780	£11,331,911	£10,099,053
17	Silver St, Midsomer Norton	12	367,500	£683,470	£674,936	£659,989	£640,737	£579,179
18	Sion Hill Bath Spa University	100	502,500	£1,451,710	£1,523,420	£1,635,066	£1,766,062	£2,225,511
19	St Martins Hospital (part conversion, part NB)	50	421,500	£2,742,869	£2,707,396	£2,623,642	£2,514,273	£2,169,280

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£247,770	£244,925	£239,514	£232,542	£210,255
2	Low density housing scheme	15	150,000	£869,298	£858,629	£839,625	£815,144	£736,870
3	Small housing scheme	9	62,500	£512,603	£506,202	£494,992	£480,552	£434,384
4	Medium density housing scheme	15	95,000	£824,418	£813,750	£795,711	£772,475	£698,182
5	Medium density housing scheme	25	175,000	£1,145,133	£1,127,397	£1,100,462	£1,065,282	£954,333
6	Higher density housing scheme	30	125,000	£1,387,892	£1,366,608	£1,333,971	£1,291,341	£1,156,897
7	Low density flatted scheme	25	50,000	£6,174	£24,161	£55,057	£90,808	£217,933
8	Medium density flatted scheme	52	100,000	£12,450	£49,863	£114,868	£190,092	£457,569
9	High density flatted scheme	30	50,000	£7,861	£29,447	£65,663	£107,573	£256,596
10	Higher density flatted scheme	100	162,500	£2,899,179	£2,970,888	£3,075,513	£3,198,270	£3,628,822
11	Mixed use scheme 1	25	42,500	£3,034,452	£3,016,963	£2,934,546	£2,901,954	£2,497,030
12	Mixed use scheme 2	56	42,500	£1,151,612	£1,111,883	£1,033,982	£960,624	£629,191
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£12,215,308	£12,033,940	£11,734,780	£11,331,911	£10,099,053
17	Silver St, Midsomer Norton	12	122,500	£683,470	£674,936	£659,989	£640,737	£579,179
18	Sion Hill Bath Spa University	100	167,500	£1,451,710	£1,523,420	£1,635,066	£1,766,062	£2,225,511
19	St Martins Hospital (part conversion, part NB)	50	140,500	£2,742,869	£2,707,396	£2,623,642	£2,514,273	£2,169,280

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£247,770	£244,925	£239,514	£232,542	£210,255
2	Low density housing scheme	15	90,000	£869,298	£858,629	£839,625	£815,144	£736,870
3	Small housing scheme	9	37,500	£512,603	£506,202	£494,992	£480,552	£434,384
4	Medium density housing scheme	15	57,000	£824,418	£813,750	£795,711	£772,475	£698,182
5	Medium density housing scheme	25	105,000	£1,145,133	£1,127,397	£1,100,462	£1,065,282	£954,333
6	Higher density housing scheme	30	75,000	£1,387,892	£1,366,608	£1,333,971	£1,291,341	£1,156,897
7	Low density flatted scheme	25	30,000	£6,174	£24,161	£55,057	£90,808	£217,933
8	Medium density flatted scheme	52	60,000	£12,450	£49,863	£114,868	£190,092	£457,569
9	High density flatted scheme	30	30,000	£7,861	£29,447	£65,663	£107,573	£256,596
10	Higher density flatted scheme	100	97,500	£2,899,179	£2,970,888	£3,075,513	£3,198,270	£3,628,822
11	Mixed use scheme 1	25	25,500	£3,034,452	£3,016,963	£2,934,546	£2,901,954	£2,497,030
12	Mixed use scheme 2	56	25,500	£1,151,612	£1,111,883	£1,033,982	£960,624	£629,191
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£12,215,308	£12,033,940	£11,734,780	£11,331,911	£10,099,053
17	Silver St, Midsomer Norton	12	73,500	£683,470	£674,936	£659,989	£640,737	£579,179
18	Sion Hill Bath Spa University	100	100,500	£1,451,710	£1,523,420	£1,635,066	£1,766,062	£2,225,511
19	St Martins Hospital (part conversion, part NB)	50	84,300	£2,742,869	£2,707,396	£2,623,642	£2,514,273	£2,169,280

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 30%

£4,500 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£337,981	£335,136	£329,725	£322,754	£300,466
2	Low density housing scheme	15	900,000	£1,186,111	£1,175,442	£1,156,438	£1,131,957	£1,053,683
3	Small housing scheme	9	375,000	£699,469	£693,068	£681,858	£667,418	£621,250
4	Medium density housing scheme	15	570,000	£1,125,123	£1,114,454	£1,096,415	£1,073,179	£998,885
5	Medium density housing scheme	25	1,050,000	£1,586,134	£1,568,398	£1,541,463	£1,506,284	£1,395,334
6	Higher density housing scheme	30	750,000	£1,922,283	£1,900,999	£1,868,360	£1,825,730	£1,691,287
7	Low density flatted scheme	25	300,000	£375,378	£357,642	£327,178	£291,925	£166,574
8	Medium density flatted scheme	52	600,000	£790,346	£753,455	£689,357	£615,182	£351,438
9	High density flatted scheme	30	300,000	£439,424	£418,140	£382,429	£341,103	£194,159
10	Higher density flatted scheme	100	975,000	-£1,844,747	-£1,916,456	-£2,021,080	-£2,143,838	-£2,574,390
11	Mixed use scheme 1	25	255,000	£3,388,867	£3,371,378	£3,288,960	£3,256,369	£2,851,444
12	Mixed use scheme 2	56	255,000	£1,945,414	£1,905,685	£1,827,784	£1,754,426	£1,422,993
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£17,028,473	£16,849,635	£16,557,097	£16,163,747	£14,945,433
17	Silver St, Midsomer Norton	12	735,000	£932,625	£924,090	£909,144	£889,891	£828,334
18	Sion Hill Bath Spa University	100	1,005,000	-£181,843	-£253,552	-£365,199	-£496,194	-£955,642
19	St Martins Hospital (part conversion, part NB)	50	843,000	£4,039,930	£4,004,457	£3,920,705	£3,811,335	£3,466,343

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£337,981	£335,136	£329,725	£322,754	£300,466
2	Low density housing scheme	15	450,000	£1,186,111	£1,175,442	£1,156,438	£1,131,957	£1,053,683
3	Small housing scheme	9	187,500	£699,469	£693,068	£681,858	£667,418	£621,250
4	Medium density housing scheme	15	285,000	£1,125,123	£1,114,454	£1,096,415	£1,073,179	£998,885
5	Medium density housing scheme	25	525,000	£1,586,134	£1,568,398	£1,541,463	£1,506,284	£1,395,334
6	Higher density housing scheme	30	375,000	£1,922,283	£1,900,999	£1,868,360	£1,825,730	£1,691,287
7	Low density flatted scheme	25	150,000	£375,378	£357,642	£327,178	£291,925	£166,574
8	Medium density flatted scheme	52	300,000	£790,346	£753,455	£689,357	£615,182	£351,438
9	High density flatted scheme	30	150,000	£439,424	£418,140	£382,429	£341,103	£194,159
10	Higher density flatted scheme	100	487,500	-£1,844,747	-£1,916,456	-£2,021,080	-£2,143,838	-£2,574,390
11	Mixed use scheme 1	25	127,500	£3,388,867	£3,371,378	£3,288,960	£3,256,369	£2,851,444
12	Mixed use scheme 2	56	127,500	£1,945,414	£1,905,685	£1,827,784	£1,754,426	£1,422,993
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£17,028,473	£16,849,635	£16,557,097	£16,163,747	£14,945,433
17	Silver St, Midsomer Norton	12	367,500	£932,625	£924,090	£909,144	£889,891	£828,334
18	Sion Hill Bath Spa University	100	502,500	-£181,843	-£253,552	-£365,199	-£496,194	-£955,642
19	St Martins Hospital (part conversion, part NB)	50	421,500	£4,039,930	£4,004,457	£3,920,705	£3,811,335	£3,466,343

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£337,981	£335,136	£329,725	£322,754	£300,466
2	Low density housing scheme	15	150,000	£1,186,111	£1,175,442	£1,156,438	£1,131,957	£1,053,683
3	Small housing scheme	9	62,500	£699,469	£693,068	£681,858	£667,418	£621,250
4	Medium density housing scheme	15	95,000	£1,125,123	£1,114,454	£1,096,415	£1,073,179	£998,885
5	Medium density housing scheme	25	175,000	£1,586,134	£1,568,398	£1,541,463	£1,506,284	£1,395,334
6	Higher density housing scheme	30	125,000	£1,922,283	£1,900,999	£1,868,360	£1,825,730	£1,691,287
7	Low density flatted scheme	25	50,000	£375,378	£357,642	£327,178	£291,925	£166,574
8	Medium density flatted scheme	52	100,000	£790,346	£753,455	£689,357	£615,182	£351,438
9	High density flatted scheme	30	50,000	£439,424	£418,140	£382,429	£341,103	£194,159
10	Higher density flatted scheme	100	162,500	-£1,844,747	-£1,916,456	-£2,021,080	-£2,143,838	-£2,574,390
11	Mixed use scheme 1	25	42,500	£3,388,867	£3,371,378	£3,288,960	£3,256,369	£2,851,444
12	Mixed use scheme 2	56	42,500	£1,945,414	£1,905,685	£1,827,784	£1,754,426	£1,422,993
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£17,028,473	£16,849,635	£16,557,097	£16,163,747	£14,945,433
17	Silver St, Midsomer Norton	12	122,500	£932,625	£924,090	£909,144	£889,891	£828,334
18	Sion Hill Bath Spa University	100	167,500	-£181,843	-£253,552	-£365,199	-£496,194	-£955,642
19	St Martins Hospital (part conversion, part NB)	50	140,500	£4,039,930	£4,004,457	£3,920,705	£3,811,335	£3,466,343

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£337,981	£335,136	£329,725	£322,754	£300,466
2	Low density housing scheme	15	90,000	£1,186,111	£1,175,442	£1,156,438	£1,131,957	£1,053,683
3	Small housing scheme	9	37,500	£699,469	£693,068	£681,858	£667,418	£621,250
4	Medium density housing scheme	15	57,000	£1,125,123	£1,114,454	£1,096,415	£1,073,179	£998,885
5	Medium density housing scheme	25	105,000	£1,586,134	£1,568,398	£1,541,463	£1,506,284	£1,395,334
6	Higher density housing scheme	30	75,000	£1,922,283	£1,900,999	£1,868,360	£1,825,730	£1,691,287
7	Low density flatted scheme	25	30,000	£375,378	£357,642	£327,178	£291,925	£166,574
8	Medium density flatted scheme	52	60,000	£790,346	£753,455	£689,357	£615,182	£351,438
9	High density flatted scheme	30	30,000	£439,424	£418,140	£382,429	£341,103	£194,159
10	Higher density flatted scheme	100	97,500	-£1,844,747	-£1,916,456	-£2,021,080	-£2,143,838	-£2,574,390
11	Mixed use scheme 1	25	25,500	£3,388,867	£3,371,378	£3,288,960	£3,256,369	£2,851,444
12	Mixed use scheme 2	56	25,500	£1,945,414	£1,905,685	£1,827,784	£1,754,426	£1,422,993
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£17,028,473	£16,849,635	£16,557,097	£16,163,747	£14,945,433
17	Silver St, Midsomer Norton	12	73,500	£932,625	£924,090	£909,144	£889,891	£828,334
18	Sion Hill Bath Spa University	100	100,500	-£181,843	-£253,552	-£365,199	-£496,194	-£955,642
19	St Martins Hospital (part conversion, part NB)	50	84,300	£4,039,930	£4,004,457	£3,920,705	£3,811,335	£3,466,343

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£4,900 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£346,950	£344,106	£338,693	£330,929	£308,617
2	Low density housing scheme	15	900,000	£1,217,610	£1,206,941	£1,187,937	£1,160,667	£1,082,310
3	Small housing scheme	9	375,000	£718,047	£711,646	£700,437	£684,353	£638,135
4	Medium density housing scheme	15	570,000	£1,155,019	£1,144,351	£1,126,312	£1,100,430	£1,026,057
5	Medium density housing scheme	25	1,050,000	£1,636,888	£1,619,399	£1,592,841	£1,553,870	£1,442,801
6	Higher density housing scheme	30	750,000	£1,983,781	£1,962,794	£1,930,611	£1,883,394	£1,748,805
7	Low density flatted scheme	25	300,000	£423,758	£406,021	£375,557	£338,316	£212,905
8	Medium density flatted scheme	52	600,000	£892,138	£855,247	£791,149	£712,793	£448,923
9	High density flatted scheme	30	300,000	£496,136	£474,853	£439,141	£395,486	£248,472
10	Higher density flatted scheme	100	975,000	-£1,671,046	-£1,742,755	-£1,847,380	-£1,977,058	-£2,407,818
11	Mixed use scheme 1	25	255,000	£3,338,384	£3,320,895	£3,237,784	£3,203,355	£2,798,375
12	Mixed use scheme 2	56	255,000	£2,046,088	£2,006,358	£1,928,458	£1,850,963	£1,519,407
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£17,497,855	£17,319,017	£17,026,480	£16,591,881	£15,385,290
17	Silver St, Midsomer Norton	12	735,000	£957,397	£948,862	£933,916	£912,471	£850,847
18	Sion Hill Bath Spa University	100	1,005,000	£15,186	-£56,309	-£167,956	-£306,337	-£766,007
19	St Martins Hospital (part conversion, part NB)	50	843,000	£4,196,532	£4,161,059	£4,077,307	£3,958,097	£3,612,809

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£346,950	£344,106	£338,693	£330,929	£308,617
2	Low density housing scheme	15	450,000	£1,217,610	£1,206,941	£1,187,937	£1,160,667	£1,082,310
3	Small housing scheme	9	187,500	£718,047	£711,646	£700,437	£684,353	£638,135
4	Medium density housing scheme	15	285,000	£1,155,019	£1,144,351	£1,126,312	£1,100,430	£1,026,057
5	Medium density housing scheme	25	525,000	£1,636,888	£1,619,399	£1,592,841	£1,553,870	£1,442,801
6	Higher density housing scheme	30	375,000	£1,983,781	£1,962,794	£1,930,611	£1,883,394	£1,748,805
7	Low density flatted scheme	25	150,000	£423,758	£406,021	£375,557	£338,316	£212,905
8	Medium density flatted scheme	52	300,000	£892,138	£855,247	£791,149	£712,793	£448,923
9	High density flatted scheme	30	150,000	£496,136	£474,853	£439,141	£395,486	£248,472
10	Higher density flatted scheme	100	487,500	-£1,671,046	-£1,742,755	-£1,847,380	-£1,977,058	-£2,407,818
11	Mixed use scheme 1	25	127,500	£3,338,384	£3,320,895	£3,237,784	£3,203,355	£2,798,375
12	Mixed use scheme 2	56	127,500	£2,046,088	£2,006,358	£1,928,458	£1,850,963	£1,519,407
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£17,497,855	£17,319,017	£17,026,480	£16,591,881	£15,385,290
17	Silver St, Midsomer Norton	12	367,500	£957,397	£948,862	£933,916	£912,471	£850,847
18	Sion Hill Bath Spa University	100	502,500	£15,186	-£56,309	-£167,956	-£306,337	-£766,007
19	St Martins Hospital (part conversion, part NB)	50	421,500	£4,196,532	£4,161,059	£4,077,307	£3,958,097	£3,612,809

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£346,950	£344,106	£338,693	£330,929	£308,617
2	Low density housing scheme	15	150,000	£1,217,610	£1,206,941	£1,187,937	£1,160,667	£1,082,310
3	Small housing scheme	9	62,500	£718,047	£711,646	£700,437	£684,353	£638,135
4	Medium density housing scheme	15	95,000	£1,155,019	£1,144,351	£1,126,312	£1,100,430	£1,026,057
5	Medium density housing scheme	25	175,000	£1,636,888	£1,619,399	£1,592,841	£1,553,870	£1,442,801
6	Higher density housing scheme	30	125,000	£1,983,781	£1,962,794	£1,930,611	£1,883,394	£1,748,805
7	Low density flatted scheme	25	50,000	£423,758	£406,021	£375,557	£338,316	£212,905
8	Medium density flatted scheme	52	100,000	£892,138	£855,247	£791,149	£712,793	£448,923
9	High density flatted scheme	30	50,000	£496,136	£474,853	£439,141	£395,486	£248,472
10	Higher density flatted scheme	100	162,500	-£1,671,046	-£1,742,755	-£1,847,380	-£1,977,058	-£2,407,818
11	Mixed use scheme 1	25	42,500	£3,338,384	£3,320,895	£3,237,784	£3,203,355	£2,798,375
12	Mixed use scheme 2	56	42,500	£2,046,088	£2,006,358	£1,928,458	£1,850,963	£1,519,407
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£17,497,855	£17,319,017	£17,026,480	£16,591,881	£15,385,290
17	Silver St, Midsomer Norton	12	122,500	£957,397	£948,862	£933,916	£912,471	£850,847
18	Sion Hill Bath Spa University	100	167,500	£15,186	-£56,309	-£167,956	-£306,337	-£766,007
19	St Martins Hospital (part conversion, part NB)	50	140,500	£4,196,532	£4,161,059	£4,077,307	£3,958,097	£3,612,809

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£346,950	£344,106	£338,693	£330,929	£308,617
2	Low density housing scheme	15	90,000	£1,217,610	£1,206,941	£1,187,937	£1,160,667	£1,082,310
3	Small housing scheme	9	37,500	£718,047	£711,646	£700,437	£684,353	£638,135
4	Medium density housing scheme	15	57,000	£1,155,019	£1,144,351	£1,126,312	£1,100,430	£1,026,057
5	Medium density housing scheme	25	105,000	£1,636,888	£1,619,399	£1,592,841	£1,553,870	£1,442,801
6	Higher density housing scheme	30	75,000	£1,983,781	£1,962,794	£1,930,611	£1,883,394	£1,748,805
7	Low density flatted scheme	25	30,000	£423,758	£406,021	£375,557	£338,316	£212,905
8	Medium density flatted scheme	52	60,000	£892,138	£855,247	£791,149	£712,793	£448,923
9	High density flatted scheme	30	30,000	£496,136	£474,853	£439,141	£395,486	£248,472
10	Higher density flatted scheme	100	97,500	-£1,671,046	-£1,742,755	-£1,847,380	-£1,977,058	-£2,407,818
11	Mixed use scheme 1	25	25,500	£3,338,384	£3,320,895	£3,237,784	£3,203,355	£2,798,375
12	Mixed use scheme 2	56	25,500	£2,046,088	£2,006,358	£1,928,458	£1,850,963	£1,519,407
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£17,497,855	£17,319,017	£17,026,480	£16,591,881	£15,385,290
17	Silver St, Midsomer Norton	12	73,500	£957,397	£948,862	£933,916	£912,471	£850,847
18	Sion Hill Bath Spa University	100	100,500	£15,186	-£56,309	-£167,956	-£306,337	-£766,007
19	St Martins Hospital (part conversion, part NB)	50	84,300	£4,196,532	£4,161,059	£4,077,307	£3,958,097	£3,612,809

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£5,300 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£427,647	£424,803	£419,391	£411,626	£389,314
2	Low density housing scheme	15	900,000	£1,501,011	£1,490,343	£1,471,337	£1,444,069	£1,365,711
3	Small housing scheme	9	375,000	£885,206	£878,805	£867,595	£851,512	£805,294
4	Medium density housing scheme	15	570,000	£1,424,010	£1,413,342	£1,395,303	£1,369,421	£1,295,048
5	Medium density housing scheme	25	1,050,000	£2,028,038	£2,010,549	£1,983,990	£1,945,350	£1,835,831
6	Higher density housing scheme	30	750,000	£2,457,761	£2,436,775	£2,404,592	£2,357,769	£2,225,059
7	Low density flatted scheme	25	300,000	£765,276	£747,540	£717,076	£679,835	£554,424
8	Medium density flatted scheme	52	600,000	£1,610,710	£1,573,819	£1,509,721	£1,431,365	£1,167,495
9	High density flatted scheme	30	300,000	£896,484	£875,200	£839,489	£795,833	£648,819
10	Higher density flatted scheme	100	975,000	£-725,997	£-797,707	£-902,332	£-1,032,010	£-1,462,770
11	Mixed use scheme 1	25	255,000	£3,655,606	£3,638,117	£3,555,006	£3,520,577	£3,115,597
12	Mixed use scheme 2	56	255,000	£2,756,764	£2,717,033	£2,639,134	£2,561,638	£2,230,082
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£21,758,049	£21,581,706	£21,291,947	£20,863,413	£19,665,780
17	Silver St, Midsomer Norton	12	735,000	£1,180,276	£1,171,740	£1,156,794	£1,135,348	£1,073,726
18	Sion Hill Bath Spa University	100	1,005,000	£1,133,877	£1,064,155	£955,602	£820,192	£366,936
19	St Martins Hospital (part conversion, part NB)	50	843,000	£5,353,159	£5,318,181	£5,235,597	£5,118,051	£4,774,044

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£427,647	£424,803	£419,391	£411,626	£389,314
2	Low density housing scheme	15	450,000	£1,501,011	£1,490,343	£1,471,337	£1,444,069	£1,365,711
3	Small housing scheme	9	187,500	£885,206	£878,805	£867,595	£851,512	£805,294
4	Medium density housing scheme	15	285,000	£1,424,010	£1,413,342	£1,395,303	£1,369,421	£1,295,048
5	Medium density housing scheme	25	525,000	£2,028,038	£2,010,549	£1,983,990	£1,945,350	£1,835,831
6	Higher density housing scheme	30	375,000	£2,457,761	£2,436,775	£2,404,592	£2,357,769	£2,225,059
7	Low density flatted scheme	25	150,000	£765,276	£747,540	£717,076	£679,835	£554,424
8	Medium density flatted scheme	52	300,000	£1,610,710	£1,573,819	£1,509,721	£1,431,365	£1,167,495
9	High density flatted scheme	30	150,000	£896,484	£875,200	£839,489	£795,833	£648,819
10	Higher density flatted scheme	100	487,500	£-725,997	£-797,707	£-902,332	£-1,032,010	£-1,462,770
11	Mixed use scheme 1	25	127,500	£3,655,606	£3,638,117	£3,555,006	£3,520,577	£3,115,597
12	Mixed use scheme 2	56	127,500	£2,756,764	£2,717,033	£2,639,134	£2,561,638	£2,230,082
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£21,758,049	£21,581,706	£21,291,947	£20,863,413	£19,665,780
17	Silver St, Midsomer Norton	12	367,500	£1,180,276	£1,171,740	£1,156,794	£1,135,348	£1,073,726
18	Sion Hill Bath Spa University	100	502,500	£1,133,877	£1,064,155	£955,602	£820,192	£366,936
19	St Martins Hospital (part conversion, part NB)	50	421,500	£5,353,159	£5,318,181	£5,235,597	£5,118,051	£4,774,044

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£427,647	£424,803	£419,391	£411,626	£389,314
2	Low density housing scheme	15	150,000	£1,501,011	£1,490,343	£1,471,337	£1,444,069	£1,365,711
3	Small housing scheme	9	62,500	£885,206	£878,805	£867,595	£851,512	£805,294
4	Medium density housing scheme	15	95,000	£1,424,010	£1,413,342	£1,395,303	£1,369,421	£1,295,048
5	Medium density housing scheme	25	175,000	£2,028,038	£2,010,549	£1,983,990	£1,945,350	£1,835,831
6	Higher density housing scheme	30	125,000	£2,457,761	£2,436,775	£2,404,592	£2,357,769	£2,225,059
7	Low density flatted scheme	25	50,000	£765,276	£747,540	£717,076	£679,835	£554,424
8	Medium density flatted scheme	52	100,000	£1,610,710	£1,573,819	£1,509,721	£1,431,365	£1,167,495
9	High density flatted scheme	30	50,000	£896,484	£875,200	£839,489	£795,833	£648,819
10	Higher density flatted scheme	100	162,500	£-725,997	£-797,707	£-902,332	£-1,032,010	£-1,462,770
11	Mixed use scheme 1	25	42,500	£3,655,606	£3,638,117	£3,555,006	£3,520,577	£3,115,597
12	Mixed use scheme 2	56	42,500	£2,756,764	£2,717,033	£2,639,134	£2,561,638	£2,230,082
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£21,758,049	£21,581,706	£21,291,947	£20,863,413	£19,665,780
17	Silver St, Midsomer Norton	12	122,500	£1,180,276	£1,171,740	£1,156,794	£1,135,348	£1,073,726
18	Sion Hill Bath Spa University	100	167,500	£1,133,877	£1,064,155	£955,602	£820,192	£366,936
19	St Martins Hospital (part conversion, part NB)	50	140,500	£5,353,159	£5,318,181	£5,235,597	£5,118,051	£4,774,044

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£427,647	£424,803	£419,391	£411,626	£389,314
2	Low density housing scheme	15	90,000	£1,501,011	£1,490,343	£1,471,337	£1,444,069	£1,365,711
3	Small housing scheme	9	37,500	£885,206	£878,805	£867,595	£851,512	£805,294
4	Medium density housing scheme	15	57,000	£1,424,010	£1,413,342	£1,395,303	£1,369,421	£1,295,048
5	Medium density housing scheme	25	105,000	£2,028,038	£2,010,549	£1,983,990	£1,945,350	£1,835,831
6	Higher density housing scheme	30	75,000	£2,457,761	£2,436,775	£2,404,592	£2,357,769	£2,225,059
7	Low density flatted scheme	25	30,000	£765,276	£747,540	£717,076	£679,835	£554,424
8	Medium density flatted scheme	52	60,000	£1,610,710	£1,573,819	£1,509,721	£1,431,365	£1,167,495
9	High density flatted scheme	30	30,000	£896,484	£875,200	£839,489	£795,833	£648,819
10	Higher density flatted scheme	100	97,500	£-725,997	£-797,707	£-902,332	£-1,032,010	£-1,462,770
11	Mixed use scheme 1	25	25,500	£3,655,606	£3,638,117	£3,555,006	£3,520,577	£3,115,597
12	Mixed use scheme 2	56	25,500	£2,756,764	£2,717,033	£2,639,134	£2,561,638	£2,230,082
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£21,758,049	£21,581,706	£21,291,947	£20,863,413	£19,665,780
17	Silver St, Midsomer Norton	12	73,500	£1,180,276	£1,171,740	£1,156,794	£1,135,348	£1,073,726
18	Sion Hill Bath Spa University	100	100,500	£1,133,877	£1,064,155	£955,602	£820,192	£366,936
19	St Martins Hospital (part conversion, part NB)	50	84,300	£5,353,159	£5,318,181	£5,235,597	£5,118,051	£4,774,044

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£5,700 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£508,344	£505,500	£500,088	£492,323	£470,011
2	Low density housing scheme	15	900,000	£1,784,412	£1,773,743	£1,754,739	£1,727,469	£1,649,112
3	Small housing scheme	9	375,000	£1,052,365	£1,045,964	£1,034,754	£1,018,670	£972,453
4	Medium density housing scheme	15	570,000	£1,693,001	£1,682,333	£1,664,294	£1,638,411	£1,564,039
5	Medium density housing scheme	25	1,050,000	£2,419,187	£2,401,698	£2,375,139	£2,336,499	£2,226,980
6	Higher density housing scheme	30	750,000	£2,931,742	£2,910,755	£2,878,572	£2,831,750	£2,699,038
7	Low density flatted scheme	25	300,000	£1,106,796	£1,089,060	£1,058,595	£1,021,355	£895,944
8	Medium density flatted scheme	52	600,000	£2,329,283	£2,292,391	£2,228,294	£2,149,937	£1,886,067
9	High density flatted scheme	30	300,000	£1,296,831	£1,275,547	£1,239,836	£1,196,180	£1,049,166
10	Higher density flatted scheme	100	975,000	£215,995	£145,286	£42,121	£-86,961	£-517,721
11	Mixed use scheme 1	25	255,000	£3,972,828	£3,955,339	£3,872,227	£3,837,799	£3,432,819
12	Mixed use scheme 2	56	255,000	£3,465,298	£3,426,122	£3,349,310	£3,272,314	£2,940,758
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£26,011,615	£25,835,273	£25,545,514	£25,116,979	£23,921,908
17	Silver St, Midsomer Norton	12	735,000	£1,403,153	£1,394,619	£1,379,672	£1,358,227	£1,296,603
18	Sion Hill Bath Spa University	100	1,005,000	£2,241,508	£2,171,786	£2,063,233	£1,928,685	£1,481,754
19	St Martins Hospital (part conversion, part NB)	50	843,000	£6,503,598	£6,468,620	£6,386,035	£6,268,489	£5,928,020

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£508,344	£505,500	£500,088	£492,323	£470,011
2	Low density housing scheme	15	450,000	£1,784,412	£1,773,743	£1,754,739	£1,727,469	£1,649,112
3	Small housing scheme	9	187,500	£1,052,365	£1,045,964	£1,034,754	£1,018,670	£972,453
4	Medium density housing scheme	15	285,000	£1,693,001	£1,682,333	£1,664,294	£1,638,411	£1,564,039
5	Medium density housing scheme	25	525,000	£2,419,187	£2,401,698	£2,375,139	£2,336,499	£2,226,980
6	Higher density housing scheme	30	375,000	£2,931,742	£2,910,755	£2,878,572	£2,831,750	£2,699,038
7	Low density flatted scheme	25	150,000	£1,106,796	£1,089,060	£1,058,595	£1,021,355	£895,944
8	Medium density flatted scheme	52	300,000	£2,329,283	£2,292,391	£2,228,294	£2,149,937	£1,886,067
9	High density flatted scheme	30	150,000	£1,296,831	£1,275,547	£1,239,836	£1,196,180	£1,049,166
10	Higher density flatted scheme	100	487,500	£215,995	£145,286	£42,121	£-86,961	£-517,721
11	Mixed use scheme 1	25	127,500	£3,972,828	£3,955,339	£3,872,227	£3,837,799	£3,432,819
12	Mixed use scheme 2	56	127,500	£3,465,298	£3,426,122	£3,349,310	£3,272,314	£2,940,758
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£26,011,615	£25,835,273	£25,545,514	£25,116,979	£23,921,908
17	Silver St, Midsomer Norton	12	367,500	£1,403,153	£1,394,619	£1,379,672	£1,358,227	£1,296,603
18	Sion Hill Bath Spa University	100	502,500	£2,241,508	£2,171,786	£2,063,233	£1,928,685	£1,481,754
19	St Martins Hospital (part conversion, part NB)	50	421,500	£6,503,598	£6,468,620	£6,386,035	£6,268,489	£5,928,020

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£508,344	£505,500	£500,088	£492,323	£470,011
2	Low density housing scheme	15	150,000	£1,784,412	£1,773,743	£1,754,739	£1,727,469	£1,649,112
3	Small housing scheme	9	62,500	£1,052,365	£1,045,964	£1,034,754	£1,018,670	£972,453
4	Medium density housing scheme	15	95,000	£1,693,001	£1,682,333	£1,664,294	£1,638,411	£1,564,039
5	Medium density housing scheme	25	175,000	£2,419,187	£2,401,698	£2,375,139	£2,336,499	£2,226,980
6	Higher density housing scheme	30	125,000	£2,931,742	£2,910,755	£2,878,572	£2,831,750	£2,699,038
7	Low density flatted scheme	25	50,000	£1,106,796	£1,089,060	£1,058,595	£1,021,355	£895,944
8	Medium density flatted scheme	52	100,000	£2,329,283	£2,292,391	£2,228,294	£2,149,937	£1,886,067
9	High density flatted scheme	30	50,000	£1,296,831	£1,275,547	£1,239,836	£1,196,180	£1,049,166
10	Higher density flatted scheme	100	162,500	£215,995	£145,286	£42,121	£-86,961	£-517,721
11	Mixed use scheme 1	25	42,500	£3,972,828	£3,955,339	£3,872,227	£3,837,799	£3,432,819
12	Mixed use scheme 2	56	42,500	£3,465,298	£3,426,122	£3,349,310	£3,272,314	£2,940,758
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£26,011,615	£25,835,273	£25,545,514	£25,116,979	£23,921,908
17	Silver St, Midsomer Norton	12	122,500	£1,403,153	£1,394,619	£1,379,672	£1,358,227	£1,296,603
18	Sion Hill Bath Spa University	100	167,500	£2,241,508	£2,171,786	£2,063,233	£1,928,685	£1,481,754
19	St Martins Hospital (part conversion, part NB)	50	140,500	£6,503,598	£6,468,620	£6,386,035	£6,268,489	£5,928,020

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£508,344	£505,500	£500,088	£492,323	£470,011
2	Low density housing scheme	15	90,000	£1,784,412	£1,773,743	£1,754,739	£1,727,469	£1,649,112
3	Small housing scheme	9	37,500	£1,052,365	£1,045,964	£1,034,754	£1,018,670	£972,453
4	Medium density housing scheme	15	57,000	£1,693,001	£1,682,333	£1,664,294	£1,638,411	£1,564,039
5	Medium density housing scheme	25	105,000	£2,419,187	£2,401,698	£2,375,139	£2,336,499	£2,226,980
6	Higher density housing scheme	30	75,000	£2,931,742	£2,910,755	£2,878,572	£2,831,750	£2,699,038
7	Low density flatted scheme	25	30,000	£1,106,796	£1,089,060	£1,058,595	£1,021,355	£895,944
8	Medium density flatted scheme	52	60,000	£2,329,283	£2,292,391	£2,228,294	£2,149,937	£1,886,067
9	High density flatted scheme	30	30,000	£1,296,831	£1,275,547	£1,239,836	£1,196,180	£1,049,166
10	Higher density flatted scheme	100	97,500	£215,995	£145,286	£42,121	£-86,961	£-517,721
11	Mixed use scheme 1	25	25,500	£3,972,828	£3,955,339	£3,872,227	£3,837,799	£3,432,819
12	Mixed use scheme 2	56	25,500	£3,465,298	£3,426,122	£3,349,310	£3,272,314	£2,940,758
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£26,011,615	£25,835,273	£25,545,514	£25,116,979	£23,921,908
17	Silver St, Midsomer Norton	12	73,500	£1,403,153	£1,394,619	£1,379,672	£1,358,227	£1,296,603
18	Sion Hill Bath Spa University	100	100,500	£2,241,508	£2,171,786	£2,063,233	£1,928,685	£1,481,754
19	St Martins Hospital (part conversion, part NB)	50	84,300	£6,503,598	£6,468,620	£6,386,035	£6,268,489	£5,928,020

BATH LPPU Viability - Cumulative impacts
Higher Benchmark Land Value (£1.5 million per hectare)

Aff Hsg: 40%

£6,000 per square metre

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	300,000	£568,868	£566,023	£560,611	£552,847	£530,534
2	Low density housing scheme	15	900,000	£1,996,963	£1,986,294	£1,967,289	£1,940,020	£1,861,663
3	Small housing scheme	9	375,000	£1,177,734	£1,171,333	£1,160,123	£1,144,039	£1,097,821
4	Medium density housing scheme	15	570,000	£1,894,744	£1,884,075	£1,866,037	£1,840,155	£1,765,781
5	Medium density housing scheme	25	1,050,000	£2,712,549	£2,695,060	£2,668,501	£2,629,861	£2,520,341
6	Higher density housing scheme	30	750,000	£3,287,227	£3,266,241	£3,234,058	£3,187,235	£3,054,525
7	Low density flatted scheme	25	300,000	£1,362,935	£1,345,198	£1,314,735	£1,277,494	£1,152,083
8	Medium density flatted scheme	52	600,000	£2,868,212	£2,831,320	£2,767,223	£2,688,867	£2,424,996
9	High density flatted scheme	30	300,000	£1,597,092	£1,575,808	£1,540,096	£1,496,441	£1,349,427
10	Higher density flatted scheme	100	975,000	£913,849	£844,126	£741,016	£613,148	£188,399
11	Mixed use scheme 1	25	255,000	£4,210,744	£4,193,255	£4,110,144	£4,075,715	£3,670,735
12	Mixed use scheme 2	56	255,000	£3,993,349	£3,954,174	£3,877,360	£3,800,947	£3,473,765
13	Retail	-	915,000	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	300,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	1,000,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	20,340,000	£29,187,040	£29,013,157	£28,725,813	£28,303,257	£27,112,082
17	Silver St, Midsomer Norton	12	735,000	£1,570,312	£1,561,777	£1,546,831	£1,525,386	£1,463,762
18	Sion Hill Bath Spa University	100	1,005,000	£3,072,230	£3,002,508	£2,893,955	£2,759,409	£2,312,477
19	St Martins Hospital (part conversion, part NB)	50	843,000	£7,366,425	£7,331,447	£7,248,864	£7,131,317	£6,790,848

Medium Benchmark Land Value (£0.75 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	150,000	£568,868	£566,023	£560,611	£552,847	£530,534
2	Low density housing scheme	15	450,000	£1,996,963	£1,986,294	£1,967,289	£1,940,020	£1,861,663
3	Small housing scheme	9	187,500	£1,177,734	£1,171,333	£1,160,123	£1,144,039	£1,097,821
4	Medium density housing scheme	15	285,000	£1,894,744	£1,884,075	£1,866,037	£1,840,155	£1,765,781
5	Medium density housing scheme	25	525,000	£2,712,549	£2,695,060	£2,668,501	£2,629,861	£2,520,341
6	Higher density housing scheme	30	375,000	£3,287,227	£3,266,241	£3,234,058	£3,187,235	£3,054,525
7	Low density flatted scheme	25	150,000	£1,362,935	£1,345,198	£1,314,735	£1,277,494	£1,152,083
8	Medium density flatted scheme	52	300,000	£2,868,212	£2,831,320	£2,767,223	£2,688,867	£2,424,996
9	High density flatted scheme	30	150,000	£1,597,092	£1,575,808	£1,540,096	£1,496,441	£1,349,427
10	Higher density flatted scheme	100	487,500	£913,849	£844,126	£741,016	£613,148	£188,399
11	Mixed use scheme 1	25	127,500	£4,210,744	£4,193,255	£4,110,144	£4,075,715	£3,670,735
12	Mixed use scheme 2	56	127,500	£3,993,349	£3,954,174	£3,877,360	£3,800,947	£3,473,765
13	Retail	-	457,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	150,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	500,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	10,170,000	£29,187,040	£29,013,157	£28,725,813	£28,303,257	£27,112,082
17	Silver St, Midsomer Norton	12	367,500	£1,570,312	£1,561,777	£1,546,831	£1,525,386	£1,463,762
18	Sion Hill Bath Spa University	100	502,500	£3,072,230	£3,002,508	£2,893,955	£2,759,409	£2,312,477
19	St Martins Hospital (part conversion, part NB)	50	421,500	£7,366,425	£7,331,447	£7,248,864	£7,131,317	£6,790,848

Higher greenfield/undeveloped land Benchmark Land Value (£0.25 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	50,000	£568,868	£566,023	£560,611	£552,847	£530,534
2	Low density housing scheme	15	150,000	£1,996,963	£1,986,294	£1,967,289	£1,940,020	£1,861,663
3	Small housing scheme	9	62,500	£1,177,734	£1,171,333	£1,160,123	£1,144,039	£1,097,821
4	Medium density housing scheme	15	95,000	£1,894,744	£1,884,075	£1,866,037	£1,840,155	£1,765,781
5	Medium density housing scheme	25	175,000	£2,712,549	£2,695,060	£2,668,501	£2,629,861	£2,520,341
6	Higher density housing scheme	30	125,000	£3,287,227	£3,266,241	£3,234,058	£3,187,235	£3,054,525
7	Low density flatted scheme	25	50,000	£1,362,935	£1,345,198	£1,314,735	£1,277,494	£1,152,083
8	Medium density flatted scheme	52	100,000	£2,868,212	£2,831,320	£2,767,223	£2,688,867	£2,424,996
9	High density flatted scheme	30	50,000	£1,597,092	£1,575,808	£1,540,096	£1,496,441	£1,349,427
10	Higher density flatted scheme	100	162,500	£913,849	£844,126	£741,016	£613,148	£188,399
11	Mixed use scheme 1	25	42,500	£4,210,744	£4,193,255	£4,110,144	£4,075,715	£3,670,735
12	Mixed use scheme 2	56	42,500	£3,993,349	£3,954,174	£3,877,360	£3,800,947	£3,473,765
13	Retail	-	152,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	50,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	166,667	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	3,390,000	£29,187,040	£29,013,157	£28,725,813	£28,303,257	£27,112,082
17	Silver St, Midsomer Norton	12	122,500	£1,570,312	£1,561,777	£1,546,831	£1,525,386	£1,463,762
18	Sion Hill Bath Spa University	100	167,500	£3,072,230	£3,002,508	£2,893,955	£2,759,409	£2,312,477
19	St Martins Hospital (part conversion, part NB)	50	140,500	£7,366,425	£7,331,447	£7,248,864	£7,131,317	£6,790,848

Lower greenfield/undeveloped land Benchmark Land Value (£0.15 million per hectare)

Site ref	Site	No of units	BLV	Adopted policies	EV charging	BNG	Accessibility	NZC Scenario A and X
1	Very small housing scheme	4	30,000	£568,868	£566,023	£560,611	£552,847	£530,534
2	Low density housing scheme	15	90,000	£1,996,963	£1,986,294	£1,967,289	£1,940,020	£1,861,663
3	Small housing scheme	9	37,500	£1,177,734	£1,171,333	£1,160,123	£1,144,039	£1,097,821
4	Medium density housing scheme	15	57,000	£1,894,744	£1,884,075	£1,866,037	£1,840,155	£1,765,781
5	Medium density housing scheme	25	105,000	£2,712,549	£2,695,060	£2,668,501	£2,629,861	£2,520,341
6	Higher density housing scheme	30	75,000	£3,287,227	£3,266,241	£3,234,058	£3,187,235	£3,054,525
7	Low density flatted scheme	25	30,000	£1,362,935	£1,345,198	£1,314,735	£1,277,494	£1,152,083
8	Medium density flatted scheme	52	60,000	£2,868,212	£2,831,320	£2,767,223	£2,688,867	£2,424,996
9	High density flatted scheme	30	30,000	£1,597,092	£1,575,808	£1,540,096	£1,496,441	£1,349,427
10	Higher density flatted scheme	100	97,500	£913,849	£844,126	£741,016	£613,148	£188,399
11	Mixed use scheme 1	25	25,500	£4,210,744	£4,193,255	£4,110,144	£4,075,715	£3,670,735
12	Mixed use scheme 2	56	25,500	£3,993,349	£3,954,174	£3,877,360	£3,800,947	£3,473,765
13	Retail	-	91,500	£1,626,434	£1,626,434	£1,606,977	£1,606,977	£1,512,299
14	Office	-	30,000	£3,727,256	£3,727,256	£3,649,741	£3,649,741	£3,231,141
15	Industrial unit	-	100,000	£1,773,836	£1,773,836	£1,729,794	£1,729,794	£1,492,986
16	Keynsham safeguarded land KE3B	280	2,034,000	£29,187,040	£29,013,157	£28,725,813	£28,303,257	£27,112,082
17	Silver St, Midsomer Norton	12	73,500	£1,570,312	£1,561,777	£1,546,831	£1,525,386	£1,463,762
18	Sion Hill Bath Spa University	100	100,500	£3,072,230	£3,002,508	£2,893,955	£2,759,409	£2,312,477
19	St Martins Hospital (part conversion, part NB)	50	84,300	£7,366,425	£7,331,447	£7,248,864	£7,131,317	£6,790,848